

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 01954 713000  
f: 01954 713149  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



Tuesday 05 April 2022

To: Chair – Councillor Peter Fane  
Vice-Chair – Councillor Henry Batchelor

All Members of the Planning Committee - Councillors Dr. Martin Cahn, Geoff Harvey, Pippa Heylings, 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, Jose Hales and Brian Milnes

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, 13 April 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 19 January 2022, 28 January 2022, 09 February 2022, 28 February 2022 and 09 March 2022 as a correct record.

1 - 32

#### 5. **21/03955/FUL - Land South Of Babraham Road, Sawston**

Erection of 280 dwellings, including 72 affordable dwellings, two new vehicular accesses from Babraham Road, pedestrian and cycle access, publicly accessible open space, a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), landscaping and earthworks and surface water drainage, associated amenity space and attenuation features and internal infrastructure.

33 - 90

#### 6. **21/05165/REM - Phase 2 Land Zone 2 , Granta Park, Great Abington**

Reserved Matters application for a Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.

91 - 122

#### 7. **21/02173/FUL - Land To The North-East Of Childerley Farm, Childerley Estate, Childerley**

Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary infrastructure comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of a woodland, landscaping and biodiversity enhancements.

123 - 162

#### 8. **21/02902/FUL - The Former Bishops Site Cambridge Road,**

163 - 196

## **Impington**

Erection of 38 residential apartments and the partially below ground car parking, cycle and refuse storage, hard and soft landscaping and associated infrastructure (alterations to the approved scheme granted under S/0671/17/FL and 20/03690/S73

- |            |   |                  |
|------------|---|------------------|
| <b>9.</b>  | <b>21/03616/FUL - Land Rear Of 90 High Street, Melbourn</b>   | <b>197 - 208</b> |
|            | Construction of a new dwelling & associated alterations to the existing site entrance   |                  |
| <b>10.</b> | <b>21/03885/FUL - 7 West Green, Barrington</b>  | <b>209 - 234</b> |
|            | Demolition of an existing dwellinghouse and outbuildings and the erection of 2 No. dwellinghouses together with a single garage associated with each dwelling.  |                  |
| <b>11.</b> | <b>21/04954/HFUL - 65 Woodside, Longstanton</b>   | <b>235 - 242</b> |
|            | Removal of uPVC porch & conservatory, new rear extension, roof dormer extension, external insulated render system, installation of renewables   |                  |
| <b>12.</b> | <b>S/2553/16/CONDO - Land Off Horseheath Road, Linton</b>   | <b>243 - 264</b> |
|            | Submission of details required by condition 11 (Surface water drainage) of outline planning permission S/2553/16/OL   |                  |
| <b>13.</b> | <b>S/2553/16/CONDH - Land Off Horseheath Road, Linton</b>   | <b>265 - 300</b> |
|            | Submission of details required by condition 12 (Foul water Drainage) of planning permission S/2553/16/OL  |                  |
| <b>14.</b> | <b>Enforcement Report</b>   | <b>301 - 310</b> |
| <b>15.</b> | <b>Appeals against Planning Decisions and Enforcement Action</b>  | <b>311 - 324</b> |
| <b>16.</b> | <b>Exclusion of Press and Public</b>  |                  |
|            | The press and public are likely to be excluded from the meeting during consideration of the following item in accordance with the provisions of Section 100(A)4 of the Local Government Act 1972, exempt information as defined in paragraphs 3 and 5 of Part 1, Schedule 12A of the Act, as amended. |                  |
| <b>17.</b> | <b>Minutes of Previous Meeting- Restricted</b>  | <b>325 - 326</b> |
|            | To approve the restricted Minute from the Meeting held on 09/03/2022  |                  |

## **Exclusion of Press and Public**

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

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if

present, there would be disclosure to them of exempt information as defined in paragraph(s) ..... of Part 1 of Schedule 12A of the Act.”

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

### **Notes**

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

# Agenda Item 4

## South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on  
Wednesday, 19 January 2022 at 10.00 a.m.

PRESENT: Councillor Henry Batchelor – Chair  
Councillor Peter Fane – Vice-Chair

Councillors: Dr Tumi Hawkins Deborah Roberts  
Heather Williams Dr Richard Williams  
Eileen Wilson Dr Claire Daunton  
Anna Bradnam

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Delivery Manager), Mary Collins (Senior Planning Officer),  
Laurence Damary-Homan (Democratic Services Officer), Trovine Montiero  
(Built Environment Team Leader), Jay Patel (Trees Assistant), Stephen  
Reid (Senior Planning Lawyer), Dean Scrivener (Senior Planning Officer),  
Michael Sexton (Principal Planner), Nick Yager (Senior Planning Officer)  
and Alice Young (Senior Planner)

Councillors Graham Cone and John Williams were in attendance as local Members

Councillor Dr Martin Cahn was in attendance remotely

### 1. Chair's announcements

With the absence of the Chair of the Committee, the Vice-Chair, Councillor Henry Batchelor, assumed the role of Chair for the meeting; Councillor Peter Fane was nominated as Vice-Chair for the meeting and this was approved via affirmation by the Committee.

The Chair made several brief housekeeping announcements and noted that Councillor Dr Martin Cahn could not vote on any applications as he was attending virtually. The Chair also acknowledged and expressed condolences for the death of Parish Councillor for the Linton Ward Enid Bald, stating that she was a valuable, active member of both her community and the planning process of the area and that she would be greatly missed.

### 2. Apologies

Councillors Pippa Heylings, Geoff Harvey and Judith Rippeth sent Apologies for Absence.

### 3. Declarations of Interest

- With respect to Minute 5 (21/02795/S73), Councillor Dr Tumi Hawkins declared that she was a local Member and Parish Councillor for Caldecote
- With respect to Minute 6 (20/05199/REM), Councillor Dr Claire Daunton declared that she had been quoted in the report as local Member.  
Councillor Daunton stated that she would step out as Member of the

- Committee for the duration of the item and instead speak as local Member
- With respect to Minute 7 (20/05251/OUT), Councillor Tumi Hawkins declared that she was local Member for Little Gransden but had not been present at the meeting to discuss the application. Councillor Hawkins declared that she had subsequently discussed it with the Chair and Clerk of the Parish Council but would be coming to the matter afresh
  - With respect to Minute 8 (21/02117/FUL), Councillor Eileen Wilson declared that, as local Member for Cottenham, she had received emails regarding the application but had not discussed it with anyone and was coming to the matter afresh
  - With respect to Minute 9 (21/04447/OUT), Councillor Henry Batchelor declared, in line with his prior declaration when the item had come to the Committee previously, that he was local Member for Linton and had discussed the application with neighbours of the site and the Parish Council; these discussions were only around matters of process and thus Councillor Batchelor was not precluded from taking part in the debate or vote on the item
  - With respect to Minute 12 (Enforcement Report), Councillor Eileen Wilson noted that there was reference to the Smithy Fen site and stated that, as local Member, she had been in conversation regarding the site

#### 4. **Minutes of Previous Meeting**

The Minutes of the Previous Meeting were not available

#### 5. **21/02795/S73 - Land East Of Highfields Road, Highfields, Caldecote**

The Delivery Manager provided an update on the application, stating that a concern had arisen due to the omission of three approved drawings from the original outline permission at the time of the publication of the report. These drawings were subsequently published as part of the outline permission but, as they had not been publicly available previously ahead of consideration of the Section 73 application and report, the Delivery Manager advised the Committee that it would be appropriate to defer the application and hear it at the next meeting when all of the required information had been available for public consultation.

The Chair proposed the deferral of the item. Councillor Deborah Roberts seconded the proposal and, via affirmation, the Committee **deferred** the application.

---

**Councillor Dr Claire  
Daunton withdrew from the  
Committee to address the**

---

---

## Committee as local Member

---

### 6. 20/05199/REM - Ida Darwin Hospital, Fulbourn Old Drift, Fulbourn

The Senior Planning Officer, Dean Scrivener, presented the report and offered an update. The update was regarding an email which confirmed the discharge of some of the conditions of the OUT permission for the site: conditions 14, 17, 28, and 32.

The Committee was addressed by a number of public speakers. David Cottee, of Fulbourn Forum, spoke in opposition of the application. Mr Cottee was asked questions on concerns about drainage and his answers detailed the fact that he had seen waterlogging and minor flooding of the eastern end of the site and also informed the Committee that, in his view, it would be possible to resolve the issues with further drainage mitigation strategies. The pump in the east of the site was also mentioned; it was noted that the pump had been used at one stage but was not part of the proposals in the application. Mark Gatehouse (drainage consultant) and Garry Goodwin spoke on behalf of the applicant. Members asked questions on drainage concerns and the issues of ownership of the pump on site. Answers detailed the proposed drainage scheme and stated that the pump was in the ownership of the NHS at the time.

The Committee was addressed by local Members, Councillors Graham Cone, John Williams and Dr Claire Daunton. Councillors Cone and Williams expressed support for the application overall but raised reservations over drainage. Councillor Daunton objected to the application as it stood and raised concerns over cycle and bin storage, outdoor space for affordable housing and general design; Members questioned Councillor Daunton and received answers on the aforementioned concerns.

In the debate, Members discussed the following topics:

- The Village Design Guide- the Built Environment Team Leader and the Senior Planning Officer offered clarity and described how the site's design was in keeping with the Village Design Guide
- Waste- the Senior Planning Officer informed the Committee that condition 11 of the application dealt with the waste concerns and that condition 14 of the Outline permission had already been discharged

Drainage and the management of the ponds were extensively discussed. Drainage was addressed by the Senior Planning Officer and the drainage consultant from the Lead Local Flood Authority (Harry Pickford). The Senior Planning Officer informed the Committee that condition 19 of the Outline permission required a drainage management strategy be submitted prior to application; the Chair stated that the addition of a drainage condition would be inappropriate at the Reserve Matters stage but suggested that an informative could be added. The Senior Planning Lawyer advised that a fallback position, in the case of the management company failure to maintain the ponds, could not be found in the s106 agreement of the Outline permission; he advised the Committee that a condition could be added to ensure that s106 agreement had a fallback position. It was advised that the Committee grant delegated authority for officers, in consultation with the Chair and Vice-Chair.

The Committee approved, via affirmation, the inclusion of an informative for the applicant to review the drainage scheme after the completion of phase one of the development and prior to the commencement of the construction of phase two; officers were granted delegated authority to write the official wording in consultation with the Chair and Vice-Chair.

The Committee approved, via affirmation, the inclusion of a condition that required an investigation into the s106 agreement to assess the fallback strategy in the case of the management company failing to maintain the ponds. Officers were granted delegated authority to write the precise wording of the condition and also negotiate the terms of a fallback arrangement.

With the addition of the informative and condition, the Committee (excluding those Members who could not vote on the application) **approved**, by affirmation, the application in accordance with the officer's recommendation in the report.

---

**Councillor Dr Claire  
Daunton rejoined the  
Committee**

---

**7. 20/05251/OUT - Land North West Of 7 Primrose Walk, Little Gransden**

The Senior Planning Officer, Mary Collins, presented the report and noted the objection from Little Gransden Parish Council. The Committee was addressed by the agent of the applicant, Darren Heffer, who answered a question on the logistics of the unadopted access road serving dual purpose as a public right of way. The register for self-build properties was also discussed. Sylvia Sullivan addressed the Committee on behalf of Little Gransden Parish Council, who objected to the application, and fielded questions on the condition of the access road/ public right of way. An open green space on the site was also discussed. Councillor Dr Tumi Hawkins addressed the Committee as local Member and answered questions on why the land had not been previously developed. Following the public speaking section, the Delivery Manager noted that some of the issues raised were not Planning issues and thus were not material considerations. The Chair clarified to the Committee that what the site could be was not part of the application and therefore was not up for discussion.

In the debate, the Committee discussed the following topics:

- The access road/ public right of way
- The benefits of the application
- The impact on visual amenity and local character
- Land usage
- If the proposal would provide infill
- The design of the application
- The green space on site- the Delivery Manager informed the Committee that the site was not designated as open space and was within the Village Development Framework so the loss of the informal green space and subsequently advised that the loss of the green space would not be an appropriate reason for refusal

The Committee noted that the Planning balance was what had to be decided upon. The Senior Planning Lawyer reiterated that the item was an Outline application and offered further clarity on what the application was proposing.

In light of the debate, the Chair proposed and the Committee agreed to the following reasons for refusal:

- Impact on/ loss of visual amenity
- Impact on local character
- Access to the property
- Contravention of policies HQ/1 (design principles) and S/11 (infill)



The Delivery Manager advised that the proposed reasons for refusal were acceptable as they were material Planning considerations. The Committee granted delegated authority to officers, in consultation with the Chair and Vice-Chair, to write official wording of the reasons for refusal.

By 7 votes to 2 (Councillors Henry Batchelor and Peter Fane), the Committee **refused** the application contrary to the officer's recommendation laid out in the report.

#### **8. 21/02117/FUL - The Jolly Millers, 73 High Street, Cottenham**

The Senior Planner presented the reported and noted the consultation response received from Cambridge & District CAMRA. Councillor John Loveluck addressed the Committee on behalf of Cottenham Parish Council, who objected to the application. Questions to Councillor Loveluck from Members of the Committee were focused on the market value of the property, the demand and subsequent viability for pubs in the village and parking concerns.

In the debate, Members discussed the following topics:

- The marketing history of the property and the impact of Covid-19
- The growth of the village and the demand for pubs
- The loss of pubs nationwide
- Concerns of overdevelopment
- Cycle parking and refuse space
- Parking concerns and the impact on visibility splays and traffic
- Access
- Impact on the character of the village
- Departure from the Neighbourhood Plan
- The principal of development
- Satisfaction of policy HQ/1

The Delivery Manager offered clarity over the content of the report, some of the topics discussed and the recommendation. In light of the debate, the Chair proposed and the Committee agreed to the following reasons for refusal:

- Principle of development
- Access, highway safety and parking provision
- Departure from the Neighbourhood Plan
- Impact on character

The Committee **refused** the application, through unanimous vote, contrary to the officer's recommendation laid out in the report. The Committee granted delegated authority to officers, in consultation with the Chair and Vice-Chair, to write official wording of the reasons for refusal.

#### **9. 21/04447/OUT - Land Adjacent 35 Balsham Road, Linton**

The Senior Planning Officer, Nick Yager, presented the report and gave an update regarding condition 11. The Senior Planning Officer informed the Committee that condition 11 had been split to read:

"11. Prior to the instillation of a new surfacing material in relation to the access as indicated on the submitted plan, this is to be submitted to and agreed with the Local Planning Authority.

Reason: In the interests of highway safety.

Access- The access shall be a minimum width of 5m, for a minimum distance of 5m measured from the near edge of the highway boundary.

Reason: In the interests of highway safety.”

The Committee was addressed by a resident, Tony Dixon, in opposition of the application. The agent of the applicant, Darren Heffer, addressed the Committee and answered a question on the distance between the front of the building and the substation compound. Councillor Kate Kell addressed the Committee on behalf of Linton Parish Council in opposition to the application. Councillor Kell was asked questions on the electrical infrastructure through and adjacent to the site.

In the debate, the Senior Planning Lawyer offered clarity over the application, stating that it was not a resubmission of a previous application, as per paragraph 3 of the report, and was not the same application; instead it was a new Outline application. The Committee discussed the following topics:

- The size of the building and overdevelopment
- Residential amenity
- The loss of garden space (policy H/16)
- Overlooking on neighbouring properties
- Parking provision and highway safety
- Principal of development
- Conformity with the District Design Guide and Village Development Framework
- The impact of the substation adjacent to the plot

The Delivery Manager and Senior Planning Lawyer offered various points of clarity throughout the debate.

In light of the debate, the Chair proposed and the Committee agreed to the following reasons for refusal:

- Principal of development
- Parking provision
- Residential amenity
- Contravention of policy H/16 (upon request from the Delivery Manager, the Committee clarified that points b ii and iii were cited as a reason for refusal)

The Committee **refused** the application, via unanimous vote, contrary to the officer's recommendation laid out in the report. The Committee granted delegated authority to officers, in consultation with the Chair and Vice-Chair, to write official wording of the reasons for refusal.

#### 10. **21/04592/HFUL - 19 Foxton Road, Barrington**

The Senior Planning Officer, Nick Yager, presented the report with no update. Members debated concerns of overlooking and proximity to other properties but were satisfied that these were not problematic and were not grounds for refusal.

By affirmation, the Committee **approved** the application in accordance with the officer's recommendation laid out in the report.

#### 11. **TPO - Bourn Brook, Westfield Farm, Comberton**

The Trees Assistant presented the report with no update. In response to questions, the Trees Assistant stated that there were third party concerns that the trees were under threat but assessment found that there was not an immediate threat and that the TPO would be served the following week, if approved.

By affirmation, the Committee **approved** the issuing of a non-emergency provisional TPO in accordance with the officer's recommendation laid out in the report.

## 12. **Enforcement Report**

The Delivery Manager informed the Committee that the Principal Enforcement Officer could not be present at the meeting, thus any questions for him would be recorded and forwarded. Members discussed the Smithy Fen, with thanks being expressed towards officers for their work on the site, and Cardinal's Green cases.

The Committee **noted** the report.

## 13. **Appeals against Planning Decisions and Enforcement Action**

The Delivery Manager noted the inclusion, in line with a prior request from the Committee, of the Appeals Awaiting Decisions section of the report. The Committee discussed a number of Appeals and both the Delivery Manager and Senior Planning Lawyer offered comment. A request was raised to include the Stapleford case in the next report. Members also discussed non-determination cases and a request was made to include information of what the officer recommendation would have been for applications that were being appealed on the basis of non-determination.

The Committee **noted** the report

---

**The Meeting ended at 5.00 p.m.**

---

This page is left blank intentionally.

## **South Cambridgeshire District Council**

Minutes of a meeting of the Planning Committee held on  
Friday, 28 January 2022 at 10.00 a.m.

**PRESENT:** Councillor Henry Batchelor – Chair  
Councillor Peter Fane – Vice-Chair

**Councillors:** Dr Martin Cahn  
Dr Tumi Hawkins  
Deborah Roberts  
Dr Richard Williams  
Jose Hales

Geoff Harvey  
Judith Rippeth  
Heather Williams  
Eileen Wilson

**Officers in attendance for all or part of the meeting:**

Laurence Damary-Homan (Democratic Services Officer), Mike Huntington (Principal Planner- Strategic Sites), Stephen Kelly (Joint Director of Planning and Economic Development), Stephen Reid (Senior Planning Lawyer) and Paul Ricketts (Principal Planner- Strategic Sites)

Councillors Sarah Cheung Johnson and Bill Handley were in attendance as local Members.

### **1. Chair's announcements**

With the absence of the Chair of the Committee, the Vice-Chair, Councillor Henry Batchelor, assumed the role of Chair for the meeting; Councillor Peter Fane was nominated as Vice-Chair for the meeting and this was approved via affirmation by the Committee.

Due to the exceptional circumstances of the meeting, the Chair proposed two motions. Firstly, it was proposed to allow all those who had registered to speak before the deadline an opportunity to make a three-minute representation. The first motion was approved by affirmation.

The second motion was to structure the debate through discussing the topics present in the report in groups. The groupings were:

- Sections 1 & 2- Principle of development, land use and vision, parameter plans
- Section 3- Access and transport
- Sections 4, 5 & 6- Employment assessment, housing delivery & social and community infrastructure
- Sections 7-10- Environmental considerations, cumulative impact, financial obligations/S.106 & planning balance

The second motion was approved by affirmation.

The Chair also made several brief housekeeping announcements.

### **2. Apologies**

Councillor Pippa Heylings sent Apologies for Absence

### 3. **Declarations of Interest**

There were no Declarations of Interest

### 4. **20/02171/OUT - Northstowe Phase 3A Rampton Road, Longstanton**

The Joint Director of Planning and Economic Development made an introductory statement for the report and application; the report presentation was made by Paul Ricketts, the Principal Planner (Strategic Sites).

Members asked questions of clarity of Officers. The questions covered the following topics:

- Levels of affordable housing, both in the application and across Northstowe as a whole- context on the levels of affordable housing was offered by the Joint Director of Planning and Economic Development.
- Housing density and building heights- the Joint Director of Planning and Economic Development did not confirm the housing density statistics at this point of the debate but assured Members that the information would be provided
- Traffic concerns- Cambridgeshire County Council's Interim Transport Assessment Team Manager, Jez Tuttle, outlined the County Council response to the traffic concerns. His response was centred on the concern expressed about the negative impact on traffic in the village of Oakington. The Committee was informed that a comprehensive approach to managing traffic through the village would be put in place to make it clear that the village was not a through road. Strategies such as environmental enhancements, deflections, give-way systems, reduced speed limits and narrowing of roads were all considered as potential mitigation measures; this list was not exhaustive.
- Water supply and water management- the Committee sought clarification on a number of concerns over water supply and water management. The objections from Swavesy Internal Drainage Board were noted but not extensively explored at this point as a representative from the Board was due to make representation. A question was raised on para. 485 which asked how management will be performed and what will be done if disruption occurs- the Joint Director of Planning and Economic Development noted the conditions in the report and modifications to conditions laid out in the supplements. Further questions on the topic were raised and the Environment Agency's Sustainable Places Team Leader, Adam Ireland, responded. He detailed the complexity of water management on a regional scale and noted that broad-scale strategic management played a significant part in dealing with water on the site of the application in question; it was also noted that the Environment Agency and Anglian Water did not object to the proposals laid out in the report and that the conditions regarding this part of the application were deemed sustainable.

During this section of the discussion of the application, further preliminary comments were made by Members. Environmental concerns were raised, with Members expressing comments upon the environmental impact assessments laid out in the report. However, it was stressed that the Greater Cambridge Planning Service were not being criticised; it was accepted that the overall project was hugely challenging and many of the issues arose from the input of the statutory consultees.

## **Public Speakers**

The Committee was addressed by a number of public speakers, as per the made motion in the Chair's Announcements. Daniel Fulton (Fews Lane Consortium), Ian Ralls (Cambridge Friends of the Earth) and Monica Bijok Hone (Friends of the Cam) addressed the Committee as objectors. Mr Fulton displayed visual materials showing the drying up of bodies of water in the area, and all three objectors expressed deep concern over the environmental impact of the development. Other issues were also raised. Michael Bottomley addressed the Committee in support of the application as an agent of the applicants, with other members of the applicants' consultancy team invited to support Mr Bottomley in answering Members' questions. The agents clarified what how both the plans and conditions aimed to mitigate a variety of concerns. The Committee was also addressed by Councillor Dan delaMare-Lyon (on behalf of Longstanton Parish Council), Keith Wilderspin (on behalf of Swavesey Internal Drainage Board) and Councillor Richard Owen (on behalf of Northstowe Town Council). Local Members addressed the Committee; Councillor Bill Handley (Over and Willingham) and Councillor Sarah Cheung Johnson (Longstanton) spoke on the application. Councillor Handley did not read a submission on behalf of Councillor Neil Gough (Cottenham) as he felt his representation covered the points Councillor Gough wished to raise and Councillor Cheung Johnson spoke on behalf of her fellow local Member for Longstanton, Councillor Alex Malyon. Issues raised included:

- Environmental, ground and water supply concerns
- Impact of the development on the drains and apparatus managed by the IDB
- Traffic/ transport concerns- especially the impact upon surrounding villages
- Impact of the earlier phases of development
- Heights of proposed new buildings on the site

Members asked various questions of the public speakers. The overall sentiment from the majority of speakers was that careful and more rigorous control by the way of conditions than had previously been the case was required for the application to be acceptable. However, it was noted that there had been a significant amount of good work put into the application from Greater Cambridge Shared Planning service and its staff.

## **Debate**

### **Sections 1 & 2- Principle of development, land use and vision, parameter plans:**

The Joint Director of Planning and Economic Development offered clarity over the parameter plans. Members raised concerns over the size and depth of the tree belt close to the village of Oakington, stating that it was not large enough to provide an effective screen for such a large development. The "spur" of dwellings that extended out towards Oakington was also discussed, with Members expressing concerns over the height of the buildings in this area of the development and the impact it would have on the residents of Oakington. The Joint Director of Planning and Economic Development advised that the "spur" could not be reduced in size without impacting the number of properties and that such significant changes to the parameter plan would be inappropriate to undertake without further engagement, but a condition limiting the height of buildings in the area of the development would be acceptable.

### **Section 3- Access and transport:**

The routing and control of construction traffic was raised by Members as a point of concern- the impact of heavy vehicles going through local villages en-route to access the site was discussed. The Committee debated the methods of vehicle monitoring to ensure that any infractions could be effectively enforced. The Senior Planning Lawyer recommended that vehicle monitoring would be more robust if dealt with in the Planning

Obligations. He advised that including the construction vehicle monitoring and routing in the s.106 agreement would allow for greater detail and more effective enforcement. The Joint Director of Planning and Economic Development responded to concerns over the suitability of the site for all forms of transport and informed the Committee that the ambition was to introduce non-car based transport infrastructure at the earliest possible stage.

In response to concerns about the Southern Access Road East (SARE), Cambridgeshire County Council's Principal Transport Officer, Tam Parry, informed the Committee that when either 2000 dwellings in Phase 3 or 5500 dwellings across Phases 2 and 3 were completed a review into the requirement for the construction of the SARE would be triggered. This was in place to relieve pressure on the Bar Hill junction if necessary and the Principal Transport Officer highlighted the inclusion of this obligation in the s.106 agreement for flexibility to make the most appropriate decision. The Joint Director of Planning and Economic Development stated that the review into the need for the SARE would prevent a road being inappropriately developed and if it was not required it could benefit residents of the area, in particular those in Oakington.

#### **Sections 4, 5 & 6- Employment assessment, housing delivery & social and community infrastructure:**

The Principal Planner (Strategic Sites), Mike Huntington, informed the Committee of the density of housing across the site. The Joint Director of Planning and Economic Development offered further details on density.

#### **Sections 7, 8, 9 & 10- Environmental considerations, cumulative impact, financial obligations/S.106 & planning balance:**

The Committee noted that the application was in accordance with the Local Plan, that many of the reservations held by Members were not material Planning reasons for refusal and that the Reserved Matters stage of the development would provide further opportunity for scrutiny. When the third-party consultations were raised, the Joint Director of Planning and Economic Development assured the Committee that they had been taken into consideration and this was reflected in the report and supplementary documents. In response to concerns over the adequacy of some of the conditions, the Joint Director of Planning and Economic Development advised the Committee that conditions needed to be robust and deliverable to avoid challenges in appeal or variation of conditions if they prove to be undeliverable.

Water, groundwater and drainage formed a significant point of discussion and concern for the Committee; these were material Planning conditions. Surface water was discussed and conditions which dealt with surface water and required drainage (34-39) were noted. Groundwater and foul water were debated:

- Groundwater- concerns were raised over the impact of the proposed development on the water table and water supply for the wider area; both potential dewatering and flooding were mentioned by Members. Members expressed a desire to see more information on the current and projected groundwater levels. The Joint Director of Planning and Economic Development offered comment on the issue; the modelling work undertaken by Arcadis, the concerns of the local Town and Parish Councils (including the HR Wallingford report) and the approval given by the statutory consultees were acknowledged. Condition 39, and the amendments laid out in the supplementary document, was highlighted and the difficulties of giving precise data was explained. The Joint Director of Planning and Economic Development informed the Committee that strategic management of groundwater was required on a wider scale and that both pre-commencement and post-development monitoring would be undertaken to ensure that groundwater was managed effectively. Mitigation measures would be put in place if the monitoring



indicated a need for such action. The Joint Director of Planning and Economic Development reiterated that the District Council was not the responsible party for the management of groundwater. It was noted that there was no monitoring in place for Phase 1 but, in response to recognised local concerns and feedback from Members, it had been included in the Phase 3A application. The Committee requested that monitoring data be made available to both the Council and the public.

- Foul water- Members expressed concern over foul water drainage; in particular, the representations from the Swavesey Internal Drainage Board were discussed at some length. The Environment Agency's Sustainable Places Team Leader offered comment on the concerns. He informed the Committee that foul water drainage was the responsibility of Anglian Water and that they would manage the situation. Anglian Water had a responsibility to ensure that there was sufficient capacity to drain foul water through their network of treatment facilities and drains. The Joint Director of Planning and Economic Development referred to condition 41 to reassure the Committee that foul water concerns had been addressed and that a Foul Water Drainage Strategy would have to be submitted prior to the commencement of development.

The Joint Director of Planning and Economic Development informed the Committee that dialogue with the Town and Parish Council's, as well as the other consultees, would continue to ensure that the challenges around water were effectively managed across the site.

The Committee enquired as to the feasibility of a deferral of the application in order to gather more information. The Joint Director of Planning and Economic Development advised that there was not a sound basis for deferral and stated that clarifying and securing all the requested information would be very challenging and the timescale in which the application could be brought back to Committee was uncertain. Members noted that it was important that the power to make the decision remained with the Committee and a deferral could potentially jeopardise this. The Chair gave the Committee an opportunity to propose a deferral, but no such proposal was forthcoming.

Prior to the vote, the Chair summarised, and the Committee reviewed the proposed amendments or additions to conditions if the Committee was minded to approve the application. These were:

- Condition 39 (Groundwater monitoring and water conservation for the Military Lake)- amended to make reference to a benchmark (39[i]) and; to specify ground water (39[iv])
- Condition 24 (Construction Environmental Management Plan)- amended to remove reference of the construction vehicle monitoring route (42[c]) and instead include the construction vehicle monitoring route as a clause in the s.106 agreement.
- The Committee agreed to limit the building heights in the 'Oakington Spur' to no more than two storeys.

The drafting of the wording of these conditions was delegated to officers, to be approved in conjunction with the Chair and Vice-Chair of the Committee if the Committee approved the application.

The Committee considered a motion seeking to refuse planning permission. The Chair summarised the reasons for refusal articulated by some Members of the Committee. These were:

- Failure to comply with policy CC/7 (impact on water quality)
- Failure to comply with policy CC/9 (flood risk)
- The scale, parameters and heights of buildings was added as a reason for refusal

by 6 votes to 5 (Councillors Cahn, Fane, Harvey, Hawkins and Wilson voted against the addition of the reason for refusal)

The drafting of the wording of these reasons for refusal was delegated to officers, to be approved in conjunction with the Chair and Vice-Chair of the Committee if the Committee refused the application.

By 8 votes to 3 (Councillors Deborah Roberts, Heather Williams and Dr Richard Williams voted against the application), the Planning Committee **approved** the application.

The approval was subject to the prior completion of a S106 agreement, as outlined in the report, and the conditions laid out in the report from the Joint Director of Planning and Economic Development, as amended by the supplement to the report entitled "Amendment/update report – Phase 3A application". The supplementary report amended conditions 10, 12, 31 and 39 and also introduced conditions 69, 70 and 71. The approval was also subject to the changes to conditions agreed by the Committee.

**5. 20/02142/OUT - Northstowe Phase 3B Station Road, Longstanton**

The Chair, seconded by Councillor Deborah Roberts, proposed to defer the item. By affirmation, the Committee **deferred** the application.

---

**The Meeting ended at 4.00 p.m.**

---

## South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on  
Wednesday, 9 February 2022 at 10.00 a.m.

PRESENT:                                   Councillor Henry Batchelor – Chair  
Councillor Peter Fane – Vice-Chair

Councillors:   Dr Martin Cahn   Geoff Harvey  
                  Dr Tumi Hawkins   Judith Rippeth  
                  Deborah Roberts   Heather Williams  
                  Eileen Wilson   Sue Ellington  
                  Dr Claire Daunton

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Delivery Manager), Laurence Damary-Homan (Democratic Services Officer), Will Holloway (Principal Planning Enforcement Officer), Stephen Reid (Senior Planning Lawyer) and Michael Sexton (Principal Planner)

Councillor Dr Aidan Van de Weyer was in attendance as local Member.

### 1. Chair's announcements

With the usual Chair, Councillor Pippa Heylings, sending apologies for absence, the usual Vice-Chair, Councillor Henry Batchelor assumed the role of Chair for the meeting; Councillor Peter Fane was nominated as Vice-Chair for the meeting and this was approved by affirmation by the Committee. The Chair made several brief housekeeping announcements. The Chair also acknowledged the departure of Julie Ayre, Area Development Manager, from the Planning service after an extensive tenure. The Committee expressed thanks to her, wished her the best in future endeavours and stated that she would be missed.

### 2. Apologies

Councillors Pippa Heylings and Dr Richard Williams sent Apologies for Absence.

### 3. Declarations of Interest

In respect of Minute 5, Councillor Dr Tumi Hawkins declared a non-pecuniary interest as she was the local Member for Caldecote and had been present at meetings regarding the application but did not take part in the Parish Council vote and would be coming to the matter afresh.

In respect of Minute 6, Councillor Geoff Harvey declared a non-pecuniary interest as he lived in Great Abington and had some informal discussions regarding the application but would be coming to the matter afresh. Councillor Henry Batchelor declared a non-pecuniary interest as he, as local Member, had been present at Parish Council meetings where the application had been discussed but would be coming to the matter afresh.

#### 4. Minutes of Previous Meeting

By affirmation, the Committee authorised the Chair to sign the Minutes of the Meeting held on 9 December 2021 as correct record.

#### 5. 21/02265/FUL - Land East Of Highfields Road, Highfields Caldecote

The Principal Planner informed the Committee of a number of updates. The recommendation (para. 340 of the report) and some of the subsequent conditions (c, e, f, g, t, w and bb) were updated. This was to refine the wording of conditions to provide greater clarity and link to sections of the report. The recommendation, if the Committee was minded to approve, was altered to include “final wording of conditions to be agreed with the Chair and Vice-Chair”. The Principal Planner informed the Committee that a representative from the Lead Local Flood Authority (LLFA), Harry Pickford, was on hand to answer questions on drainage and then presented the report.

The Committee was addressed by an opposing resident, Mary-Ann Claridge, who stated that the application was against policy and highlighted issues that were detailed in the report. The agent of the applicant, Andy Moffat, spoke in support of the application and answered a number of Member’s questions. These covered:

- Building heights and contrast with the Village Design Guide
- The landscape buffer and green space
- Consultation with the Parish Council
- Energy
- Public Transport
- Water

The Committee was also addressed by Phil Claridge who spoke on behalf of Caldecote Parish Council. Councillor Dr Tumi Hawkins did not speak as the local Member and chose to save her comments for the debate.

In the debate, the Principal Planner informed the Committee that the Village Design Guide (VDG) had been adopted in 2020 and was therefore a material Planning consideration, despite Phase 1 of the development being granted approval prior to the adoption of the VDG. The Members stated that the VDG should be given more weight than the Phase 1 development in the Planning balance. The Principal Planner also offered clarity on the heights and density of buildings in the proposed development and informed the Committee that the application complied with space standards policy. Members also debated:

- The levels of affordable housing
- The lack of bridleway provision- the Principal Planner informed the Committee that the bridleway would be part of a section 73 application that would be brought to the next meeting of the Committee. However, the Chair noted the objection from the Maps Officer and the Principal Planner stated that, as bridleway provision was conditioned in the Outline application for the whole site, the Committee could give weight to the lack of bridleway provision
- Drainage- the representative from the LLFA offered context on the drainage scheme and the Committee discussed flood risk and surcharge. The Chair noted that officers had no objection to the drainage scheme but stated that it was down to the discretion of the Committee as to how much weight this was given.
- Biodiversity- the off-siting of biodiversity gain (financial contribution to Lower Valley Farm scheme) was noted, but Members expressed disappointment that no biodiversity gain could be found on site
- Infill, overdevelopment and impact on character and amenity- Members felt that the application was not infilling in the village and that, due to the density of housing, the

development could lead to overdevelopment. Members also felt that it would have a negative impact on the character of the village and damage visual amenity as it appeared that the development would lead to a suburban feel to the area, in contrast with the rural nature of the village. In particular, Apartment Block C of the proposed development was highlighted as being unacceptable. It was also noted that 74 new homes would greatly increase the population of the village and that the proportional increase was unacceptable.

- Landscape buffer- Members felt that the landscape buffer was too small and unacceptable for the development; concerns on the impact on local biodiversity were raised amongst others. Members also expressed disappointment that the drainage ditch on the periphery of the site was incorporated into the landscape buffer and felt that it was inappropriate.

Members thanked the Principal Planner for the level of clarity and detail in the report. Concern was expressed by Members that the harm of the development outweighed the benefits. The Committee also noted that the Local Plan had been adopted and the requirements for the 5-year housing supply had been satisfied, therefore refusal of the application on material Planning grounds would be acceptable.

The Chair summarised the reasons for refusal, if the Committee were minded to refuse. These were:

- Location of the site laying outside of the development framework boundary of the village (contrary to policies S/2, S/6, S/7 and S/10 of the South Cambridgeshire Local Plan)
- The scale, mass, form and proportions of Apartment Block C (contrary to policy HQ/1 of the Local Plan and paragraph 130 of the National Planning Policy Framework 2021)
- Harm to the character of the area (contrary to policy HQ/1 of the Local Plan and paragraph 130 of the National Planning Policy Framework 2021)
- The loss of hedgerow and landscaping on the southern border of the site (contrary to policy HQ/1 of the Local Plan, paragraph 130 of the National Planning Policy Framework 2021 and the Caldecote Village Design Guide)
- The failure to provide a new bridleway in accordance with conditions in the Outline Planning consent and policy TI/2 of the Local Plan

By 10 votes to 1 (Councillor Peter Fane), the Committee **refused** the application, contrary to the officer's recommendation laid out in the report. The Committee granted delegated authority to officers, in consultation with the Chair and Vice-Chair, to write official wording of the reasons for refusal.

## 6. **21/03039/FUL - Bancroft Farm, Church Lane, Little Abington**

The Principal Planner presented the report with no updates. The Committee was addressed by a resident, Isobel Smith, in opposition of the application. When questioned on paragraph 124, the resident stated that heritage harm had not been reduced to an acceptable level. Two agents of the applicant, Simon Gooderham and Jon Jennings, shared a representation and addressed the Committee. The agents responded to questions on:

- The need for the inclusion of the commercial unit
- Drainage
- The removal of trees on the site- the agents informed the Committee that the removal of trees was proposed in accordance with advice from arboriculturists

Councillor Dr Richard Smith addressed the Committee on behalf of Little Abington Parish Council and responded to further questions on the trees. Councillor John Batchelor addressed the Committee as local Member and responded to questions on the impact of the development on the trees, the massing of buildings on site and the impact on

drainage. Councillor Batchelor also informed the Committee that Plot 1 had an impact on the Protected Village Amenity Area (PVAA) and that Plot 6 was problematic due to its impact on heritage conservation. The Chair, Councillor Henry Batchelor, chose not to speak as local Member and saved his comments for the debate.

In the debate, the Committee discussed:

- The tree line and the impact of the proposed development on the character of the vista.
- Impact on the character of the village- Members felt that the application did not either enhance or preserve the area as required by policy; in particular, Plot 6 was problematic due to its siting and orientation
- Heritage harm and the balance with public benefit
- Plot 6 and encroachment onto the PVAA- the Chair stated that, between the ambiguity of the encroachment and the lack of objection from the Conservation officer, the impact on the PVAA was not a reason for refusal

The Committee agreed, if it were minded to refuse, that the reason for refusal was the siting, scale and massing of the proposed development. It was agreed that it would have a negative impact on the rural character of the village and the conservation area, the views of the Grade II Listed Church (this harm was not outweighed by the benefits of the application) and that the development would not enhance or preserve the character and appearance of the conservation area. Policies S/7, HQ/1 and NH/14 of the Local Plan 2018 were cited.

By 8 votes to 2 (Councillors Dr Martin Cahn and Peter Fane), with one abstention (Councillor Dr Tumi Hawkins), the Committee **refused** the application contrary to the officer's recommendation laid out in the report. The Committee granted delegated authority to officers, in consultation with the Chair and Vice-Chair, to write official wording of the reasons for refusal.

## **7. 20/03765/S106A - The Former Cement Works And Quarry, Haslingfield Road, Barrington**

The Principal Planner presented the report and, during the presentation, displayed the following text on screen:

“Deed of Variation – Key Extract

Paragraph 31 of the Committee Report sets out a summary of the contribution towards the provision of a Community Facilities.

Barrington Parish Council has requested that there be provision for reasonable transfer of funds between elements of the Community Facilities. This has been provided within paragraph 2.36 of the Deed of Variation which states:

Paragraph 2 of Schedule 5 of the Section 106 Agreement shall be deleted in its entirety and replaced with a new paragraph 2 of Schedule 5 as follows:

### **2. Recreational Facilities Area and Village Facilities**

#### **Transfer of Land**

2.1 The Owner shall on the date of this Deed complete the transfer of the freehold interest of the Recreational Facilities Area with the Parish Council.

Allocation of Community Facilities Contribution, Public Recreation Contributions and Community Fee

2.2 The Parish Council may in their reasonable discretion reallocate part of the monies from the Community Facilities Contributions and the Public Recreation Contributions for the construction and equipment of the Village Hall Sports Pavilion Football Pitch, Two Single Layer Tarmac Tennis Courts and Associated Car Park provided always that the Village Hall, Sports Pavilion, Football Pitch, Two Single Layer Tarmac Tennis Courts and Associated Car Park are each constructed and delivered in accordance with the terms of this Agreement.”

The Principal Planner also stated that paragraph 30 of the report had been amended to require payment prior to the occupation of the 50th dwelling, rather than the 101st. The agent of the applicant, Alice Kirkland, addressed the Committee. Councillors Henry Batchelor and Dr Claire Daunton declared an interest on the application as they were both members of the County Council who would have been recipients of some of the funding from the application. The Principal Planner, in response to a question, clarified the numbers cited in paragraph 22 and highlighted paragraph 23. The agent suggested that part of the sum total in paragraph 22 may have included the cost of the works on site- in particular the footpath. A question was raised on the use of occupation of the 100th or 101st dwelling; the Senior Planning Lawyer offered explanation and stated that reference to the 100th dwelling used the phrase “following” and informed the Committee that “prior to the occupation of the 101st dwelling” had been introduced to reduce ambiguity and ensure that the payments were received at the appropriate time. Councillor Aidan Van de Weyer addressed the Committee as local Member in support of the application. The local Member clarified that, as per his recollection, the funding discrepancy was due to works on the footpath (in-line with the comments made by the agent of the applicant) and the Senior Planning Lawyer informed the Committee that indexation of figures would run from the original application rather than the application being heard at the time.

In the debate, Members noted the overwhelming support for the application and expressed satisfaction that it would bring the development forward, not reduce any funding and that the application was pragmatic. A question was raised on the healthcare contributions and the Principal Planner confirmed that payments were being made to improve the Harston surgery and referenced paragraph 41 for clarity.

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

---

**Councillor Heather Williams  
left, and took no further part  
in, the meeting**

---

## **8. Enforcement Report**

The Principal Planning Enforcement Officer presented the report and offered updates on the Smithy Fen, Redhill Close (Great Shelford- this was not included in the report), Pleasant View (Ely Road) and The Swan (Fowlmere) cases. Members made comment on the updates and raised a query on the Cottage Farm Nursery case.

The Committee **noted** the report.

## **9. Appeals against Planning Decisions and Enforcement Action**

The Delivery Manager presented the report and offered an outline of the Sawston appeal and the Over appeal. Members discussed the appeals and officers offered response. The

Principal Planner made a presentation on the Stapleford appeal and answered Members' questions.

The Committee **noted** the report.

---

**The Meeting ended at 2.50 p.m.**

---



## South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on  
Monday, 28 February 2022 at 10.00 a.m.

PRESENT: Councillor Henry Batchelor – Chair  
Councillor Judith Rippeth – Vice-Chair

Councillors:	Dr Martin Cahn	Geoff Harvey
	Dr Tumi Hawkins	Deborah Roberts
	Heather Williams	Dr Richard Williams
	Eileen Wilson	Anna Bradnam
	Jose Hales	

Officers in attendance for all or part of the meeting:

Laurence Damary-Homan (Democratic Services Officer), Mike Huntington (Principal Planner [Strategic Sites]), Stephen Kelly (Joint Director of Planning and Economic Development), Stephen Reid (Senior Planning Lawyer) and Paul Ricketts (Principal Planner [Strategic Sites])

### 1. Chair's announcements

Councillor Henry Batchelor, the Vice-Chair of the Planning Committee, informed the Committee that he would Chair the meeting as the usual Chair was not present. The Chair proposed the appointment of Councillor Judith Rippeth as Vice-Chair for the meeting and the Committee approved the appointment by affirmation.

Due to the exceptional circumstances of the meeting, the Chair proposed two motions. Firstly, it was proposed to allow all those who had registered to speak before the deadline an opportunity to make a three-minute representation. The first motion was approved by affirmation.

The second motion was to structure the debate through discussing the topics present in the report in groups. The groupings were:

- Sections 1 & 2- Principle of development, land use and vision, parameter plans
- Section 3- Access and transport
- Sections 4, 5 & 6- Employment assessment, housing delivery & social and community infrastructure
- Sections 7-10- Environmental considerations, cumulative impact, financial obligations/S.106 & planning balance

The second motion was approved by affirmation.

The Chair also made several brief housekeeping announcements.

### 2. Apologies

Councillors Pippa Heylings and Peter Fane sent Apologies for Absence.

### 3. **Declarations of Interest**

Councillor Heather Williams declared that she was a member of the Greater Cambridge Partnership Assembly.

### 4. **20/02142/OUT - Longstanton and Oakington/Northstowe Parishes (Northstowe Phase 3B, Station Road, Longstanton)**

The Principal Planner (Strategic Sites), Paul Ricketts, presented the report. Members asked questions of clarity for officers. Questions were raised on:

- The village traffic scheme payments, detailed in the Heads of Terms- Cambridgeshire County Council's Principal Transport Officer, Tam Parry, offered details on how payments would be divided and used.
- The potential to include another roundabout/ other access point to the site- the Principal Transport Officer informed the Committee that the land suggested for an additional access point was not in the ownership of the applicant and that it was designated as green space in the parameter plans so an additional point of access could not be added. The Joint Director of Planning and Economic Development stated that the boundaries of the proposed site was reflected the Local Plan allocation and inclusion of a new access point would require land outside of the site allocation set out in the Local Plan.
- Assessment of Gypsy requirements- the Joint Director of Planning and Economic Development stated that work was ongoing in conjunction with Housing officers and, at this stage, there was no specific need to safeguard land on the site for Traveller pitches. The Joint Director of Planning and Economic Development acknowledged that meeting the needs of the Traveller community was part of the forthcoming Local Plan.
- Building heights- The Joint Director of Planning and Economic Development offered context on the building heights across the site and clarified that buildings along the B1050 were up to three storeys.
- Drainage and water- The Joint Director of Planning and Economic Development advised that, as a representative from Swavesey Internal Drainage Board (IDB) was due to speak, it would be best to save comments until the debate.

**Councillor Geoff Harvey joined the meeting. The Senior Planning Lawyer advised that Councillor Harvey should not vote on the application as he had joined the discussion after the start of the item**

#### **Public Speakers**

The Committee was addressed by a number of public speakers:

•Keith Wilderspin on behalf of Swavesey IDB- The IDB's concerns on the impact of the development on both surface and foul water drainage were raised. Members asked questions of clarity of Mr Wilderspin which covered the following matters; flood risk and historical flooding, meetings between the IDB and the developers, sewerage discharge, pump requirements, monitoring (telemetry), long term impact on drainage and the long term impact of the development on Swavesey was discussed.

•Daniel Fulton- Concerns over the impact on groundwater, the chalk aquifer, river terrace deposits and the assessment process of those topics were raised.

•Bruce Robjent- Concerns over the provision of amenities, drainage and sustainability matters including permeable paving and other green infrastructure throughout the overall development were raised. Members asked questions of clarity.

•Agent of the applicants- Clarity on a number of topics was offered by Michael Bottomley

(Tibbalds), and a drainage consultant (Madelaine Davies, Arcadis) answered questions on water, on-site water storage and the drainage scheme on the site. Dean Harris (Homes England) answered questions of clarity on the provision of amenities, building heights, construction traffic and permeable paving provision- he stated that Homes England would be happy to explore the levels of permeable paving on site. Janice Hughes (Arcadis) responded to questions on the provision of solar panels and ground source heating. Katja Stille (Tibbalds) responded to questions on the boundaries of the site and the green buffer. The Joint Director of Planning and Economic Development responded to questions on faith provision and funding for medical facilities.

- Councillor Warren Wright on behalf Swavesey Parish Council- Councillor Wright raised the Parish Council's concerns over drainage and flood risk, traffic and public transport. Members asked questions of clarity.

- Councillor Paul Littlemore on behalf of Northstowe Town Council- Councillor Littlemore stated that Northstowe Town Council objected to the application as it stood and informed the Committee that strict conditioning would be required to garner the support of the Town Council. Issues around access, the lack of ownership of surrounding plots by the applicant, the timing of the completion of infrastructure, building heights, construction traffic management and the concerns over the Swavesey drains were raised. Members asked questions of clarity.

The Chair noted the summary of the comments from Longstanton Parish Council, raised at the meeting held on 28 January 2022, and the comments from the local Members.

### **Debate**

#### **Sections 1 & 2- Principle of development, land use and vision, parameter plans:**

Members raised concerns over the heights of buildings, particularly those on the Longstanton border of the site, and some Members suggested that the principle of development gave too much flexibility regarding building heights. It was noted that the footprints in the principle of development were appropriate but alternative strategies to manage heights, such as tiering at the edge of the site, would be desirable. Concerns were also raised on the size of the landscape buffers and proximity of new homes to existing homes around the periphery of the site and the lack of green space within the buffers- the comments of the local Members on these issues were also noted. The Joint Director of Planning and Economic Development responded to the points. He stated that some changes would be hard to justify from a landscaping perspective and that the design code for the development was still to be agreed- extensive consultation was to be undertaken in the development of the design code. The Joint Director of Planning and Economic Development advised that a condition limiting the building heights on the site edge could be appropriate. The Committee noted that the Reserved Matters application would be further opportunity to secure an appropriate form of development.

#### **Section 3- Access and transport:**

Concerns over the routing of construction vehicles were raised by Members; "rat running" of HGVs through the surrounding villages was unacceptable due to the impact on the neighbourhoods and village infrastructure. Request was made to tighten conditioning to avoid "rat running" and mandate construction vehicles to use the A14 and A10 to access the B1050 and subsequently the site. The Joint Director of Planning and Economic Development stated that condition 39 (Construction Environmental Management Plan [CEMP]) could be amended to strengthen monitoring- part c was cited. The Principal Transport Officer offered context on the CEMP and explored some of the vehicle monitoring options available. Members requested flexibility on the monitoring approaches

utilised to ensure that the most up to date technology could be used and expressed a desire to not blacklist construction vehicles from certain villages leading to “rat running” in non-listed villages. It was suggested that the approach to the CEMP in the Phase 3A application be mirrored. In response to a question, the Principal Transport Officer offered clarity over the funding for traffic management set out in the Heads of Terms.

**Sections 4, 5 & 6- Employment assessment, housing delivery & social and community infrastructure:**

Members offered comment on and commended the levels of affordable housing; healthcare provision was questioned.

**Sections 7, 8, 9 & 10- Environmental considerations, cumulative impact, financial obligations/S.106 & planning balance:**

Members debated water and drainage on site. Topics covered included:

- The concerns of Swavesey IDB
- Water storage and pumping capacities
- Impact on natural waterways/features
- Pre-existing conditions on the site
- The impact of the development on the wider drainage network
- Monitoring and telemetry equipment requirements
- Long term management
- Responses of statutory consultees and the assessments undertaken
- The ability to provide further conditioning at the Reserved Matters stage

The Joint Director of Planning and Economic Development provided responses to the concerns raised by the Committee. Members stated that the local Councils (Parish and Town), local Members and other consultees had objected to the application and that opposition was stronger to the Phase 3B application than to Phase 3A. It was also noted by Members that there were many benefits to the application, and that the development was part of the Local Plan, and that the overall application needed to be assessed on the basis of the Planning balance. The Committee asserted that, if the application was to be approved, strict and careful conditioning would be required.

**Councillor Dr Richard Williams left, and took no further part in, the meeting**

The Chair summarised the conditions to be added or amended, if the Committee were minded to approve the application. These were:

- Condition 32 (Surface Water- reserved matters details)- amended to add a monitoring requirement and add the use of permeable paving and SuDS to point b
- Condition 34 (Surface Water- Temporary Storage and Management of Surface Water)- amended to include the phrasing “notwithstanding the approved parameter plans” and add a requirement to bring forth a scheme to include capacity optimisation and active monitoring
- Condition 39- (Construction Environmental Management Plan)- amended to include reference to control systems in order to prevent heavy construction vehicles associated with the development from using unsuitable roads through local villages
- A new condition was added to limit building heights on properties facing onto the B1050 to no more than two storeys to ensure compliance with policy NS/4 of the Northstowe Area Action Plan

The drafting of the wording of the conditions was delegated to officers, to be approved in conjunction with the Chair and Vice-Chair of the Committee if the Committee approved the application.

The Chair summarised the reasons for refusal, if the Committee were minded to reject the application. Drainage and environmental concerns were cited as a reason for refusal, with policy CC/9 of the Local Plan agreed on as the policy basis for the reason.

The drafting of the wording of the reason(s) for refusal was delegated to officers, to be approved in conjunction with the Chair and Vice-Chair of the Committee if the Committee refused the application.

By 7 votes to 2 (Councillors Deborah Roberts and Heather Williams) with 1 abstention (Councillor Geoff Harvey; did not vote in accordance with the advice from the Senior Planning Lawyer), the Committee **approved** the application. Councillor Richard Williams was absent at the time of the vote. The approval was subject to the prior completion of a s106 agreement and the conditions laid out in the reports from the Joint Director of Planning and Economic Development and those amended and added by the Committee.

---

**The Meeting ended at 3.30 p.m.**

---

This page is left blank intentionally.

## South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on  
Wednesday, 9 March 2022 at 10.00 a.m.

PRESENT: Councillor Peter Fane – Chair  
Councillor Henry Batchelor – Vice-Chair

Councillors: Dr Martin Cahn  
Judith Rippeth  
Heather Williams  
Eileen Wilson  
Jose Hales

Geoff Harvey  
Deborah Roberts  
Dr Richard Williams  
Dr Claire Daunton

Officers in attendance for all or part of the meeting:

Nigel Blazeby (Planning Delivery Manager), Rebecca Dobson (Democratic Services Manager), Stephen Kelly (Joint Director of Planning and Economic Development), Stephen Reid (Senior Planning Lawyer), Michael Sexton (Area Development Manager) and Vanessa Blane (Senior Planning Lawyer)

Councillor John Batchelor was in attendance remotely as local Member.

### 1. Chair's announcements

The Chair welcomed all those who were either attending or observing the meeting and made a number of housekeeping announcements.

### 2. Apologies

Apologies for absence were received from Councillors Dr Tumi Hawkins and Pippa Heylings.

It was noted that Councillor Claire Daunton was substituting for Cllr Dr Tumi Hawkins and that Cllr Jose Hales was substituting for Cllr Pippa Heylings.

### 3. Declarations of Interest

Councillor Claire Daunton declared a non-pecuniary interest in Minute 9, TPO 0035 (2021) - Sheppard Way, Teversham, in that she was the local Member. She had been present at a discussion of the matter but came to it afresh.

Councillor Heather Williams declared a non-pecuniary interest in Minute 13, Planning Appeal, as she was a member of the Greater Cambridge Partnership Joint Assembly and was a local Member.

Councillor Henry Batchelor declared a non-pecuniary interest in Minute 5, 21/03822/FUL – Site 1, Granta Park, Great Abington, as the local Member. He had visited the area around the Park but came to the matter afresh.

Councillor Geoff Harvey declared a non-pecuniary interest in Minute 5, 21/03822/FUL – Site 1, Granta Park, Great Abington, as he was the Member for Balsham and a resident of

Great Abington, but he had not had discussion on the item and came to it afresh.

Councillor Eileen Wilson declared a non-pecuniary interest in Minute 5, 21/03822/FUL – Site 1, Granta Park, Great Abington as a member of the Greater Cambridge Partnership Joint Assembly.

#### 4. **Minutes of Previous Meeting**

The Chair said the minutes of the previous meeting were not yet available and would be considered at a later meeting.

#### 5. **21/03822/FUL -Site 1, Granta Park, Great Abington**

The case officer presented the report, referring to the representations which had been received and to a covenant on the woodland, which was not part of the planning process as it was a separate legal matter.

At the conclusion of the case officer's presentation, the Chair invited questions from Members. There being no questions, the Chair invited the public speakers to address the meeting.

Corrie Newell (objector), Orestis Tzortzoglou (agent), Tony Orgee (Great Abington Parish Council), Viia Valge-Archer (Little Abington Parish Council) and Councillor John Batchelor (local Member) addressed the meeting.

Committee Members asked a number of questions including whether there was electrical capacity for charging electric vehicles; the travel plan and frequency of shuttle buses and the ownership of the land on which the gates to the site were situated.

Members expressed their concern, in view of reference made by the objector to a master plan dated 2008, as to the status of such master plan.

The meeting was adjourned for 10 minutes to allow officers the opportunity to identify whether a master plan dated 2008 applied.

On the resumption of the meeting at 11:15, the case officer informed the Committee that as third parties had referred to a document which officers had not seen, deferral was now recommended.

By affirmation, the Committee **deferred** the application to enable identification and assessment of the master plan of 2008 referred to by the speaker.

The Senior Planning Lawyer said in addition to the question of the 2008 master plan he wished to explore with Birketts whether it was their contention that planning permission should not be granted because of covenants (referred to in a letter they had sent to the Council). The Senior Planning Lawyer added that he felt an updated letter from Birketts would be helpful to Members if it was the contention of Birketts that their client's right to apply to the High Court to prevent implementation would be prejudiced if Members were minded to consider granting planning permission.

The Chair agreed it would be helpful to have clarification as to this point.

Following a further adjournment of 5 minutes to check a technical matter with the livestream of the meeting, the meeting resumed at 11:31 when the Committee proceeded



to consider the next item.

## 6. **21/02795/S73 -Land East Of Highfields Road, Highfields Caldecote**

The case officer presented the report.

Members expressed various concerns, citing:

- Deliverability of a safe public bridleway to the required width
- Surface materials of public bridleway
- Location of cycleway in relation to bridleway and pedestrians

The Committee heard from the Cambridgeshire County Council's Highways Officer, Tam Parry who said whilst it was regrettable that the design did not result in sufficient space to create a bridleway, the variation of conditions would deliver highway and access improvements.

The Committee, by six votes to four, with one abstention, **refused** the application, with delegated authority given to agree the reason for refusal with the Chair and Vice-Chair.

(Councillors Henry Batchelor, Dr Martin Cahn, Peter Fane and Jose Hales voted for, and Councillor Eileen Wilson abstained.)

## 7. **S/2553/16/CONDO - Land Off Horseheath Road, Linton**

The Joint Head of Planning and Economic Development presented the report, referring to the flooding event which had taken place in July 2021. He took Members through the content of the report, setting out the various elements of the surface water proposals enable the capture, routing, containment and holding of surface water from rainfall and overland flows onto the site and through drains and permeable paving areas to an infiltration basin. He referred to the existing history of water flowing across the site and the fact that the site was currently under construction. The Lead Local Flood Authority (LLFA) had engaged consultants to conduct a peer review of the proposals which had concluded the proposals in the application were acceptable. Representations including photographs of the flooding event had been received from the Parish Council, residents and the MP expressing concern that the LLFA had not yet published its Section 19 report into the event and that in the event that a flood were to exceed the capacity of the basin, the application did not take account of residents' experience that the water flowed westwards. The Planning Authority recognised that an earlier iteration of the submission had shown an exceedance route from the site – but that the current submission, considered acceptable by the LLFA, did not show any off-site exceedance route. The application included a proposal for a post-completion testing regime. The MP and residents had requested deferral. Officers had been advised by the flooding authority and their consultants that they were satisfied that the proposals met their requirements. However, the LLFA had not yet shared its reports of the flood event with the Planning Authority.

In response to the Chair's question as to whether the officer recommendation was still as stated in the report, that the Committee accept the stated surface water drainage details but not formally discharge the condition as the development had commenced, the Joint Director of Planning and Economic Development said the section 19 report was not a matter for the Planning Authority to prepare and that as the LLFA was the statutory consultee, the facts related to the flooding event which was the subject of the S19 report would have informed their consideration of the details submitted. The recommendation

remained as stated in the report.

The Committee also heard from Hilary Ellis, Principal Officer Sustainable Drainage at Cambridgeshire County Council (LLFA), regarding tests which had been requested and asked a number of questions regarding water flow.

Members asked questions and received responses from the Joint Director of Planning and Economic Development, including on the following:

- anticipated publication of LLFA's report
- design for basin capacity exceedance and direction
- clarification of ownership of area where bund situated
- geology of area and impact of chalk and clay debris on design
- number of occupied properties and concerns at impact on those in occupation
- whether the flood event in July 2021 would have occurred in the absence of development

The Committee heard from John Wood (objector), Matthew Harmsworth (agent), Kate Kell (Linton Parish Council), Corrie Newell (Linton Parish Council's planning consultant) and Councillor John Batchelor (local Member).

John Wood presented photographs of the flooding event, described what had happened, the impact on residents, concerns at the proposals to address recurrence, and the areas where further information was required.

Members asked a number of questions to which John Wood responded, including in relation to the danger to his family arising from the extremely short time of 17 minutes which it had taken for the surface water to flood his living room.

Matthew Harmsworth addressed the Committee on behalf of the applicant. He expressed sympathy for the distress residents had suffered. He made a number of points, saying there was a high level of detail in the officers' report and the submission had been subject to peer review; the mitigation was acknowledged and the recommendation before the Committee acknowledged the scheme addressed what was required by conditions. The applicant had agreed to submit to a post-implementation review.

Members expressed a number of concerns and asked questions to which responses were given, including on the following:

- exceedance flow route from the infiltration basin in view of residents' observations of direction of flow
- layout of the bund and ditch

The Committee heard from the Parish Council representative who said the statutory consultees had not been consulted, there was a conflict of interest and the anticipated flooding calculation was insufficient in view of climate change. The consultant appointed on behalf of the Parish Council said at outline planning permission application South Cambridgeshire District Council was shown as the owner of a metre strip of land across which surface water would flow, raising the question of the applicant's ability to maintain the site in perpetuity. Landscaping had been approved in the absence of a bund.

Speaking as local Member, Councillor John Batchelor agreed key elements of information were missing. He asked for deferral to ensure any solution offered protected the community and suggested both the surface water and foul water drainage applications be viewed together.

Members asked for a site visit to be arranged to view the strip of land which had been referred to.

By affirmation, the Committee voted to **defer** the application, subject to:

Receipt of the outstanding information in respect of remedial measures particularly in respect of works along the eastern site boundary and of the publication of the report of the Lead Local Flood Authority under section 19 of the Flood and Water Management Act 2010;

Confirmation of details of ownership of a strip of land across which permission for flow of foul water had been granted by the Council in outline permission, to establish whether a right to maintain it could be granted to the applicant in perpetuity; and

A site visit to enable inspection to support the Committee in forming a view when considering a proposed updated surface water drainage scheme and flood mitigation measures.

#### 8. **S/2553/16/CONDH - Land Off Horseheath Road, Linton**

By affirmation, the Committee voted to **defer** the application, to enable it to be considered in conjunction with application S/2553/16/CONDO – Land off Horseheath Road, Linton.

#### 9. **TPO 0035 (2021) - Sheppard Way, Teversham**

Councillor Dr Claire Daunton declared a non-pecuniary interest and did not participate in the debate.

The Trees Officer presented a report seeking confirmation of a provisional Tree Preservation Order.

Members asked questions about the reasons given and the ability to prune the tree to which responses were given.

By affirmation, the Committee voted to **approve** the application.

At the conclusion of this item, the Committee adjourned for a short break.

#### 10. **Enforcement Report**

The Senior Planning Enforcement Officer provided an update on changes to staffing and a forthcoming review of the enforcement service within the Greater Cambridge Planning Service.

Councillor Henry Batchelor declared a non-pecuniary interest as an unpaid Board member of the South Cambridgeshire Investment Partnership.

The Committee received and **noted** the update on enforcement action.

#### 11. **Appeals against Planning Decisions and Enforcement Action**

The Committee received and **noted** the update on Planning Decision appeals and enforcement action.

### Exclusion of Press and Public

The Committee were informed that as the next item contained legally privileged information it was a matter for the Committee to consider whether to exclude the press and public from the consideration of the item.

Members asked whether this was a planning decision, expressed concern at the prospect of excluding the press and public from the consideration of this item and sought assurances as to the circumstances in which officers considered exclusion of the press and public were justified.

The Senior Planning Lawyer said it was right and proper for the matter to be considered in the absence of press and public as the Planning Authority was entitled to obtain legal advice on the approach to a planning appeal and to place such advice in the public domain could prejudice its response to the appeal.

By six votes to three, with one abstention, the Committee voted to agree the proposal to exclude the press and public from the meeting during the consideration of the following item number 13, 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 paragraphs 3 and 5 of Part 1 of Schedule 12A of the Act.

(Councillors Deborah Roberts, Dr Richard Williams and Heather Williams voted against; Councillor Dr Claire Daunton abstained and Councillor Geoff Harvey did not vote).

## 12. Planning Appeal

Committee Members considered a Planning Appeal, as set out in the exempt from publication report.

By affirmation, the Committee voted to **agree** a proposal to continue the meeting beyond four hours' duration.

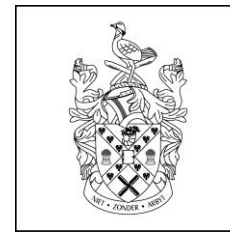
The Committee provided a steer to legal officers in accordance with its preferred option 3 as set out in the exempt from publication report.

---

**The Meeting ended at 4.16 p.m.**

---

# Agenda Item 5



**South  
Cambridgeshire**  
District Council

**Report to:**

South Cambridgeshire District  
Council Planning Committee

13 April 2022

**Lead Officer:**

Joint Director of Planning and Economic Development

---

## **21/03955/FUL – Land South Of Babraham Road, Sawston**

Proposal: Erection of 280 dwellings, including 72 affordable dwellings, two new vehicular accesses from Babraham Road, pedestrian and cycle access, publicly accessible open space, a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), landscaping and earthworks and surface water drainage, associated amenity space and attenuation features and internal infrastructure

Applicant: Redrow Homes Limited

Key material considerations:

- Principle of Development
- Housing Provision
- Character / Visual Amenity
- Landscaping
- Biodiversity
- Trees
- Flood Risk and Drainage
- Highway Safety, Highway Network 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: No (advertised 15 September 2021)

Decision due by: 15 April 2022 (extension of time agreed)

Application brought to Committee because: Major residential development, referred to the Planning Committee via the Council's Delegation Meeting.

Officer Recommendation: Approval

Presenting Officer: Michael Sexton

## **Executive Summary**

1. The site is located within the development framework boundary of Sawston on the eastern edge of the village and comprises an area of agricultural land covering approximately 12.08 hectares.
2. The site is allocated for residential development under Policy H/1(c) of the Local Plan.
3. The application seeks full planning permission for the erection of 280 dwellings, including 72 affordable dwellings, two new vehicular accesses from Babraham Road, pedestrian and cycle access, publicly accessible open space, a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), landscaping and earthworks and surface water drainage, associated amenity space and attenuation features and internal infrastructure.
4. The proposal would provide a high-quality scheme that would make a strong and positive contribution to the local and wider context of the site and to the character of the area. The proposal would comply with the requirements of relevant local and national planning policies and the guidance of the Sawston Village Design Guide.
5. A Section 106 Agreement would be tied to any consent to secure contributions towards key services and facilities within the villages of Sawston and Babraham, including education, open space and highway improvement works.
6. The scheme has been recommended for approval subject to planning conditions, informatives and the completion of a Section 106 Agreement.

## **Relevant planning history**

### Application Site

7. 21/01549/SCOP – Request for an EIA Scoping Opinion with respect to the proposed development of up to 280 new homes, provision of open space, pedestrian and cycle links, landscaping and access – EIA Scoping Report Issued (05 May 2021).
8. 21/00368/SCRE – Screening Opinion for the construction of up to 280 residential dwellings – EIA Screening Required (17 February 2021).

### Adjacent Sites

9. S/2579/04/F – Erection of 30 Affordable Dwellings (22 Houses and 8 Flats) – Approved (31 August 2005).

10. S/0602/03/F – Erection of 36 Affordable Dwellings – Approved (31 October 2003).

## **Planning policies**

### **National Guidance**

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

### **South Cambridgeshire Local Plan 2018**

12. S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
S/4 – Cambridge Green Belt  
S/5 – Provision of New Jobs and Homes  
S/6 – The Development Strategy to 2021  
S/7 – Development Frameworks  
S/8 – Rural Centres  
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/6 – Green Infrastructure  
NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt  
NH/14 – Heritage Assets  
H/1 – Allocations for Residential Development at Villages  
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

## **Sawston Neighbourhood Plan**

13. Neighbourhood Area Designated (June 2018)

## **South Cambridgeshire Supplementary Planning Documents (SPD):**

14. Biodiversity SPD – Adopted February 2022  
Sawston 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  
Open Space SPD – Adopted January 2009  
Public Art SPD – Adopted January 2009  
Trees and Development Sites SPD – Adopted January 2009

## **Other Guidance**

15. Greater Cambridge Housing Strategy 2019 – 2023

## **Consultation**

16. **Babraham Parish Council** – Comments.

The packet of land allocated to the H1/C development falls partly in the parishes of Babraham & Sawston. The boundary change will soon place the development completely within the Sawston parish.

However, we do have concerns and would like the following matters considered as part of the formal consultation prior to submission to planning.

1. We are extremely concerned that the new development will substantially increase the flow of traffic through Babraham in order to reach the A505 or the A1307. The route to the A505 is extremely narrow but is the most effective way to travel east towards Ipswich, south to Haverhill or west towards Bedford. If this road could be widened and access onto the A505 improved it would maximise traffic flow in this area.

2. Screening should obscure the development and we urge the use of more mature trees to achieve a quicker effect.



3. We are concerned that parking on the development will be a problem unless sufficient off-road spaces are provided.

4. The overall appearance of the development should fit in with the rural landscape in which it will be built. (Unlike H1/B!)

17. **Sawston Parish Council** – Support.

Comment that the houses had no character but they appreciated the effort done referring to the village design guide.

18. **Affordable Housing** – No objection.

The Strategic Housing Team will need to have confirmation that the developer is willing to provide a 70/30 split in favour of affordable rent to intermediate tenures on this site

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

Recommend conditions for one EV charging point for every dwelling with on-plot parking (as proposed in the transport assessment) and emission ratings (boilers and combined heat and power system).

20. **Anglian Water** – No objection.

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

Recommend a condition requiring a foul water drainage scheme.

21. **British Horse Society** – No objection.

22. **Cambridge Past, Present and Future** – Objection.

Raise concern over the type of open space being provided and its usability and the cycle connections to the village and beyond.

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

- a) Early Years Education: £488,388 towards additional early years places at Icknield Primary School
- b) Primary Education: £1,134,530 towards the expansion of Icknield Primary by 1FE
- c) Libraries: £10,500 towards additional capacity at Sawston library.
- d) Monitoring Fee: £150

24. **Camcycle** – Objection.

Paint-only marked priority junction designs at the two Babraham Road access points will fade over time, which is why LTN 1/20 required additional reinforcing measures. Non-motorised access points to Stanley Webb Close and Plantation Road are very narrow and it is unclear whether accessible dropped kerbs have been provided. Poor accessibility to the cycle parking sheds.

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

Recommend that adequate provision be made for fire hydrants by way of Section 106 agreement or a planning condition.

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

Recommend an informative relating to the identification of contamination not previously identified is found to be present at the site.

27. **Definitive Maps Officer** – No objection.

Recommend a condition requiring a public rights of way scheme and an informative relating to public rights of way.

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

Some concerns in relation to the number of footpaths to the rear of properties, would like clarification in relation to lockable gated access to individual properties and a lighting plan.

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

30. **Ecology Officer** – No objection.

Welcome the total Biodiversity Net Gain of 4.65% in habitat units. This, together with the 156.66% gain in hedgerows and the biodiversity enhancements on site, including a new orchard, areas of grassland seeded with a species-rich mix, swift tower, insect houses, hedgehog highway and bird and bat boxes is an acceptable net gain.

Recommend conditions for ecological measures and/or works carried out in accordance with the submitted ecological appraisal, bat survey report and bird report, a construction ecological management plan, a landscape and ecological management plan, a lighting design strategy for biodiversity and a farmland bird mitigation strategy

31. **Environment Agency** – No objection.

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

Recommend a condition requiring a demolition and construction environmental management plan and informatives relating to air source heat pumps, minimising disturbance and statutory nuisance action.

33. **Historic England** – No objection.

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

35. **Landscape Officer** – No objection.

Improvements have been made and previous landscape comments incorporated into the masterplan and is now acceptable. Should the application be approved some amendments will be required to reflect the amended detailed landscape design elements that have yet to be submitted, which will be required by condition.

Recommend conditions for hard and soft landscaping, S106 maintenance specification and landscape management plan.

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

Recommend conditions for the detailed design of surface water drainage of the site (including maintenance) and how additional surface water run-off from the site will be avoided during the construction phase.

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

Recommend conditions requiring a traffic management plan (separate from any environmental construction management plan and alike), vehicles in excess of 3.5 tonnes shall service the on restricted hours, highway conditional survey, future management and maintenance of the proposed streets and junction access radius kerbs along with an informative relating to works to or within the public highway.

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

Your attention is drawn to MWLP Policy 8: Recycled and Secondary Aggregates and Concrete Batching which states that: “all development sites of 100 homes or more, or 5ha or more for employment sites, should include temporary inert and construction waste recycling facilities on the site throughout all phases of construction, unless there is clear and convincing justification why this would be inappropriate or impractical.”

This topic appears to have been briefly addressed in paragraph 5.18 of chapter 5 of the environmental statement. You may wish to secure a commitment to the on-site management of waste through an appropriate planning condition.

39. **National Highways** – No objection.

40. **Natural England** – No objection.

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

42. **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 £400,000 for the provision of a replacement pavilion at Lynton Way recreation ground
  - ii. Formal children's play space in the form of an onsite LAP and LEAP and an offsite contribution of £90,000 for the provision and maintenance of a skate park facility and outdoor gym area on Lynton Way recreation ground
  - iii. Informal children's play space in the form of onsite open space.
  - iv. Informal open space in the form of onsite open space.
  - v. Allotment and community orchard in the form of onsite fruit trees throughout the development and offsite contribution of £28,000
- b) Indoor Community Space being an offsite contribution of £142,174.47 for the provision of a new community hub in Babraham
- c) Green Infrastructure being an offsite contribution of £205,498 towards the provision of new green infrastructure at Gog Magog hills (including Wandlebury Country Park) and the improvement of public access to Deal Grove woodland area in Sawston
- d) Burial Space being an offsite contribution of £58,800 for the provision of additional cemetery space in Sawston
- e) Indoor Sports Space being contributions of £118,259 for the improvement of indoor sports courts/halls and £131,754 for the improvement of swimming facilities at Sawston Sports Centre
- f) Public Art being a contribution of £35,000 towards the provision of performance arts space within the new community hub in Babraham
- g) Monitoring Fees being a contribution of £3,000 towards the monitoring and report of planning obligations.

43. **Sport England** – No comments to make.

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

Recommend conditions for a surface water drainage scheme for the site, surface water system management and maintenance and a foul water drainage scheme.

45. **Sustainability Officer** – No objection.

Recommend conditions that the approved renewable/low carbon technologies set out in the energy and sustainability statement are implemented and a water efficiency.

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

Having reviewed the relative impacts of the development on the surrounding area, there is a need for residents of this development to be connected to Sawston Village College, and associated community facilities and the Sawston Greenway via Babraham Road.

Widening of the footway on Babraham Road to the junction with Cambridge Road has been identified as a scheme to enable shared walking and cycling between the two housing developments and Cambridge Road. The adjacent Hill development is to undertake widening between the site and Wakelin Avenue, as a proportion of the widening along Babraham Road.

Recommend conditions for a travel plan, connections to Plantation Road, Church Lane and Stanley Webb Close to be implemented as shown on drawing number 9860-P-02 rev G and a public right of way scheme.

Recommend Section 106 requirements for widening of the footway along Babraham Road and crossing if required and a contribution of £20,000 towards the provision of traffic calming in High Street, Babraham.

47. **Tree Officer** – No objection.

Recommend a condition requiring a phased tree protection methodology in the form of an Arboricultural Method Statement and Tree Protection Plan.

48. **Urban Design Officer** – No objection.

Consider the new arrangement for the dwellings along the eastern boundary of the site (Eastern Greenway) along with the reconfiguration of the parking spaces and soft landscaping along the spine road (Central Orchards) has resulted in a clear definition of the three-character areas in the layout terms which is beneficial for the site overall character and its relationship to its immediate and wider contexts. In addition, introducing additional pedestrian/cycle connection point with the existing context to the west has also helped in improving the permeability of the development and its accessibility to the village. However, there are still some minor issues which could have been addressed more adequately such as the overall 'architectural' character of the scheme three areas and the redirected footway layout. Some of these issues can be dealt with via conditions.

Recommend conditions for materials, architectural details, boundary treatments, windows and doors, surrounds, heads, cills, eaves, verges, soffits, facias and LEAP equipment.

## **Representations from members of the public**

49. 16 representations have been received from 9 properties (no.8 Eccles Close, 31 Huddleston Wy, 68, 70 and 74 Plantation Road, 56, 57 and 58 Stanley Webb Close, Sawston and 24 Duxford Road Whittlesford) 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

- Loss of green space and impact on local wildlife.

#### Character / Design

- Two and a half storey properties will look out of character.

#### Flood Risk / Drainage

- Impact on drainage / flood plain / flood risk.
- Previous application rejected as was considered to be a flood plain.

#### Highway Safety / Access

- Concern that if Church Lane is used as an access this will cause problems for residents, there are already parking pressures and Church Lane is the only access for Church Lane, St Mary's Road, Huddleston Way and Hall Crescent.
- Footpaths will be very busy with human traffic especially during school run with potential for accidents as cyclists moving at speed may collide with pedestrians.
- Inadequate bus service near to the site.
- Increased traffic.
- Insufficient information on cycle parking.
- Insufficient integration of and accessibility by walking, cycling or public and community transport.
- Poor design of access points on Babraham Road that interrupt the shared-use pathway.

#### Principle of Development

- Area of open countryside that should not be built on.
- Development is going to add to the strain on existing services.
- Housing allocation is for 260 dwellings.
- Scale of the proposal is vastly excessive considering the existing size and service provision of Sawston.

#### Residential Amenity

- Loss of current views.
- Loss of light.
- Overbearing impact.

#### Other Matters

- A cycle route path appears through Stanley Webb Close which has never been adopted and therefore maintenance charges to residents, request if a cycle path is routed the road is adopted.
- Construction impact (noise, dust, dirt, traffic)
- Expected to see a buffer space against existing properties on Plantation Road and any new houses.
- Impact on house prices.
- Impact on maintenance of existing hedgerows to rear of properties (as the area is currently undeveloped).
- Lack of detail on cycle parking.
- Land (west of Stanley Webb Close) would be better suited for a footpath and cycle path to connect original cul-de-sac and Stanley Webb Close to new housing estate.

- Light pollution.
- Noise impact, including potential for air source heat pumps.
- Overlooking of school playground.

## **The site and its surroundings**

50. The site is located within the development framework boundary of Sawston on the eastern edge of the village and comprises an area of agricultural land covering approximately 12.08 hectares. The site falls within the parish boundaries of Sawston and Babraham, although that boundary is due to change in April 2022 after which the site will fall solely within Sawston parish.
51. The site is bound to the west by existing residential development and by Babraham Road to the north, beyond which is a new area of residential development. The southern and eastern boundaries of the site abut open countryside and the Cambridge Green Belt.
52. A public right of way runs east-west along the southern of the site and north-south along part of the eastern boundary of the site before running east-west across the adjacent field towards High Street, Babraham. A second public right of way runs north-east south-west across the site from Plantation Road to the west to Sawston Road to the east. There are areas of hedgerows and tree planting around the perimeters of the site.
53. To the south-west of the site is a Site of Special Scientific Interest (SSSI) known as Sawston Hall Meadows Site, approximately 300 metres from the southern boundary of the site.
54. The site lies within flood zone 1 (low risk) and has some small low-lying areas identified as being at risk from surface water flooding.
55. The site is allocated for residential development under Policy H/1(c) of the Local Plan.

## **The proposal**

56. This application seeks full planning permission for the erection of 280 dwellings, including 72 affordable dwellings, two new vehicular accesses from Babraham Road, pedestrian and cycle access, publicly accessible open space, a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), landscaping and earthworks and surface water drainage, associated amenity space and attenuation features and internal infrastructure.

## **Environmental Statement**

57. In accordance with the Town and Country Planning (EIA) (England and Wales) Regulations 2011, a request for a Screening Opinion was submitted to the Local Planning Authority in January 2021, given that the development proposals are

Schedule 2 development as described in the EIA Regulations 2017 (Category 10b, Urban Development Project).

58. A Screening Opinion was issued in February 2021, which confirmed that the proposed development was EIA development and that an Environmental Statement (ES) would be required to be submitted with a formal planning application.
59. The Screening Opinion concluded that an ES was required because of the likely significant impact on the biodiversity (species and habitats) of the immediate area, specifically the Site of Special Scientific Interest (SSSI) identified as Sawston Hall Meadows to the south west of the development site, a 'sensitive area' within the EIA Regulations (2017).
60. A Scoping Request was submitted to the Local Planning Authority in April 2021 which sought to establish all necessary information that would be required to be provided as part of the ES. A Scoping Opinion was subsequently issued in May 2021, which agreed with the Scoping Report that only Water Resources and Flood Risk should be scoped into the ES and was generally supportive of the approach to the ES.
61. The ES submitted in support of the application was prepared in accordance with the Scoping Request and Scoping Opinion and includes two volumes: Volume 1: ES Main Text, Figures and Appendices; and Volume 2: Non-Technical Summary. The ES comprises:
  - Chapter 1: Introduction
  - Chapter 2: Environmental Impact Assessment Methodology
  - Chapter 3: Site and Development Description
  - Chapter 4: Alternatives and Design Evolution
  - Chapter 5: Construction Methodology and Phasing
  - Chapter 6: Water Resources and Flood Risk
  - Chapter 7: Summary and Conclusions
62. In line with the Screening Opinion the ES includes an assessment of the effects of the development on the water environment in the local area, with specific reference to the nearby SSSI. The key considerations consist of the potential effects on surface water quantity and quality, groundwater quantity and quality, ecological designations, flood risk and wastewater drainage.
63. The ES concludes that the development has been subject to an iterative design process and as this process progressed measures have been incorporated into the development to avoid, reduce or offset significant environmental effects e.g., site SuDS features. The ES has therefore identified no significant adverse or beneficial residual effects of the development during the construction or operational phase.



## Planning Assessment

64. 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, highway network and parking, residential amenity, heritage impact, renewables / climate change, open space provision, contamination, developer contributions and other matters.

## Principle of Development

65. The application site is located within the development framework boundary of Sawston, which is identified as a Rural Centre in the Council's settlement hierarchy, and is allocated for residential development under Policy H/1 of the Local Plan.
66. Policy H/1 of the Local Plan details that allocated sites will be developed in accordance with relevant Local Plan policy requirements and the development requirements identified in respect of each site and that the number of homes granted planning permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach, making appropriate financial contributions to any necessary additional infrastructure requirements.
67. Policy H/1(c) identifies land south of Babraham Road, Sawston as being 11.64 hectares in area with an indicative capacity of 260 dwellings. The specific development requirements for the allocation require the following:
- Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston;
  - A contribution to any necessary additional capacity in local schools and/or the provision of land to enable the expansion of Icknield Primary School.
  - Creation of a significant landscape buffer along the eastern and southern boundary of the site where it adjoins farmland to provide a soft green village edge;
  - Vehicular access from Babraham Road only, but to include additional cycle and pedestrian links into Sawston along the western boundary of the site including to The Green Road, Church Lane and Plantation Road;
  - To come forward as a single proposal in a comprehensive scheme.
68. The application seeks full planning permission for the erection of 280 dwellings on the allocated site.
69. Although the specific development requirements noted above are considered in detail in the relevant sections of this report, in summary contributions to highway mitigation measures and local infrastructure are proposed, a landscape buffer along the eastern and southern boundaries of the site has been incorporated, vehicular access is from Babraham Road with further cycle and pedestrian links along the western boundary of the site and the application forms a single development proposal.

70. As a matter of principle, the development would accord Policies S/7, S/8, H/1 and H/1(c) of the Local Plan.

### **Housing Provision**

71. The application seeks full planning permission for the erection of 280 residential dwellings comprising 208 market units and 72 affordable units.

#### Housing Density

72. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Rural Centres 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.
73. The site measures approximately 12.08 hectares in area. The provision of 280 dwellings on the site would equate to a density of approximately 23.2 dwellings per hectare. Approximately 2.47 hectares of the site comprises publicly accessible open space; the development of 280 dwellings over the remaining 9.61 hectares of the site would equate to a density of approximately 29.1 dwellings per hectare.
74. The density of the development is considered to reflect the character of the locality and existing village to the north and west, but to also respond to the sites edge of village location, with a lower density of development on the eastern edge adjacent to the countryside and Green Belt.
75. The proposal would accord with Policy H/8 of the Local Plan and the guidance of the Sawston Village Design Guide.

#### Market Housing Mix

76. 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.
77. 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.
78. The application proposes the erection of 208 market homes and would provide a mix of 62 x 2-bed homes, 63 x 3-bed homes and 83 x 4 or more bed homes (74 x 4-bed, 9 x 5-bed), equating to a market mix of 30% 1 or 2-bed homes, 30% 3-bed homes and 40% 4 or more bed homes.

79. The market mix would accord with Policy H/9(1).
80. 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.
81. The mix of affordable housing is considered in detail below, but the Council's Housing Team are supportive of the proposal.
82. In terms of self and custom build plots, Policy H/9(2) does not set criteria for how many self or custom build units are to be provided within a development.
83. Following discussions between officers and the developer, 10 dwellings have been identified as custom-build units (Plots 70, 106, 127, 157, 168, 173, 185, 191, 260 and 262). 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.
84. As an example, as part of planning permission S/3729/18/FL for the erection of 158 dwellings on land north of 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.
85. 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.
86. The proposal would accord with Policy H/9(2) in respect of custom build plots.
87. 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.
88. 14 of the proposed dwellings have been identified as M4(2) units split across seven affordable units (Plots 85-89, 144 and 145) and seven market units (Plots 159, 163, 246, 251, 260, 273 and 278)
89. The proposal would accord with Policy H/9(4).
90. Overall, the proposal would accord with Policy H/9 of the Local Plan.

#### Affordable Housing

91. 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

92. The application proposes the development of 72 affordable properties (26%) in the form of 8 x 1-bedroom maisonettes, 8 x 2-bed maisonettes, 22 x 1-bed houses, 22 x 2-bed houses, 10 x 3-bed houses and 2 x 4-bed houses.
93. The provision of 26% affordable units within the development would be lower than the requirements of Policy H/10 of the Local Plan. However, there is relevant planning history and material planning reasons for the reduced provision on site.
94. To the west of the application site are two rural exception sites which delivered a total of 66 affordable units, granted under planning consents S/0602/03/F and S/2579/04/F. Clause 8 of the Section 106 Agreements associated to those permissions sets out that:

The Council shall accept the dwellings constructed and occupied in accordance with the terms of this Agreement towards the requirement to provide affordable housing which may arise should the Owner subsequently develop its retained land shown edged blue on the attached plan for residential purposes during the next 80 years.

95. The provisions of Clause 8 of the Section 106 Agreements are such that the number of affordable units to be delivered on the application site is not simply 40% of the proposed development (i.e.,  $280 \times 40\% = 112$  affordable units). The 66 adjacent affordable dwellings contribute towards the affordable housing provision required on site.
96. However, not all the application site falls within land that is subject to the Section 106 agreements, areas of the site which would be liable for the full 40% contribution of affordable units (approximately 4.84).
97. A copy of the relevant plan from the Section 106 Agreement attached to planning consent S/2579/04/F is provided in Appendix 1 to illustrate the area of land subject to Clause 8 of the Agreements.
98. Extensive discussions have taken place between the developer and Council Officers, including the Council's Affordable Housing Team, Legal Officers and Section 106 Officer, to establish the appropriate mechanism for calculating the affordable requirement for the site.
99. The layout of the development provides 99 units within the area of the site not subject to Clause 8 of the Agreements while 181 dwellings are provided within the area subject to Clause 8 of the Agreements. As a result, the number of affordable units to be provided on site has been calculated as follows:
  - i)  $99 \text{ proposed units} \times 40\% = 40 \text{ affordable units.}$
  - ii)  $181 \text{ units} + 66 \text{ adjacent existing units (247 units)} \times 40\% = 99 \text{ affordable units, less the 66 affordable units already provided} = 32 \text{ affordable units.}$

- iii) 40 units + 32 units = 72 affordable units to be delivered on site.
100. In consultation with the Council's Affordable Housing Team, officers are satisfied that the provision of 72 affordable units on site (26%) is appropriate in this instance and that a departure from Policy H/10(a) is justified.
101. The delivery of 72 affordable units on site is therefore considered acceptable.
102. Officers note that paragraph 6.22 of the Planning Statement details that up to 25 of these units will be acquired by the John Huntingdon's Charity, therefore guaranteeing that they will be made available to local people to or with a strong connection to Sawston. No objection is raised by the Council or its Housing Team in this regard.
103. The Council's Affordable Housing Team is generally supportive of the mix, tenure and layout of the affordable housing proposed and has commented that the indicative tenure mix for affordable housing in South Cambridgeshire is 70% rented and 30% intermediate housing. The developer has confirmed a 70-30 approach (50 rent, 22 intermediate) which will be secured via a Section 106 Agreement attached to any consent.
104. In terms of the distribution of affordable housing, Policy H/10(1.c) of the Local Plan requires affordable housing to be provided in small groups or clusters distributed through the site.
105. The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for large mixed tenure residential developments 200 units or over, there should be maximum clusters of 25 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.
106. The layout of the site creates four separate groups of affordable units dispersed within the site:
- Plots 14-19 and 25-32: a group of 14 affordable units including terraced units with maisonettes.
  - Plots 74 to 93: a group of 20 affordable units including terraced units with maisonettes and a pair of semi-detached dwellings.
  - Plots 135 to 154: a group of 20 affordable units including terraced units with maisonettes and a pair of semi-detached dwellings.
  - Plots 217 to 230: a group of 18 affordable units including terraced units with maisonettes.
107. Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is acceptable.
108. Officers consider the provision of affordable housing to be acceptable and to accord the Greater Cambridge Housing Strategy 2019-2023, noting a justified

departure from Policy H/10.

### Residential Space Standards

109. 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.
110. All 280 properties within the development would meet or exceed residential space standards.
111. The proposal would accord with Policy H/12 of the Local Plan.

### Character / Visual Amenity

#### Layout

112. The layout of the site is partially informed by two of the development requirements cited within Policy H/1(c) of the Local Plan. These require the creation of a significant landscape buffer along the eastern and southern boundary of the site where it adjoins farmland to provide a soft green village edge and for vehicular access to be from Babraham Road only, but for the layout to incorporate additional cycle and pedestrian links into Sawston along the western boundary of the site including to The Green Road, Church Lane and Plantation Road.
113. The Design and Access Statement submitted in support of the application sets out the key framework for the development in Figure 14 and masterplan in Figure 15, incorporating the requirements of Policy H/1(c) of the Local Plan.
114. The layout also seeks to respond to the constraints of the site and identify opportunities to successfully deliver 280 dwellings with multi-functional green infrastructure and high connectivity to the existing village while responding to its village edge location and adjacent countryside and Green Belt. The layout has evolved over the course of the application, responding to comments raised by technical consultees, Sawston Parish Council and third party representations.
115. The development incorporates three character areas: Northern Avenues which provides an interface with Babraham Road and the main route through the northern portion of the site; Central Orchards as the main street through the central part of the site and existing residential edge of Sawston; and Eastern Greenways as the interface with the surrounding rural countryside on the eastern and southern edges of the site.
116. The Northern Avenues character area provides a residential area adjacent to Babraham Road set within a distinctive landscape framework defined by linear greenways, focal areas of open space and formal avenues of trees. Properties adjacent to Babraham Road are set back within the site allowing for a high quality landscape frontage to the development and to reflect its location on the

village edge. The southern edge of the character area incorporates an east-west green link with a focal open space including the Locally Equipped Area of Play while the properties themselves front to Babraham Road and along other road frontages and greenways / open space to provide natural surveillance.

117. The Central Orchards character area provides residential areas along the main street and adjacent to existing residential development to the west. The main road seeks to reflect the edge of village setting with an organic curved alignment with informal avenue planting. Focal open space is located within a central area of the character zone with community orchard planting and a Local area of Play. New routes connecting to the existing village area incorporated into the layout.
118. The Eastern Greenways forms the residential and landscaped edge of the site, with a lower density and more informal and organic arrangement of properties in response to the adjacent countryside. Properties front towards the open space along the linear greenway, with access provided along shared surface private drives and green lanes. Linear greenways supplement the retained hedgerow and tree belts with additional planting incorporated into the layout and landscape buffers. This area also contains an enhanced public right of way network including a new bridleway route linking to Babraham Road, Church Lane and the existing public footpaths to the east of the site.
119. The layout incorporates focal buildings, focal spaces and greenways alongside views and vistas through the development and key arrival spaces. Properties along the northern, southern and eastern boundaries of the site have been set back into the site to provide a soft rural edge enhanced with landscaping while properties to the west have been sited to respond to the amenities of existing properties.
120. A legible street hierarchy is provided, with the primary street leading through the central areas of residential development onto to secondary streets, lanes and private drives. Within these streets the layout incorporates green infrastructure to provide green routes and informal recreation, seeking to enhance connectivity through the site. Guidance Note 6.3 of the Sawston Village Design Guide sets out that new development should consider site massing and layout that avoids the curved cul-de-sac and adopts more village specific massing and planning. The proposed layout is considered responsive in this regard.
121. The development will result in the extinguishment of an existing public right of way that runs north-east south-west across the site from Plantation Road to the west to Sawston Road to the east. The application has been subject to formal consultation with the Definitive Maps Officer, who raises no objection subject to condition.
122. Notwithstanding the loss of an existing public right of way, the layout seeks to strengthen the other public right of way that falls within the development, incorporated into the strong southern and eastern landscape buffers. This perimeter multipurpose route / right of way will be extend along the entirety of the eastern and north eastern boundary of the site, connecting to the public

right of way to the north east of the site that the extinguished route currently connects to. Furthermore, the layout seeks to provide a notable east-west link across the site to increase permeability and ease of movement.

123. Five pedestrian and cycle connections through the western edge of the site are provided connecting to the existing village and streets including Church Lane, Plantation Road and Stanley Webb Close. The proposed links align with the two links shown on Figure 42 of the Sawston Village Design Guide.
124. Parking has been arranged to minimise the potential for car dominated frontages, which areas of parking mixed between some areas of frontage parking with associated soft landscaping and parking between properties. Properties are generally set back front the streets to allow areas of landscaping and planting to be incorporated into the development to enhance the rural character of the development.
125. A range of property types help to add variation to the layout of the development, which successfully incorporates market and affordable units together, as noted above, appearing as a cohesive and place responsive layout.
126. The application has been subject to formal consultation with the Council's Urban Design Officer who is generally supportive of the proposed layout.
127. Overall, the layout of the site is considered to promote high quality design and to make a strong and positive contribution to its local and wider context and would accord with Policy HQ/1 of the Local Plan and be responsive to the Sawston Village Design Guide.

#### Scale

128. The scale of existing residential development in the surrounding area comprises predominately two storey properties of detached, semi-detached and terraced forms along with single storey ancillary buildings and garage blocks.
129. Guidance Note 7.1 of the Sawston Village Design Guide details that development should draw upon the scale, form, materiality and massing characteristic to Sawston buildings; domestic, industrial and civic.
130. Guidance Note 7.3 of the Sawston Village Design Guide sets out that blocks of flats and dwellings above three storey are not characteristic of Sawston and should be carefully sited in order not to detract from the character of the village when seen from key routes and views across open countryside.
131. The proposed development incorporates a range of house types including detached, semi-detached and terraced properties. The majority of proposed residential buildings are of a two storey scale, with subtle variations in height between the house types to enhance variety and interest within the street scene. There are nine two and a half storey properties within the development that sit at key locations to enhance the street scene. There are a range of detached garage structures throughout the site that are of a single storey scale.



132. The proposed development is considered to be compatible with the character of the area and existing scale of development in terms of building height and to adhere to the guidance of the Sawston Village Design Guide.
133. 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 widths and lengths of the proposed buildings are comparable to existing residential development in the surrounding area.
134. Overall, the scale of the proposed development is in keeping with the existing scale of development and character of the area. As such the buildings would not dramatically change the overall visual character of the village edge with the development providing a suitable design response in reflecting the height of the adjacent neighbouring dwellings and its rural setting. Furthermore, as noted above, properties along the edges of the site are set away such that meaningful areas of landscaping can be provided to further soften the edges of the development that are adjacent to the countryside and Green Belt.
135. 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.
136. 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 Sawston Village Design Guide.

#### Appearance

137. The development comprises a range of building types with varying architectural detailing and external finishes that add variety and interest to the proposed development. The minor variations in scale across the predominantly two storey development further enhances the visual variation of built form.
138. The Design and Access Statement sets out that a core palette of select materials will be used for across the development, which has been informed by materials found within the local townscape and as identified by the Sawston Village Design Guide. The selective use of the building materials on certain streets and dwellings will create a distinctive sense of place within the development, providing varied and attractive street scenes.
139. Combinations of materials and detailing are used to reinforce the three character areas incorporated into the development.
140. Northern Avenues housing will predominantly be buff brick and grey roofing tiles with materials for key dwellings to include red brick, roughcast render and sunrise blend roofing tiles. Central Orchards seeks to use predominantly red brick and sunrise blend roofing tiles with key landmark dwellings finished in buff brick, roughcast render and mixed russet roofing tiles. Eastern Greenways will

be buff brick and mixed roofing tiles with red bridge, roughcast render and grey roofing tiles used for key dwellings.

141. The application has been subject to formal consultation with the Council's Urban Design Officer who raised no objection to the appearance of the development, setting out that materials and boundary treatments can be refined by condition.
142. 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 ensure appropriate finish.
143. 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 Sawston Village Design Guide.

## **Landscaping**

144. The application is supported by a Landscape and Visual Impact Appraisal (fpcr, July 2021), detailed planting plans and, as amended, a Landscape Strategy Plan.
145. The Appraisal provides an assessment of the likely landscape and visual effects of the potential development, noting that the eastern boundary of the site abuts the Green Belt and open countryside. It details that the site is not covered by any statutory or non-statutory designations for landscape quality or value, such as National Parks or Areas of Outstanding Natural Beauty and that the wider landscape setting to the east of Sawston lies within the Cambridge Green Belt.
146. The Appraisal considers that site and the immediate landscape is one that could accommodate change as presented by the proposed development and the consequential effects would not result in any unacceptable harm to landscape character or visual resources, with landscape buffers along the eastern and southern boundaries of the site to create an attractive soft edge to the built development and transition into the countryside and Green Belt beyond.
147. As noted above, the scale of the proposed development is in keeping with the existing scale of development and character of the area and as such the buildings would not dramatically change the overall visual character of the village edge with the development providing a suitable design response in reflecting the height of the adjacent neighbouring dwellings and its rural setting. The wider visual impact of the development is further mitigated through the provision of strong landscape buffers on the northern, eastern and southern edges of the development.

148. The landscape approach, particularly on the countryside edge of the site, is considered to be a positive response to the context of the site, the development requirements of Policy H/1(c) along with Policy NH/8 that seeks to mitigate the impact of development adjoining the Green Belt and states that any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt.
149. The landscape arrangements are also considered to be a positive response to the Sawston Village Design Guide, with Guidance Note 8.3 setting out that development to be set back from site boundaries to open landscape to minimise the visual impact at the rural edge and Guidance Note 8.5 which states that existing hedges and trees should be retained within new developments as landscape features
150. Overall, the proposed development is not considered to result in significant harm to the wider landscape and landscape setting of the development and village edge.
151. In terms of the landscape details within the site the green infrastructure provided as part of the development comprises approximately 2.47 hectares of land dispersed across the site. These areas create a network of connected public open spaces for the local community but ones that also function as part of the development (i.e., SuDS) and enrich the site and associated character areas. Soft landscaped frontages are provided on most properties and the dwellings are afforded with private gardens and amenity space.
152. A Locally Equipped Area of Play (LEAP) is located in the northern centre of the site while a Local Area of Play (LAP) and orchard area is provided in the southern centre of the site, forming key focal points within the site. Planting is incorporated along streets within the development and detailed landscaping is to be arranged around each of the pond and swale features within the development. Street furniture is incorporated into the layout and play equipment into the areas of play.
153. The application has been subject to formal consultation with the Council's Landscape Officer who raises no objection to the proposal, as amended, subject to conditions.
154. Officers consider it reasonable and necessary to impose a condition requiring a detailed scheme of hard and soft landscaping and boundary treatments, to ensure the final detailing aligns with the amended Landscape Strategy Plan and contributes positively to the quality of the development and integrating the proposal with its surroundings. A landscape compliance condition is also recommended.
155. Subject to the recommended conditions, officers consider that the proposal would accord with Policies HQ/1, NH/2, NH/4 and NH/8 of the Local Plan and the guidance of the Sawston Village Design Guide.

## Biodiversity

156. The application is supported by an Ecological Appraisal (fprc, August 2021), a Bat Survey Report (fprc, August 2021), a Bird Report (fprc, August 2021), a Biodiversity Net Gain Report (fprc, August 2021) and, following comments from the Council's Ecology Officer, a Biodiversity Net Gain Report Appendix C Metric 3.0 Update with Headland (fprc, February 2022).
157. The Appraisal set out that two SSSI's are located within 2 kilometres of the site including Sawston Hall Meadows (approximately 300 metres from the southern boundary) and Demford Fen located approximately 1.86 kilometres to the west. Drainage proposals will ensure that there will be no adverse effects to the integrity of these designations; this is also further demonstrated by the Drainage Report and Environmental Statement which focus specifically on the effects of the development on the water environment in the local area.
158. The Appraisal details that habitats present within the site are limited in range and diversity with arable habitats dominating the site bordered by hedgerows and small areas of dense scrub. These were considered to be of no more than local importance, although one hedgerow on the eastern boundary of the site was considered as being important and is proposed to be retained as part of the development.
159. In terms of protected species, the Appraisal sets out that activity surveys undertaken identified relatively low levels of bat activity around the site. The Bat Survey Report details recommended mitigation, including a wildlife sensitive lighting scheme during construction and postconstruction to avoid any significant adverse impact.
160. The Bird Report recorded 16 Skylark, nine Linnet, three Yellowhammer and three Corn Bunting at peak counts during the three breeding bird surveys, all of which are priority Farmland Bird species, and provides recommended mitigation measures.
161. 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. An updated Metric (February 2022) has been submitted which provides a total biodiversity net gain of 4.65% in habitat units. This is in addition to the 156.66% gain in hedgerows and a range of biodiversity enhancements incorporated into the development, including a new orchard, areas of grassland seeded with a species-rich mix, swift tower, insect houses, hedgehog highway and bird and bat boxes.
162. The application has been subject to formal consultation with the Council's Ecology Officer, who is raises no objection subject to conditions and welcomes the biodiversity net gain that will be achieved.
163. To ensure appropriate detailing is secured, the Council's Ecology Officer has recommended five conditions be imposed as part of any consent.

164. The first would secure all ecological measures and/or works in accordance with the details contained in the Ecological Assessment, Bat Survey Report and the Bird Report.
165. The second would require the provision of a construction ecological management plan prior to commencement of development in order to conserve and enhance ecological interests.
166. Further conditions would require the submission of a landscape and ecological management plan, the submission of a lighting design strategy for biodiversity and a Farmland Bird Mitigation Strategy, noting the recommendations of the submitted Bird Report.
167. Officers consider the five recommended conditions to be reasonable and necessary as part of any consent.
168. Subject to the recommended conditions, the proposal would accord with Policy NH/4 of the Local Plan.

## **Trees**

169. The application is supported by an Arboricultural Assessment (fpcr, August 2021).
170. The Assessment sets out that sixteen individual trees, eleven groups of trees and nine hedgerows were surveyed, all of which are restricted to the boundaries of the site. None of the trees were Category A (high quality / value), three were Category B (moderate quality / value) while the rest were Category C (low quality / value) or Category U (unsuitable).
171. The Assessment identifies that the full removal of three tree groups, all Category C or U, will be required to accommodate the development along with the partial removal of an area of hedgerow along the northern boundary of the site to allow the new access road. The Assessment provides several recommendations to ensure the success of new tree and hedgerow planting and tree protection measures for the trees to be retained.
172. Officers acknowledge that the proposed development seeks to incorporate a range of new soft landscaping including new trees and hedgerows, which would see an overall gain on the site, more than compensating for the loss of existing trees and hedgerows.
173. The application has been subject to formal consultation with the Council's Trees Officer who raises no objection subject to condition.
174. In consultation with the Council's Trees Officer, officers consider it reasonable and necessary to impose a condition requiring a phased tree protection methodology in the form of an Arboricultural Method Statement and Tree Protection Plan prior to commencement of development.

175. 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**

176. The application site is in flood zone 1 (low risk) and is therefore considered as having low probability of flooding. Small areas of the site are identified as being at risk from surface water flooding.

177. The application is supported by a Flood Risk Assessment and Drainage Strategy (Rolton Group, August 2021) and, as amended, a Flood Risk and Drainage Technical Note (December 2021) and updated drainage calculations (February 2022).

178. The Assessment considers the impact of the development in respect of flood risk and provides a drainage strategy for the development, later supported by the Technical Note. The Assessment confirms that the site is in flood zone 1 and therefore the sequential test is not required and the principle of residential development is acceptable from a flood risk perspective.

179. The Assessment acknowledges that there are small areas of surface water flooding within the site, limited to existing low points, and that these localised areas will be accommodated by the new drainage system for the development without compromising built form. Trial holes and permeability testing has been undertaken which demonstrates that the ground conditions are permeable and therefore surface water disposal will be through infiltration and the development will incorporate three main infiltration basins. The surface water drainage strategy has been designed to accommodate SuDS and pollution prevention measures and will include ponds and swales within the low-lying areas of the site.

180. 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 a Flood Risk and Drainage Technical Note, no objection is raised by any of the technical consultees, subject to conditions.

181. The Lead Local Flood Authority comment that indicative SuDS infiltration features have been modelled for properties not served by the wider site drainage network, and detailed design of these features is required. Alternately, it is noted that there may be capacity within the wider site network to accept flows from these areas, but additional work is required to confirm this.

182. 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.

183. A condition requiring the submission of a detailed surface water drainage scheme, including maintenance/adoption arrangements, for the site 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.
184. 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.
185. 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.
186. 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.

## **Highway Safety, Highway Network and Parking**

### Highway Safety

187. The application proposes the creation of two new vehicle accesses from Babraham Road to access the proposed development, in line with the development requirements of Policy H/1(c) of the Local Plan. These arrangements are illustrated on the proposed site access arrangements plan (drawing number 3238-F01 Rev J).
188. The street hierarchy incorporated into the layout that provides vehicular access within the site and access to each of the residential units proposed. In addition, the layout incorporates pedestrian and cycle links from the site to the surrounding areas including a pedestrian link onto Plantation Road to the west, a pedestrian-cycleway link along the eastern and southern boundary of the site between Babraham Road and Church Lane and a pedestrian link onto Stanley Webb Close to the west. As noted above these links conform with the development requirements of Policy H/1(c) in terms of non-motorised links along the western boundary of the site.
189. 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.
190. The Local Highways Authority has stated that the information shown on drawing 3238-F01 Rev J are acceptable to the Highway Authority.
191. The Local Highways Authority has recommended conditions relating to the submission of a traffic management plan (separate to any environmental construction management plan), vehicles in excess of 3.5 tonnes shall service

the on restricted hours, highway conditional survey, future management and maintenance of the proposed streets and junction access radius kerbs along with an informative relating to works to or within the public highway.

192. Officers consider it reasonable and necessary to impose the conditions and informative recommended by the Local Highways Authority.
193. The comments of Camcycle are noted. However, they relate to the original site access arrangements that have been amended following further discussions with the Local Highways Authority, who consider the arrangements acceptable.
194. 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.

#### Highway Network

195. The application is supported by a Transport Assessment (Eddisons, July 2021) and two Technical Notes (Eddisons) in response to comments raised by the Transport Assessment Team.
196. In terms of forecast trip generation and distribution the information submitted includes a multi modal trip generation based on census data. This results in 140 vehicle departures and 35 arrivals in the AM peak and 116 vehicle arrivals and 48 departures arrivals in the PM peak. The site will also generate 44 pedestrian and cycle trips in the AM peak and 41 in the PM peak.
197. The information also details the expected distribution from and to the site in the AM and PM peak hours, as applied to the Hill development to the north of Babraham Road. This is with 58% of vehicle trips travelling along Babraham Road into Sawston, and 42% travelling towards Babraham. Of these 34% (49 vehicles in the AM peak and 40 vehicles in the PM peak) are expected to proceed up Babraham High Street.
198. The details submitted consider other committed developments in the area and includes modelling of the junctions using the same study network as the adjunct Hill development to the north.
199. The application has been subject to formal consultation with the Transport Assessment Team who raise no objection to the development, following the submission of further information and subject to conditions and contributions.
200. The Transport Assessment Team agrees with the information provided in respect of trip generation and distribution, setting out that the site access will have sufficient capacity with no queueing of right turning vehicles in the PM peak. The priority junction of High Street with Sawston Road near Babraham will have sufficient capacity in the AM and PM peaks while the junction of A1307 Cambridge / Worsted Lodge in Babraham will have sufficient capacity in the AM and PM peaks.



201. The Transport Assessment Team set out that having reviewed the relative impacts of the development on the surrounding area, there is a need for residents of this development to be connected to Sawston Village College, and associated community facilities and the Sawston Greenway via Babraham Road.
202. Widening of the footway on Babraham Road to the junction with Cambridge Road has been identified as a scheme to enable shared walking and cycling between the two housing developments. The adjacent Hill development to the north of Babraham Road is to undertake widening between the site and Wakelin Avenue, as a proportion of the widening along Babraham Road.
203. A mitigation package has been recommended by the Transport Assessment Team that would include conditions for a Travel Plan to be submitted, path connections to be provided as shown on the site layout plans and a public rights of way scheme. Through Section 106 agreement widening of the footway along Babraham Road between Cambridge Road and Wakelin Avenue to 3m where possible is requested alongside a £20,000 contribution towards the provision of traffic calming in High Street, Babraham.
204. The comments of Babraham Parish Council are noted. The Transport Assessment Team has not considered the widening of existing roadways necessary in this instance and are satisfied with the transport modelling provided confirming there to be sufficient capacity in the highway network. As noted above, a contribution towards calming in High Street, Babraham as part of a mitigation package towards increased traffic movements is required.
205. Officers consider it reasonable and necessary to impose conditions requiring a travel plan and public rights of way scheme, with footpath connections secured through the approved plans condition. A condition for the widening of the footway along Babraham Road is also considered appropriate, while the financial contribution towards traffic calming in High Street, Babraham will be secured via a Section 106 Agreement.
206. Subject to the recommended conditions and contribution, the development would be acceptable in terms of its impact on the highway network and accord with Policies H/1(c), HQ/1 and TI/2 of the Local Plan.

#### Parking Provision

207. 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.
208. 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. Additional provision may be needed for visitors, service vehicles, salesmen.
209. At least two parking spaces are proposed to be provided for all residential units except for the maisonettes and 1-bed houses which are provided with a single space. Some plots that benefit from a detached garage benefit for a larger

number of parking spaces than is strictly required by adopted policy. Several unallocated visitor car parking spaces are also proposed within the layout which is considered acceptable. Electric vehicle charging points will also be provided to all dwellings with on-plot parking, which will be secured by condition.

210. The level of car parking provision is considered acceptable, with its distribution within the layout of the development considered above.
211. For cycle parking provision, one space per bedroom should be provided.
212. The Design and Access Statement sets out that cycle parking is to be provided within garages for the units that have them and sheds for those that don't. A communal cycle stand will also be provided next to the LEAP. Parking provision is illustrated on the Masterplan Parking Strategy (ref: 9860-SK-15H).
213. However, the details provided do not give sufficient clarification that the cycle parking provision would meet the requirements of Policy TI/3 of the Local Plan, being one space per bedroom. Officers therefore consider it reasonable and necessary to impose a condition requiring the submission of details of the facilities for the covered and secure parking of bicycles prior to occupation.
214. Subject to the recommended condition, the proposed parking provision would accord with Policy TI/3 of the Local Plan.

## **Residential Amenity**

### Neighbouring Properties

215. The properties with the greatest potential for impact from the proposed development are the existing properties to the west of the site on Stanley Webb Close and Plantation Road that abut the development site.
216. 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.
217. Plot 1 is located approximately 18 metres to the north east of nos.9 and 10 Stanley Webb Close at an off-set side to side relationship. Given the siting, orientation and separation, Plot 1 is not considered to result in significant harm the amenities of nos.9 and 10 Stanley Webb Close.
218. Plot 39 is located approximately 20 metres from the western boundary of the site and faces obliquely towards the rear garden areas of nos.9-12 Stanley

Webb Close. Given the degree of separation and orientation, Plot 39 is not considered to result in significant harm to the amenities of nos.9-12 Stanley Webb Close.

219. Plot 40 is located approximately 11 metres from the side elevation of nos.19-20 Stanley Webb Close. Given the side-to-side relationship between the proposed and existing properties, Plot 40 is not considered to result in significant harm to residential amenity.
220. Plots 42 and 43 are located to the rear of nos.42-45 Stanley Webb Close with a back-to-back separation of approximately 24 metres. Given the degree of separation Plots 42 and 43 are not considered to result in significant harm to residential amenity.
221. Plots 44 to 49 are located to the rear of nos.46-54 Stanley Webb Close. The rear elevations of the existing and proposed properties face each other and vary in separation from approximately 24.5 metres to 27 metres. Given the degree of separation Plots 44 to 49 are not considered to result in significant harm to residential amenity.
222. Plot 55 is located to the south of nos.53-54 Stanley Webb Close at an off-set side to side relationship and separation of approximately 13 metres and is orientated so as to permit oblique views towards the garden of No 55 Stanley Webb Close. Given the degree of separation Plot 55 is not considered to result in significant or unacceptable harm to residential amenity of either property.
223. Plots 56 is located to the south of no.55 Stanley Webb Close at an off-set side to rear relationship and separation of approximately 12 metres. The degree of separation is considered acceptable and not to result in significant harm. The side facing elevation of Plot 56 has a window between ground and first floor level that serves a staircase / landing. Given the window serves a non-habitable Plot 56 is not considered to result in a significant loss of privacy to no.55 Stanley Webb Close, also noting the boundary treatments between the two properties.
224. Plot 71 is located to the south of nos.57 and 58 Stanley Webb Close at an off-set side to rear relationship and separation of approximately 18 metres. The degree of separation is considered acceptable and not to result in significant harm and no windows are proposed at or above first floor level in the side elevation of Plot 71 facing north.
225. Plot 72 is located to the west of no.58 Stanley Webb Close. Plot 72 is sited forward of the rear elevation of no.58 by approximately 4.5 metres and set away from the shared boundary by approximately 4.2 metres where parking is provided for Plot 72. This layout arrangement continues the staggered layout between nos.55-56 and nos.57-58 Stanley Webb Close. Although Plot 72 will be visible from the rear garden area of no.58, the relative siting is not considered to result in significant harm sufficient to warrant a refusal of the application, noting that the design of Plot 72 (and 73) incorporate a hipped roof

form to reduce the mass of the dwelling and mitigate the potential impact on no.58.

226. Plots 72 and 73 have a side facing window between ground and first floor level that serves a staircase and landing. Although these windows serve non-habitable areas, given their proximity to the boundaries of the site and adjacent neighbours is considered reasonable to impose a condition that these windows are obscure glazed and fixed shut.
227. Plots 74 to 79 are located to the rear of nos.72 and 74 Plantation Road. Plots 74 to 79 have a ridge line that runs north-west south-east, such that the properties have an off-set back-to-back relationship with the existing properties.
228. Plots 74 and 75 are closest to no.74 Plantation Road with approximately 7 metres between the side garden elevation of Plots 74 and 75 and the shared boundary with no.74 Plantation Road at the shortest point and approximately 20 metres between the respective two storey elements of the buildings.
229. The degree of separation and orientation of the proposed buildings is such that the development is not considered to result in a significant overbearing impact or loss of light. However, a first floor bedroom window on the west facing elevation of Plots 74 and 75 has the potential to result in a loss of privacy to no.74 Plantation Road. As the bedroom is served by two windows, one on the northern and one on the western elevation, the harm can be mitigated by a condition that restricts the first floor window to being obscure glazed and fixed shut.
230. Subject to the recommended condition Plots 74 to 79 are not considered to result in significant harm to the amenities of existing properties.
231. Plot 86 is located to the rear of nos.66 and 68 Plantation Road with a direct side to rear relationship. Both existing properties have single storey rear extensions. The single storey extensions are some 12m from the main side wall of the dwelling on plot 86 whilst the two storey elements are separated by approximately 15 metres, which is considered acceptable given the recommendations of the Council's District Design Guide, also noting the hipped roof design to lessen the mass of Plot 86. A single first floor window is proposed in the west facing side elevation of Plot 86 serving a bathroom. To ensure Plot 86 does not result in a significant loss of privacy to nos. 66 and 68 Plantation Road a condition that restricts the first floor window to being obscure glazed and fixed shut is considered appropriate.
232. Subject to the recommended condition Plot 86 is not considered to result in significant harm to the amenities of existing properties.
233. Plot 87 is located to the rear of no.62 Plantation Road with a direct side to rear relationship. The two storey elements are separated by approximately 15 metres, which is considered acceptable given the recommendations of the Council's District Design Guide, also noting the hipped roof design to lessen the mass of Plot 87. No windows at or above first floor level are proposed in the

west facing side elevation of Plot 87. Plot 87 is not considered to result in significant harm to the amenities of adjacent properties.

234. Plot 102 is located to the rear of no.56 Plantation Road with a direct side to rear relationship. The two storey elements are separated by approximately 15 metres, which is considered acceptable given the recommendations of the Council's District Design Guide, also noting the slight hipped roof design to lessen the mass of Plot 102. No windows at or above first floor level are proposed in the west facing side elevation of Plot 102.
235. A single storey double garage structure is proposed in the rear garden of Plot 102 sited approximately 2 metres from the western boundary of the site and approximately 8 metres from the rear wall of no.58 Plantation Road. The proposed garage has a pitched roof with a maximum height of approximately 5 metres. Given the short rear garden of no.58 Plantation Road, the proposed garage may give rise to some impact on the rear garden area but not so substantially to render the scheme unacceptable. However, given the scale and siting of the proposed garage for Plot 102 officers consider it reasonable to impose a condition requiring, notwithstanding the approved plans, details of the proposed garage to be submitted so that a revised and reduced scale of garage can be provided to mitigate the impact on the rear garden area of no.58 Plantation Road.
236. Subject to the recommended condition the dwelling and garage on Plot 102 are not considered to result in significant harm to the amenities of adjacent properties.
237. Plot 103 is located to the rear of no.54 Plantation Road with a direct side to rear relationship. The two storey elements are separated by approximately 15.5 metres, which is considered acceptable given the recommendations of the Council's District Design Guide, also noting the slight hipped roof design to lessen the mass of Plot 103. No windows at or above first floor level are proposed in the west facing side elevation of Plot 103.
238. A single storey double garage structure is proposed in the rear garden of Plot 103 sited approximately 1.5 metres from the western boundary of the site and approximately 7 metres from the rear wall of nos.52 and 54 Plantation Road. The proposed garage has a pitched roof with a maximum height of approximately 5 metres. Given the short rear garden of nos.52 and 54 Plantation Road, the proposed garage may give rise to some impact on the rear garden area but not so substantially to render the scheme unacceptable. However, given the scale and siting of the proposed garage for Plot 103 officers consider it reasonable to impose a condition requiring, notwithstanding the approved plans, details of the proposed garage to be submitted so that a revised and reduced scale of garage can be provided to mitigate the impact on the rear garden area of nos.52 and 54 Plantation Road.
239. Subject to the recommended condition the dwelling and garage on Plot 103 are not considered to result in significant harm to the amenities of adjacent properties.

240. Plot 112 is located to the rear of no.48 Plantation Road with a direct side to rear relationship. The two storey gable of the main house is approximately 13.5 metres from No 48, which is considered acceptable given the recommendations of the Council's District Design Guide, also noting the slight hipped roof design to lessen the mass of Plot 112. No windows at or above first floor level are proposed in the west facing side elevation of Plot 112.
241. A single storey double garage structure is proposed in the rear garden of Plot 112 sited approximately 1 metre from the western boundary of the site and approximately 6 metres from the rear walls of nos.48 and 50 Plantation Road. The proposed garage has a pitched roof with a maximum height of approximately 5 metres. Given the short rear garden of nos. 48 and 50 Plantation Road, the proposed garage may give rise to some impact on the rear garden area but not so substantially to render the scheme unacceptable. However, given the scale and siting of the proposed garage for Plot 112 officers consider it reasonable to impose a condition requiring, notwithstanding the approved plans, details of the proposed garage to be submitted so that a revised and reduced scale of garage can be provided to mitigate the impact on the rear garden area of nos.48 and 50 Plantation Road.
242. Subject to the recommended condition the dwelling and garage on Plot 112 are not considered to result in significant harm to the amenities of adjacent properties.
243. Whilst noting the differing relationship between existing and proposed new homes and garages and recommended conditions, 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

244. Consideration is also given to the amenities of the future occupiers of the site.
245. 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.
246. Several properties have a side to rear relationship where first floor side windows are occasionally present that could give rise to a loss of privacy to adjacent Plots. However, this impact can be mitigated through the imposition of a condition to restrict these windows to being fixed shut and obscured glazed. The condition(s) would apply to Plots 42, 100, 110, 170, 171, 178, 183, 188, 194 and 254.
247. 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.

248. Although not shown on the layout plans, no.58 Stanley Webb Close has a side extension that projects closer to the shared boundary with Plot 72, with a separation of approximately 1.5 metres to allow pedestrian access. However, this relationship is considered acceptable.
249. 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.
250. Each property would benefit from a private garden area or communal amenity space in the case of the maisonettes, which would satisfy the recommendations of the Council's District Design Guide, also noting the level of open space provision within the site and proximity of the site to Lynton Way recreation ground.
251. 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

252. 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

253. 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. Furthermore, as noted above, the scale of development is compatible with that of existing development adjacent to the application site and therefore the development would not result in a significantly increased presence or dominant form of development that may give rise to heritage assets.
254. The comments of the Historic Environment Team (County Archaeology) in respect of archaeological potential are noted. The team has confirmed that an approved archaeological evaluation report has been submitted to support the application detailing the low level and low significance of the archaeological evidence, consistent with that seen in the development area to the north of Babraham Road, indicating that the domestic cores lay outside these development zones. The Historic Environment Team has concluded that no further archaeological work is required at the site and therefore no archaeological condition has been recommended.
255. The proposal would accord with Policy NH/14 of the Local Plan.

## Renewables / Climate Change

256. The application is supported by an Energy and Sustainability Statement (August 2021).
257. The Statement details a series of measures that will be applied to the proposed development including properties orientated to maximise solar gain, high insulation standards and airtight envelope, mechanical ventilation with heat recovery where required, high efficacy lighting specified for the whole development, energy efficient appliances where installed and an onsite show home will demonstrate all sustainability features available on site.
258. In terms of renewables the Statement puts forward two options. One incorporates high efficient A-rated condensing gas boilers with ultra low NOx emissions and solar photovoltaics to provide a carbon emissions reduction of 11.3%, with properties needing to be completed by 2025. The second option uses air source heat pumps in all dwellings to align with nationwide approach to low carbon energy transition, providing a carbon emissions reduction of 59.8%.
259. The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions.
260. In respect of the carbon emission reductions of the two options, the Council's Sustainability Officer comments that although the reduction for the second option seems a lot greater than the first it should be noted that the baseline for each option is different due to the use of gas vs electricity. Although both options presented are compliant with Policy CC/3, option 2 is recommended to ensure that the development supports the transition to low carbon.
261. 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).
262. Subject to the recommended conditions the proposal would accord with policies CC/3 and CC/4 of the Local Plan.
263. Policy CC/5 of the Local Plan sets out that on developments where a show home is being provided, a sustainable show home must be provided (either separately or instead of the show home) demonstrating environmentally sustainable alternatives beyond those provided to achieve the standard agreed for the development.
264. Chapter 10 of the Energy and Sustainability Statement set out that Paragraph 6.133 of the Planning Statement include details of how sustainable living will be promoted in the developments show home.



265. Officers are satisfied the requirements of Policy CC/5 can be addressed through the imposition of a condition requiring the submission of a strategy for the delivery of the proposed sustainable show home(s) as part of any consent.
266. Subject to the recommended condition the proposal would accord with Policy CC/5 of the Local Plan.

### **Open Space Provision**

267. 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.
268. Based on the mix of housing provided, as set out earlier in this report, the following would be required:
- Formal sports space: 11,386sqm
  - Formal children's play space: 2,846sqm
  - Informal children's play space: 2,846sqm
  - Informal open space: 2,846sqm
  - Allotments and community orchards: 2,846sqm
269. The proposed development comprises approximately 2.47 hectares publicly accessible open space including the landscape buffer on the eastern edge of the site, allocated with pedestrian access. However, the Design and Access Statement details that a significant part of the open space comprises three attenuation basins/storm water features and therefore do not qualify as part of the above considerations as such spaces would not meet the requirements of the Council's Open Space SPD. The SPD explains the offsite cost per person, where the necessary provision of onsite open space is not satisfied in full.
270. In terms of onsite provision, officers are satisfied that the proposed development provides a sufficient quantum of onsite informal open space. The layout of the development incorporates a range of open spaces including a Locally Equipped Area of Play (LEAP), Local Area for Play (LAP) and other incidental open spaces. The Design and Access Statement notes that the design of the LEAP and LAP has been influenced by a youth engagement workshop which has been undertaken with pupils at Icknield Primary School.
271. Being a development of over 200 dwellings, the Council's Open Space SPD requires the provision of a Neighbourhood Equipped Area for Play (NEAP), which has a target age range of 8-14 and a minimum activity zone of 1,200sqm that should be within 1,000 metres walking distance. However, the site is already in close proximity to an existing NEAP on Lynton Way, within the accepted walking distance set out in the SPD.
272. Sawston Parish Council has advised that older children's play equipment to meet the needs of the development will be provided at the Lynton Way recreation ground in the form of a skate park and gym equipment and therefore

the provision of an onsite NEAP is not sought in this instance. Instead, a contribution of £90,000 is required covering the cost and maintenance of these facilities.

273. To fully satisfy Policy SC/7, further offsite contributions are sought in respect of outdoor sports space, formal children's play space and allotment and community orchards, as appropriate, set out later in this report.
274. Overall, through the provision of onsite open space and offsite contributions, the proposal would accord with Policy SC/7 of the Local Plan.

### **Contamination**

275. The application is supported by a Geotechnical and Geo-Environmental Report (Rolton Group, March 2021).
276. The Report advises that desk studies indicated no likely significant made ground or highly compressible ground to depth and therefore it was determined that the main ground investigation would be best undertaken by simple machine excavated trial pits. The chemical testing undertaken demonstrated contamination presence typical of a 'greenfield' site and the report concludes that there is no requirement for remediation works or mitigation works in respect of contamination presence, nor is further sampling or testing is considered necessary.
277. The application has been subject to formal consultation with the Council's Contaminated Land Officer who raises no objection to the proposed development, recommending an informative relating to the identification of contamination previously not identified being found on site.
278. Given the findings of the submitted Report and comments of the Council's Contaminated Land Officer, officers consider it reasonable and necessary to impose a condition relating to the potential for previously unidentified contamination being found, which would then require the submission of a remediation strategy.
279. Subject to the recommended condition the proposal would accord with Policy SC/11 of the Local Plan.

### **Developer Contributions**

280. 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.
281. 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.

282. 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.
283. In consultation with the Council's Section 106 Officer a range of contributions are required as part of the proposed development.
284. For outdoor sports space a contribution of £400,000 is required for the provision of a replacement pavilion at Lynton Way recreation ground.
285. In terms of formal children's play space an offsite contribution of £90,000 for the provision and maintenance of a skate park facility and outdoor gym area on Lynton Way recreation ground is sought (in addition to the onsite LAP and LEAP provision).
286. For allotments and community orchard an offsite contribution of £28,000 is required for the provision of new allotment plots within the village of Sawston (in addition to the onsite fruit trees through the development).
287. Indoor community space is to be address through an offsite contribution of £142,174.47 for the provision of a new community hub in Babraham.
288. Burial space is to be supported through an offsite contribution of £58,800 for the provision of additional cemetery space in Sawston.
289. Indoor sports space is to form an offsite contribution of £118,259 for the improvement of indoor sports courts/halls and £131,754 for the improvement of swimming facilities at Sawston Sports Centre.
290. A public art contribution of £35,000 is sought towards the provision of performance arts space within the new community hub in Babraham.
291. A financial contribution of £205,498 towards the provision of new green infrastructure at Gog Magog hills (including Wandlebury Country Park) and the improvement of public access to Deal Grove woodland area in Sawston
292. A monitoring contribution of £3,000 towards the monitoring and report of planning obligations is also deemed appropriate.
293. Contributions are also sought by Cambridgeshire County Council who have commented formally on the application.
294. An early years education contribution of £488,388 towards additional early years places at Icknield Primary School is required along with a contribution of £1,134,530 towards the expansion of Icknield Primary. A £10,500 contribution

towards additional capacity at Sawston Library is also sought along with a monitoring fee of £150.

295. As noted above, the Transport Assessment Team has also sought a contribution of £20,000 towards the provision of traffic calming in High Street, Babraham.
296. 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

297. 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

298. 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

299. 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.

### Loss of Agricultural Land

300. The provisions of Policy NH/3 of the Local Plan, which deals with protecting agricultural land, are noted. However, as the site is allocated for residential development under Policy H/1 of the Local Plan, no conflict is identified with Policy NH/3 of the Local Plan as the principle of residential development on the site has been adopted.

### Minerals and Waste

301. The comments of the Minerals and Waste team are noted and consider that the recommended construction environmental management plan will adequately deal with the on-site management of waste.

## Noise

302. 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 to ensure compliance with Policy CC/6 of the Local Plan, alongside the informatives for disturbance, air source heat pumps and statutory noise nuisance.

## Permitted Development Rights

303. The impact of the proposed development on residential amenity has been considered to be acceptable, subject to conditions. However, to ensure that the residential amenity is adequately protected, officers consider it reasonable and necessary to impose a condition removing permitted development rights for Class E (outbuildings) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for several Plots along the western boundary of the site.
304. Without such restrictions development within the respective curtilages of Plots 72, 74, 75, 76, 77, 86 and 86 could be undertaken without formal planning consent which may result in harm residential amenity. Given the small rear garden areas of several existing properties on Plantation Road that abut the site the condition is considered reasonable and necessary for these selected Plots.

## Pre-Commencement Conditions

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

## Public Rights of Way

306. The comments of the Definitive Maps Officer are noted and the impact on the existing public rights of way considered above when assessing layout. Officers consider it reasonable and necessary to impose a condition requiring a public rights of way scheme to ensure compliance with Policy TI/2 of the Local Plan and an informative relating to public rights of way.

## Sawston Neighbourhood Plan

307. A Neighbourhood Area was designated in June 2018 for the Sawston Neighbourhood Plan. However, the Plan has not progressed beyond this stage of development and therefore carries no weight in the determination of this application.

## Third Party Comments

308. The comments made in third-party representations are noted, with many points already considered in the report). The remaining matters raised are considered below.

309. One representation refers to a previous application being rejected on the site as it was considered to be a flood plan. There is no relevant planning history for development of the for residential purposes that has been identified and matters of flood risk and drainage have been considered acceptable.
310. Several representations raise concerns over the principle of development and loss of countryside, the quantum of development and the impact on existing services. As set out above the site has been allocated for housing through the Council's Local Plan and the quantum of development considered acceptable and sustainable. Contributions are to be secured via a Section 106 Agreement to ensure appropriate provisions towards existing schools and services, along with upgrades to the local highway network.
311. One representation refers to a potential cycle path through Stanley Webb Close which has never been adopted and therefore maintenance charges to residents, requesting if a cycle path is routed the road is adopted. The adoption of roads outside of the application site boundary cannot reasonably be secured through this application and whilst noted, the comment made cannot be reasonably resolved in this case through a planning obligation or condition.
312. Concern is raised on the potential impact on house prices, however this is not a material planning consideration.
313. Concern is raised on maintenance of existing hedgerows to the rear of properties as the site is currently undeveloped. Management of landscaping within the development site would fall to occupiers of each properties for areas within residential curtilages while other areas requiring maintenance would be covered through the Section 106 Agreement.

## **Planning balance and conclusion**

314. The site is allocated for residential development under Policy H/1(c) of the Local Plan.
315. The application seeks full planning permission for the erection of 280 dwellings, including 72 affordable dwellings, two new vehicular accesses from Babraham Road, pedestrian and cycle access, publicly accessible open space, a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), landscaping and earthworks and surface water drainage, associated amenity space and attenuation features and internal infrastructure.
316. The proposal overall would provide a high-quality scheme that would make a strong and positive contribution to the local and wider context of the site and to the character of the area. The impacts of the proposed development on neighbouring properties, subject to the conditions and safeguards identified, would not have a significant and unacceptable impact upon the living conditions of nearby residents. Having specific regard to submitted information, including the environmental information contained in the Environmental Statement, the impacts of the development on the environment is, subject to the mitigation provided by the conditions, considered to be acceptable. The proposal would

accordingly comply with the requirements of relevant local and national planning policies and the guidance of the Sawston Village Design Guide.

317. A Section 106 Agreement would be tied to any consent to secure for contributions towards key services and facilities within the villages of Sawston and Babraham, including education, open space and highway improvement works. Based upon the assessment by officer of all material planning considerations in this case, notably the delivery of the Local Plan policy objectives for new development on this site, the planning balance in this case falls in favour of approval of the application, subject to the recommended planning obligations and conditions.

## **Recommendation**

318. Officers recommend that the Planning Committee grants delegated approval subject to the prior completion of a Section 106 Agreement and the conditions and informatives set out in the report.

## **Conditions**

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

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

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

Plans to be listed:

- 9860-P-01 Rev C (Site Location Plan)
- 9860-P-02 Rev H (Masterplan)
- 9860-P-03 Rev E (Masterplan: Tenure Plan)
- 9860-P-04 Rev N (Planning Layout)
- 9860-P-08 Rev E (Planning Layout: Refuse Strategy)
- 9860-SK-15 Rev H (Masterplan: Parking Strategy)
- 9860-L-12 (Landscape Strategy Plan)
- 9860-HT-01 Rev C (Plans & Elevations: Bakewell – End)
- 9860-HT-02 Rev C (Plans & Elevations: Bakewell – Mid)
- 9860-HT-03 Rev C (Plans & Elevations: Bakewell – End)
- 9860-HT-04 Rev C (Plans & Elevations: Bakewell – Mid)
- 9860-HT-05 Rev D (Plans: Letchworth)
- 9860-HT-06 Rev C (Elevations: Letchworth)
- 9860-HT-07 Rev B (Elevations: Letchworth)
- 9860-HT-08 Rev C (Plans & Elevations: Amberley)
- 9860-HT-09 Rev B (Plans & Elevations: Amberley)
- 9860-HT-10 Rev C (Plans & Elevations: Stratford Lifestyle)
- 9860-HT-11 Rev B (Plans & Elevations: Stratford Lifestyle)
- 9860-HT-12 Rev B (Plans & Elevations: Stratford Lifestyle)

9860-HT-13 Rev C (Plans: Oxford Lifestyle)  
9860-HT-14 Rev B (Elevations: Oxford Lifestyle)  
9860-HT-15 Rev D (Plans: Oxford - Custom Build Option)  
9860-HT-16 Rev C (Elevations: Oxford – Custom Build Option)  
9860-HT-17 Rev C (Plans: Shaftesbury)  
9860-HT-19 Rev B (Elevations: Shaftesbury)  
9860-HT-20 Rev D (Plans: Leamington Lifestyle)  
9860-HT-21 Rev C (Elevations: Leamington Lifestyle)  
9860-HT-22 Rev C (Elevations: Leamington Lifestyle)  
9860-HT-23 Rev C (Plans: Harrogate)  
9860-HT-24 Rev B (Elevations: Harrogate)  
9860-HT-25 Rev A (Elevations: Harrogate)  
9860-HT-26 Rev C (Plans: Sunningdale)  
9860-HT-27 Rev B (Elevations: Sunningdale)  
9860-HT-28 Rev E (Plans: Hampstead)  
9860-HT-29 Rev C (Elevations: Hampstead)  
9860-HT-30 Rev C (Elevations: Hampstead)  
9860-HT-31 Rev C (Plans: Highgate)  
9860-HT-32 Rev B (Elevations: Highgate)  
9860-HT-33 Rev B (Elevations: Highgate)  
9860-HT-34 Rev D (Plans: Richmond)  
9860-HT-35 Rev C (Elevations: Richmond)  
9860-HT-36 Rev B (Elevations: Richmond)  
9860-HT-37 Rev D (Plans: Richmond Special)  
9860-HT-38 Rev C (Elevations: Richmond Special)  
9860-HT-39 Rev C (Plans: Maisonette)  
9860-HT-40 Rev B (Elevations: Maisonette)  
9860-HT-41 Rev D (Plans & Elevations: Avon – End)  
9860-HT-42 Rev D (Plans & Elevations: Avon – Mid)  
9860-HT-43 Rev C (Plans & Elevations: Tavy – End)  
9860-HT-44 Rev C (Plans & Elevations: Tavy – Mid)  
9860-HT-45 Rev C (Plans & Elevations: Dart – End)  
9860-HT-46 Rev C (Plans & Elevations: Dart – Mid)  
9860-HT-47 Rev D (Plans & Elevations: Tweed – End)  
9860-HT-49 Rev B (Plans & Elevations: Garage – Single)  
9860-HT-50 Rev B (Plans & Elevations: Garage – Twin)  
9860-HT-51 Rev B (Plans & Elevations: Garage – Double)  
9860-HT-52 Rev B (Plans & Elevations: Garage – Special)  
9860-HT-53 Rev A (Plans & Elevations: Stratford Lifestyle Special)  
9860-HT-54 Rev A (Plans & Elevations: Stratford Lifestyle Special)  
9860-HT-55 Rev A (Plans: Oxford Lifestyle Special)  
9860-HT-56 Rev A (Elevations: Oxford Lifestyle Special)  
9860-HT-57 Rev A (Plans: Oxford - Custom Build Option Special)  
9860-HT-58 Rev A (Elevations: Oxford - Custom Build Option Special)  
9860-HT-59 Rev A (Plans: Leamington Lifestyle Special)  
9860-HT-60 Rev A (Elevations: Leamington Lifestyle Special)  
9860-HT-61 (Plans: Harrogate Special)  
9860-HT-62 (Elevations: Harrogate Special)  
9860-HT-63 (Plans: Sunningdale Special)  
9860-HT-64 (Elevations: Sunningdale Special)



9860-HT-65 Rev A (Plans: Hampstead Special)  
9860-HT-66 (Elevations: Hampstead Special)  
9860-HT-67 Rev A (Plans: Highgate Special)  
9860-HT-68 Rev A (Elevations: Highgate Special)  
9860-HT-69 (Plans: Richmond Special)  
9860-HT-70 (Elevations: Richmond Special)  
9860-HT-71 (Plans: Letchworth Special)  
9860-HT-72 (Elevations: Letchworth Special)  
9860-L-12 (LEAP Layout)  
9860-L-13 (LAP Layout)  
3238-F01 Rev J (Proposed Site Access Arrangements)

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

- 3) No development 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:

- a) construction and phasing programme.
- b) 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.
- c) 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.
- d) 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 of Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
- e) 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.
- f) 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.
- g) 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.
- h) 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.

- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition / construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road uses.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement / Residents Communication Plan, Complaints procedures, including complaints response procedures
- r) 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.

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

The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve

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

- 5) 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:
- a) 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
  - b) 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.

- 6) Prior to commencement, a Farmland Bird Mitigation Strategy shall be submitted to and approved by the Local Planning Authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation measures to be secured by legal agreement or a condition of any consent, in nearby agricultural land, prior to commencement.

The content of the Farmland Bird Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark nest plots;
- b) detailed methodology for the compensation measures e.g. Skylark plots must follow AgriEnvironment Scheme option: ‘AB4 Skylark Plots’;
- c) locations of the compensation measures by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Farmland Bird Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

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

- 7) Prior to commencement of the development and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural

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

The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the Local Planning Authority.

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.

- 8) No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan to be submitted to and approved in writing by the Local Planning Authority alongside the detailed drainage scheme required by this condition.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by Rolton Group (ref: 200510-RGL-ZZ-XX-RP-D-0001 S2-P02) dated August 2021 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord

with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);

- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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

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.

- 9) 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 phase 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. Unless otherwise detailed and approved in the submitted scheme, 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.

- 10) No development 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:
  - a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
  - b) Contractor parking, with all such parking to be within the curtilage of the site where possible

- c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- d) 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.

- 11) No development shall commence on site until a condition survey of the adopted public highway for a distance of at least 50 metres either side of the extent of the site (where it abuts the adopted public highway) has been submitted to and agreed in writing by the Local Planning Authority. The inspection of the adopted public highway shall be carried out in conjunction with an officer of the Highway Authority. The developer will be responsible for the repair, in a timely manner, of any damage to the adopted public highway that may be caused as a result of their operations.

Reason: For the safe and efficient operation of the highway.

- 12) Prior to the commencement of development, a Public Rights of Way scheme shall be submitted to and approved by the Local Planning Authority. Such scheme shall include provision for:
- a) the design of non-motorised user (NMU) access onto Babraham Road and public rights of way routes and their surfacing, widths, gradients, landscaping and structures.
  - b) any proposals for diversion and closure of public rights of way and alternative route provision.

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

Reason: In the interests of the amenity and safety of the public in accordance with Policy TI/2 of the South Cambridgeshire Local Plan.

- 13) Notwithstanding the approved plans, no development of Plots 102, 103 and 112 shall commence until details of the proposed garages serving those plots have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To protect the amenity of neighbouring properties on Plantation Road in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 as the scale and siting of the double garages proposed on these plots would give rise to harm to the amenities of adjacent neighbouring properties.

- 14) 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:
- a) Description and evaluation of features to be managed.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management, including how a biodiversity net gain will be achieved.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

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

- 15) 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.

- 16) No development above ground level shall commence until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include:
- a) details of all the materials to be used in the development, including ground surface finishes details.
  - b) details of the material choices and architectural details of the individual house types along with street views for stretches of houses along the spine road, the site edges and other areas within the site showing how varied materials are applied across the site.
  - c) Details of all windows and doors, surrounds, heads, cills, at a scale of not less than 1:20.

- d) Details of eaves, verges, soffits and fascia at scale of not less than 1:20.

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 and Chapter 7 of the Sawston Village Design Guide Supplementary Planning Document 2020.

- 17) 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:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, 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;

- b) 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.

- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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

- 18) No development above ground level shall commence until a strategy for the delivery of the proposed sustainable show home(s) has been submitted to and



approved in writing by the Local Planning Authority. This strategy shall include the following:

- a) a plan showing the location of the sustainable show home(s)
- b) an indicative timetable for delivery of the sustainable show home(s)
- c) sustainability targets to be achieved in the construction/design of the show home(s)
- d) sustainable alternatives available for purchase by prospective house buyers (to include measures such as energy efficiency, renewable technologies, water conservation, waste and recycling and overheating)
- e) a marketing scheme to demonstrate how the sustainable alternatives in (d) above can be purchased by prospective house buyers The strategy for the show home(s) shall be implemented in full accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings In accordance with Policy CC/5 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 19) 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 (including scope for interim parking controls ahead of formal adoption of the streets) have been 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 unto 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.

- 20) 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.

- 21) No development above slab level shall take place until a scheme to secure the widening of the footway to 3m (where possible) on Babraham Road from Wakelin Avenue to Cambridge Road, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall also include a timetable for its implementation. The development shall be carried out in accordance with the agreed details.

Reasons - To improve existing cycle and walking routes to the village centre in accordance with policy HQ/1(f) and TI/2(c) of the adopted South Cambridgeshire Local Plan 2018.

- 22) No occupation of any dwelling, hereby permitted, shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

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.

- 23) The development, hereby permitted, shall not be occupied 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.

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

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 25) 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.

- 26) The dwellings referenced in this condition, hereby permitted, shall not be occupied until the proposed first floor windows in the north side elevations of Plots 42 and 188, the east side elevations of Plots 72 (window above ground

floor level), 100, 110, 170, 171, 183 and 254 and west side elevations of Plots 73, 74-75, 86, 178 and 194, have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. 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.

- 27) All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal (FPCR Environmental and Design Ltd., August 2021), the Bat Survey Report (FPCR Environmental and Design Ltd., August 2021), the Bird Report (FPCR Environmental and Design Ltd., August 2021), 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.

- 28) The approved renewable/low carbon energy technologies (as set out in the Energy & Sustainability Statement - August 2021) 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 and to ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 29) Prior to the first occupation of the development the junction of the access with the highway carriageway shall be laid out with 8 metre radius kerbs and shall be reduced further to 6 metres if the speed limit is permanently lowered to 30mph.

Reason: In the interests of highway safety.

- 30) No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NO<sub>x</sub>) combustion boilers, (i.e., individual gas fired boilers that meet a dry NO<sub>x</sub> 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 (NO<sub>x</sub>) 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.

- 31) One electric charging point for every dwelling with on-plot parking, as set out in paragraph 3.4.5 of the submitted Transport Assessment (Eddisons, July 2021), shall be fully installed and operational for occupiers of the relevant plot prior to its first occupation.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 32) 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.

- 33) Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between 0930 hours and 1600 hours, Monday to Friday.

Reason: in the interests of highway safety

- 34) If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

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

- 35) Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool for Plots 72, 74, 75, 76, 77, 86 and 87 shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenities of adjoining occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

## **Informatives**

- 1) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- 2) Public Rights of Way must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

- 3) 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.

- 4) 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.
- 5) 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.

## **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: 21/03955/FUL, 21/01549/SCOP, 21/00368/SCRE, S/2579/04/F and S/0602/03/F.

## **Report Author:**

Michael Sexton – Principal Planner  
Telephone: 07704 018467

# Agenda Item 6



**Report to:** South Cambridgeshire District Council Planning Committee 13 April 2022

**Lead Officer:** Joint Director of Planning and Economic Development

---

## **21/05165/REM – Phase 2 Land, Zone 2, Granta Park, Great Abington**

Proposal: Reserved Matters application for a Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.

Applicant: BRE-BMR Granta Park Zone 2 Limited

Key material considerations: Compliance with the Outline Planning Permission

Reserved Matters:

- Layout
- Scale
- Appearance
- Landscaping
- Biodiversity
- Flood Risk and Drainage
- Highway Safety, Highway Network and Parking
- Heritage Impact
- Renewables / Climate Change
- Noise
- Lighting
- Residential Amenity
- Other Matters

Date of Member site visit: None

Is it a Departure Application: No (advertised 08 December 2021)

Decision due by: 15 April 2022 (extension of time agreed)

Application brought to Committee because: Officer recommendation is contrary to Great Abington Parish Council's recommendation of refusal, referred to the Planning Committee through the Delegation Meeting process.

Officer Recommendation: Approval

Presenting officer: Michael Sexton

## **Executive Summary**

1. Outline planning permission was granted on 23 December 2015 for the erection of Research and Development buildings (Use Class B1b) with a combined floor area of up to 34,220 m<sup>2</sup> (GEFA excluding plant) through outline consent S/1110/15/OL, which also established means of access (with the provision of an internal link road) strategic landscaping and associated infrastructure including parking.
2. The application seeks reserved matters permission for Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.
3. The application site is located on Granta Park, which is designated as an Established Employment Area within the adopted Local Plan.
4. Granta Park is one of the UK's leading Science Campuses offering state of the art laboratory and office facilities across 14 buildings within the 120-acre site and is home to companies including AstraZeneca, Illumina and Pfizer.
5. Officers consider the reserved matters including the layout, scale, appearance and landscaping to be acceptable, promoting a high quality design, and to comply with the requirements of the outline consent and relevant local and national planning policies.
6. The development seeks to exceed requirements of the outline consent and adopted local policy in several regards. The development, through the introduction of renewable technologies, will achieve a site wide reduction of 32.7% of CO<sub>2</sub> emissions, is designed to meet BREEAM Excellent and introduces electric vehicle charging (10% active, 40% passive). The development incorporates a strong drive to improve biodiversity and support ecology, with the planting of native species provision of more ecologically valuable habitats, achieving a 41% net gain in biodiversity.
7. The proposal would provide a high-quality scheme that would make a strong and positive contribution to the local and wider context of the site and to the character of the area. The development would make an important contribution to the Life Sciences and technology sectors within South Cambridgeshire.
8. The scheme has therefore been recommended for approval subject to planning conditions.



## Relevant planning history

9. S/1110/15/CONDA – Submission of details required by conditions 6 (Cycle parking), 7 (Servicing), 9 (Surface water drainage), 10 (Foul water drainage), 11 (Pollution control of the water environment), 15 (Energy and sustainability), 16 (Water Conservation), 17 (Landscaping), 18 (Earthworks) and 20 (Trees) of outline planning permission S/1110/15/O – pending decision.
10. S/1110/15/OL – Outline application for the erection of Research and Development buildings (Use Class B1b) with a combined floor area of up to 34220 m<sup>2</sup> (GEFA excluding plant) including means of access (with the provision of an internal link road) strategic landscaping and associated infrastructure including parking – Approved (23 December 2015).
11. S/1109/15/FL (Phase 2 Land, Zone 1) – Erection of Research and Development building (Use Class B1b) service yard landscaping surface and double deck car parking (following the demolition of the day care nursery building) cycle parking and associated infrastructure – Approved (23 December 2015).

## Planning policies

### National Guidance

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

### South Cambridgeshire Local Plan 2018

13. S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
S/5 – Provision of New Jobs and Homes  
S/7 – Development Frameworks  
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/4 – Biodiversity  
NH/14 – Heritage Assets  
E/9 – Promotion of Clusters  
E/10 – Shared Social Spaces in Employment Areas

E/15 – Established Employment Areas  
SC/2 – Health Impact Assessment  
SC/9 – Lighting Proposals  
SC/10 – Noise Pollution  
SC/11 – Contaminated Land  
SC/12 – Air Quality  
TI/2 – Planning for Sustainable Travel  
TI/3 – Parking Provision  
TI/8 – Infrastructure and New Developments  
TI/10 – Broadband

### **South Cambridgeshire Supplementary Planning Documents (SPD):**

14. Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Health Impact Assessment SPD – Adopted March 2011  
District Design Guide SPD – Adopted March 2010  
Landscape in New Developments SPD – Adopted March 2010  
Listed Buildings SPD – Adopted July 2009  
Open Space SPD – Adopted January 2009  
Public Art SPD – Adopted January 2009  
Trees and Development Sites SPD – Adopted January 2009  
Development Affecting Conservation Areas SPD – Adopted January 2009

### **Consultation**

15. **Great Abington Parish Council** – Objection.

The Parish Council's concerns can be summed up by reference to one statement in the documentation. This is the statement in the response from the GCSP- Urban Design that 'officers are generally supportive of the proposals ... in urban design terms' (our emphasis).

The Parish Council wish to strongly make the point that Granta Park is not situated in an urban area or environment, and that developments on the Granta Park site need to reflect its rural setting. Initial buildings on the site were limited to two storeys and the existing two storey buildings on the Granta Park site fit reasonably well into the rural landscape. However, the heights and massing of the proposed buildings will, in the Parish Council's view, lead to structures that increase the dominance of their setting. As far as the Parish Council could see from the documentation, there were no visualizations of how the buildings would appear to local residents, despite the Notified Neighbours List including properties along a considerable part of the High Street in Great Abington and properties in Cutting Road, Magna Close and Pampisford Road, and dwellings close to Great Abington Church.

The Parish Council noted that it was proposed that 47 individual trees and one group of trees would be removed – the group of trees presumably being that

group covering an area of one hectare. The Parish Council is very much opposed to the loss of trees, and especially so on such a scale as is proposed.

The Parish Council also noted the objection from the Local Flood Authority. Flooding has been a problem in Great Abington High Street for some time, and although some work has recently been carried out to address this problem, additional runoff from the Granta Park site into the High Street would be a major concern.

At the Parish Council's meeting where application 21/05165/REM relating to Zone 2 of Granta Park was considered, the Parish Council also considered planning application 21/03822/FUL relating to Site 1 of Granta Park. Planning application 21/05165/REM involves constructing 1,018 car parking spaces, and application 21/03822/FUL an additional 303 car parking spaces.

The Parish Council has been concerned for some time that the cumulative impact of various planning applications relating to Granta Park have not been considered as a whole.

There are already problems with the existing volume of traffic using the Granta Park site, with traffic at the morning peak queuing back onto the A505. The Parish Council is therefore very concerned about the implications of a possible further 1,300+ car parking spaces on Granta Park from applications 21/05165/REM and 21/03822/FUL, with all vehicle movements using the existing single entrance to the site. The existing morning congestion not only causes delays into the site, but the associated tailing-back also causes delays to traffic on Newmarket Road, both to local traffic and to traffic exiting south from the Four Wentways service area.

Mitigation of existing traffic movements is necessary, and the Parish Council's view is that there should be improved cycling access and other more sustainable modes of travel to and from Granta Park, not building more car parks. The Parish Council is also of the view that the Linton Greenway route should, after crossing the A11, go along Newmarket Road to the Entrance to Granta Park and then continue along Pampisford Road until it meets the A1307.

In the light of a possible additional daily car movements of about 1,300 entering and exiting Granta Park and the resulting impact on local roads, Great Abington Parish Council (GAPC) considers it important that this application should be formally sent to Little Abington Parish Council for consultation. As a general principle, GAPC requests that all planning applications relating to Granta Park and TWI be sent to Little Abington Parish council as a matter of course.

Great Abington Parish Council requests that application 21/05165/REM be referred to the District Council's Planning Committee for determination, and that a site meeting takes place prior to the consideration of this application.

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

Urban design

LAPC is concerned that the proposed building may not blend into the surrounding landscape, mainly due to its 'urban design'.

Travel Management Plan

LAPC is very keen to see the £338,000 of s106 contributions, paid by Granta Park to Cambridgeshire County Council in 2016, for infrastructure improvements, put to good use. Unfortunately, none of the improvements to cycle routes in Abington described in the 2017 Travel Plan have been delivered. It is now five years since the money was paid.

Cycle Route from Babraham to Little Abington

BioMed Realty informed LAPC that improvements were made to the cycle route from Babraham some time ago. Unfortunately, those improvements did not upgrade the cycle path across the fields. The cycle path from Babraham to the A11 bridge is becoming increasingly difficult to ride, with narrow and high-sided ruts. The surface of the path is deteriorating. When cyclists need to pass, which is an increasingly frequent occurrence, one or both must ride up the side of a rut to create passing space and avoid the oncoming bicycle. This is dangerous even for experienced cyclists. The paths on both sides of the bridge are also unlit. Therefore, further improvements are urgently needed to the cycle path from Babraham, particularly if it is going to be used by more cyclists.

Bridge over the A11

The bridge over the A11 is very narrow. At only 1.8 m wide, it is only half as wide as the proposed Linton Greenway. Cyclists wheeling their bikes across the bridge cannot pass each other easily. The bridge is also a bowstring design, so it will be difficult to add ramps to the ends of the bridge - a "fix" suggested by the GCP. LAPC suggests that a new, wider bridge is needed, suitable for all non-motorised users.

Cycle paths along Newmarket Road to Granta Park

One of the future actions listed in the 2017 Travel Plan was:

7.10 Granta Park should continue to liaise with Cambridgeshire County Council regarding the improvement of the cycle link between Babraham and Newmarket Road, as part of the s106 agreement. Whilst provision of the on-road cycle lanes along Newmarket Road should be implemented at the earliest opportunity.

LAPC is concerned that the cycle paths to Granta Park along Newmarket Road have not been delivered. The Parish Council has been in touch with the GCP about the inclusion of the cycle paths within the CSET Phase 2 project. The GCP could not provide a date for when these cycle paths would be delivered. LAPC feels that there is no good reason why the cycle paths down Newmarket Road should be delayed by being included in the Phase 2 plans. The cycle paths to Granta Park could be delivered within the next 12 months. This would be five years after they were originally proposed.

#### Access for cyclists to Granta Park

The 2017 Travel Plan also states:

7.12 As part of any development on Site 1, the provision of a 3m footway/cycleway at the Main Entrance junction should be considered in order to provide a safe off-road connection from the local highway network. Granta Park should continue to monitor the cycle usage at the Main Entrance and identify future improvements if and when required."

This improvement has not been included in the current Site 1 plans and would obviously be of benefit to commuters arriving at the Campus by bicycle.

#### Walking routes to Granta Park

One of the future actions listed in the 2017 Travel Plan was:

7.4 The Granta Park TPC (Travel Plan Co-ordinator) should work with the individual GTCs (Green Travel Champions) to further promote walking routes around the Campus and within the immediate vicinity of the Campus.

However, there are no footways on the roads around the perimeter of Granta Park. Pedestrians walking in the vicinity of the Campus, on Newmarket Road and Pampisford Road either have to walk on the road, where traffic passes at 50 mph, or have to walk on the uneven road verge. LAPC would like to see footways built along both Newmarket and Pampisford Road. These would benefit both employees of Granta Park, particularly those arriving on the 13 bus, as well as village residents.

#### Bus services to Granta Park

Many of the 3,000 or so new employees travelling to Granta Park over the next few years, who will be working in Site 1 or one of the Phase 2 buildings, will be coming from new housing developments in Cambourne, Northstowe and Haverhill.

The number 13 bus service from Haverhill could be routed to continue along Pampisford Road, past the High Street, so that it can stop at the pedestrian access point to the Campus on Pampisford Road and also at the main entrance to the Campus. Granta Park could also extend their Campus bus scheme to serve Cambourne, Northstowe and Haverhill. As well as being more environmentally friendly, additional campus bus services would not require any infrastructure improvements and will prevent further traffic congestion around the Abingtons and A11, A505 and A1307 road junctions.

#### Biodiversity and ecology

There needs to be management and lighting plans for the area to protect the current biodiversity

17. **Anglian Water** – No objection.
18. **Contaminated Land Officer** –No comments to offer.
19. **Designing Out Crime Officer** – No objection.

20. **Ecology Officer** – No objection.

Recommend conditions to secure ecological works in accordance with the submitted ecological information, a construction environment management plan, a landscape and ecological management plan and a lighting design strategy for biodiversity.

21. **Environment Agency** – No objection.

22. **Environmental Health Officer** – No comments to offer.

23. **Historic Buildings Officer** – No objection.

Recommend a condition requiring details of roof top plant and flues.

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

25. **Landscape Officer** – No objection.

Further information is required for how the podium landscapes shown in raised planters will be achieved, suggest some alternative planting species and a more robust cycle network surface.

Recommend conditions requiring details of hard and soft landscaping, biodiverse roofs and a landscape maintenance and management plan.

26. **Lead Local Flood Authority** – Support.

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

28. **National Highways** – No objection.

29. **Sustainability Officer** – No objection.

30. **Sustainable Drainage Engineer** – Objection.

The drainage network shall be designed to ensure there is no surcharge or flood risk for the 1:2 year rainfall event.

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

32. **Trees Officer** – No objection.

Recommend a condition requiring compliance with the submitted tree protection methodology.

33. **Urban Design Officer** – Support.

## **Representations from members of the public**

34. Three representations of support have been received from Illumina (Granta Park), RxCelerate Ltd (The Dorothy Hodgkin Building, Babraham Research Campus) and Sphere Fluidics Limited (Suite 7 McClintock Building, Granta Park). Full redacted versions of these comments can be found on the Council's website. In summary the following supportive comments have been raised:
- Scheme is targeting BREEAM 'Excellent'
  - Electric vehicle charging provision
  - Provision of on-site renewable energy equating to 32.7% (compared to 10% requirement under condition 15)
  - Public Art delivery
  - Updated Biodiversity net gain assessment achieving 40% increase in biodiversity
  - There is an acute shortage of suitable laboratory and office stock at present in the Cambridge

## **The site and its surroundings**

35. The application site is located in Granta Park, an Established Employment Area within the parish of Great Abington, outside of the defined development framework boundary of the village.
36. Granta Park is one of the UK's leading Science Campuses offering state of the art laboratory and office facilities across 14 buildings within the 120-acre site and is home to companies including AstraZeneca, Illumina and Pfizer.
37. Granta Park is surrounded by an established woodland belt, which is covered by a range of Tree Preservation Orders and plays an important role in integrating the large Park with its wider rural countryside surroundings.
38. Towards the easternmost boundary of the Park is Abington Hall, a Grade II\* Listed Building that is located within the Conservation Area for Great and Little Abington, which incorporates a small eastern portion of the Park. These heritage assets are located to the north of the application site.
39. The River Granta, a County Wildlife Site, runs close to the northern and north-eastern boundary of the Park with areas surrounding the river designated as being in flood zones 2 and 3, which are almost entirely outside of the Granta Park employment designation. A lake is located centrally within the Park, functioning as part of the wider drainage solution, which is identified as being in flood zone 2.
40. The existing buildings within Granta Park are generally focused on the edge of the Park, centred around a large internal open space that includes a cricket pitch and lake. The buildings are all large in size and scale with varying architectural styles and designed around the delivery of laboratory and office space. Car parking associated to each building is provided and occupies a relatively large footprint across the Park, although these areas are well

integrated into the surroundings through extensive soft landscaping and tree planting that softens the areas and internal access roads.

41. The site, known as Phase 2 Land, is located towards the southeast corner of the Park between the first phase of Granta Park and Great Abington village, and has been split into two application sites comprising Zones 1 and 2.
42. The southern portion, Zone 1, covers an area of approximately 4.8 hectares, and contains the Illumina Building granted under planning consent S/1109/15/FL. The northern portion, Zone 2, covers an area of approximately 11 hectares and is the subject of outline consent S/1110/15/OL and this reserved matters application.
43. The outline consent for Zone 2 included the provision of access roads and structural landscaping. The spine road within the development has been implemented in accordance with the approved details. The landscaping within the central area has been implemented in part, with the completion of southern lake and the associated earth works and footpaths. While this has only been completed in part to date, the structural landscaping will be fully installed as part of the development of the Phase 2 land.
44. The application site is located in flood zone 1 (low risk) and contains some areas identified as being at risk from surface water flooding.

## **The Proposal**

45. The application seeks the approval of matters reserved for Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.

## **Planning Assessment**

46. The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent S/1110/15/OL and form:
  - Details of the layout of the site.
  - Details of the scale of buildings.
  - Details of the appearance of buildings.
  - Details of landscaping (of the individual plots).
47. The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

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



other and to buildings and spaces outside the development.

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

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

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

### **Principle of Development**

48. The principle of the development of research and development buildings with a combined floor area of up to 34,220 m<sup>2</sup> (GEFA excluding plant) was established on the site under outline consent S/1110/15/OL, granted on 23 December 2015, which also established the means of access to the site with the provision of an internal link road, strategic landscaping and associated infrastructure including parking.
49. Condition 4 of the outline consent (the approved plans condition) secured an array of drawings as part of the permission, comprising:
- 1:2500 site location plan (EPA TWI 05 PLN 001 PO1)
  - 1:2500 Proposed Masterplan Parameter Site Location Plan (EPA TWI 05 PLN 010 P01)
  - 1:1000 Proposed Masterplan Parameter Plan (EPA TWI 05 PLN 011 PO1)
  - 1:2500 Indicative Masterplan Site Layout Site Location Plan (EPA TWI 05 PLN 050 PO4)
  - 1:1000 Indicative Masterplan Site Layout Plan (EPA TWI 05 PLN 051 P04)
  - 1:500 Indicative Masterplan Site Layout Car Parking Plans and Sections (EPA TWI 05 PLN 052 P01)
  - 1:1000 Indicative Masterplan Site Layout Site Sections AA & BB (EPA TWI 05 SEC 060 P00)
  - 1:1000 Indicative Masterplan Site Layout Site Sections CC, DD & EE (EPA TWI 05 SEC 061 P00)
  - 1:1000 Masterplan Implementation Site Plan (EPA TWI 05 PLN 100 P04)
  - 1:250 Proposed Masterplan Parameter Sections (EPA TWI 05 SEC 300 P01)
  - 1:1000 Hardworks Plan (TLG.309.GA.001 Rev B)
  - 1:1000 Softworks Plan (TLG.309.GA.002 Rev B)
50. The key issues to consider in the determination of this application are therefore compliance with the outline planning permission, the reserved matters (layout,

scale, appearance, landscaping), biodiversity, flood risk and drainage, highway safety, highway network and parking, heritage assets, renewables / climate change, noise, lighting, residential amenity and other matters.

### **Compliance with the Outline Planning Permission**

51. Several conditions were imposed on the outline consent that require compliance at the reserved matters stage.
52. Compliance with the details approved at outline stage is detailed in the Design and Access Statement and Planning Statement submitted in support of the reserved matters application.
53. Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters within six years of the date of approval (i.e., by 23 December 2021).
54. The reserved matters application was submitted to the Local Planning Authority on 25 November 2021.
55. Condition 4 of the outline consent secured an array of approved plans, as noted above. In summary, these plans defined the building footprint zones, maximum heights for the three storey buildings, maximum heights for the two storey building, car parking zones including landscape and paths and access road zones including paths and verges.
56. The site boundary for the reserved matters application is consistent with the outline site location plan.
57. The layout and landscaping of the reserved matters proposal is in accordance with the two parameter masterplans for the site, which set out building zones, a development access road zone, car parking zones, and zones for landscaping and amenity, including a landscape buffer zone. The reserved matters proposal is also consistent with the masterplan site layouts secured at outline stage.
58. The scale of the proposed buildings is within the limits of the section plans secured at outline stage, while the general appearance of the buildings conforms with the outline of built form shown at outline stage.
59. The landscaping works follow the details secured within the layout plans and the hardworks and softworks plans approved at outline stage, although it should be noted that several conditions on the outline consent require the submission of detailed landscape schemes by way of a discharge of conditions application(s).
60. Officers are satisfied that the reserved matters application complies with the details approved at outline stage.
61. The application therefore complies with conditions 2 and 4 of the outline consent.

## Reserved Matters

### Layout

62. The layout of the site has been largely defined by condition 4 of the outline consent, which secured a range of Parameters Plan as described above.
63. The layout incorporates five buildings split across a western building zone for Buildings A and B and an eastern building zone for Buildings F, G and H. The area between these two buildings zones comprises a large area of landscape and amenity. A large area of parking is provided in the eastern car parking structure zone to the east of the buildings and surrounded by a landscape buffer zone which aims to soften the impact, including a raised bank to the west of the car park. Set back zones have further enhanced landscaping treatments to the parking area for all building plots from the access roads.
64. The layout allows for ease of movement and permeability within the site while ensuring strong legible connections to the existing Park to the west, incorporating a hierarchy of cycling and pedestrian paths, with a focus on creating a pedestrian heart to the scheme. The area immediately to the north of Building A comprises an area of landscaping that provides prominence and a continuation to the existing Cherry Tree Avenue to the north-west of the site and existing Park. The layout, together with the landscaping arrangements, promotes east-west connections through the external spaces between the buildings, encouraging users through the landscaped centre.
65. The layout provides a hierarchy of path widths to ensure safe pedestrian movement and priorities with segregated cycle routes, directing vehicular movement largely to the peripheries of the site. Service areas for each building are separated and screened to reduce their conflict with movements through the site and to reduce their visual prominence.
66. The entrances for Buildings A and B face towards each other on the northern and southern elevations of the buildings respectively, focused on a shared space providing pedestrian access. Buildings F, G and H have their entrances facing east to the roadside, enable clear navigation to the front door from the car park area to the east via pathways, crossings and landscaping.
67. The layout means each building is provided within a landscape setting appropriate to the site context – and arranged around and connected to the large central landscape at the heart of the development. The layout of Buildings F, G and H provide an internal through connection at ground floor level between the lakeside and the main entrance. This link through each building continues on the upper floors, including balconies.
68. Overall, the proposed layout is considered to represent a high quality design response to the site, and notwithstanding concerns expressed by the Parish Council, corresponds with the parameters for development contained within the outline consent. The alignment of the buildings is also considered to respond positively to the overall arrangement of development at Granta Park. The

central green space and how the site connects to the existing Park, along with the central landscaped podium courtyard created between Buildings A & B with the entrances off this space, promotes a high quality pedestrian friendly and green environment to the development. Where parking is provided the arrangements are well laid out and incorporates areas of landscaping to help break up the expanse of hardstanding and screen areas of parking.

69. The layout of the site is accordingly considered to promote high quality design and to make a strong and positive contribution to its local and wider context and would accord with Policy HQ/1 of the Local Plan.

### **Scale**

70. The scale of the proposed buildings was defined at outline stage, including the Parameter Plans secured by condition 4 of the outline consent, as noted above.
71. The layout incorporates a western building zone for Buildings A and B with a maximum height of +54.5 metres above ordnance datum (AOD) and an eastern building zone for Buildings F, G and H. The eastern building zone is split between Buildings F and G with a maximum development height of + 55.50 metres AOD and Building H with a maximum development height of + 51.50 metres AOD.
72. The Proposed Masterplan Parameter Sections (EPA TWI 05 SEC 300 P01) approved at outline stage provides a section plan through each of the five buildings, securing the maximum heights and individual floor levels for each building. The Indicative Masterplan Site Layout Car Parking Plans and Sections (EPA TWI 05 PLN 052 P01) approved at outline stage provides a section plan through the car parking area to the east of the site.
73. Buildings A and B, which incorporate an underground car park, are three storey buildings with plant above. Each floor is approximately 4.5 metres in height with plant providing a further 4 metres. This provides a building height of approximately 17.5 metres, noting that the underground car park further elevates the buildings slightly above existing ground level (approximately 1.5 metres as a maximum).
74. Buildings F and G are also three storey buildings with plant above, with each floor being approximately 4.5 metres in height with plant providing a further 4 metres, resulting in a total building height of approximately 17.5 metres.
75. Building H, which is the northernmost building in the eastern building zone, is a two storey building with plant above. Again, each floor is approximately 4.5 metres in height with plant providing a further 4 metres, creating a total building height of approximately 13 metres. The reduced height of Building H is in response to its closer proximity to Abington Hall to the north, a Grade II\* Listed Building.
76. The eastern car parking structure zone, which contains an area of two storey parking, has a maximum development height of +41.10 metres AOD

surrounded by a landscape buffer zone. The car park structure itself has a maximum height of approximately 10.25 metres.

77. The scale of the proposed buildings and car park structure accord with the outline consent.
78. In addition, it is noted that the heights of the buildings are compatible with the existing buildings on Granta Park, which typically range from two storey to three storey buildings with plant above. The Illumina Building, located to the south of the site, is a three storey building with plant above, providing a general height of approximately 14.5 metres and a maximum height of approximately 19.1 metres including the roof plant enclosure (excluding flues).
79. 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.
80. The widths and lengths of the proposed buildings are consistent with those approved at outline stage and comparable to the footprints of existing buildings within the Park. The scale of the reserved matters proposal also adheres to the level of development secured at outline stage, being 34,220 m<sup>2</sup> GEFA, excluding plant.
81. The form and scale of the buildings reflects both the functional requirements of future users and the characteristics of contemporary buildings of this nature on this and similar sites across Cambridgeshire. Noting the Parish Councils concerns about the urban form, the layout and scale of the buildings are nevertheless consistent with the planning permission for the site and are considered appropriate to the location and prevailing character of Granta Park as an employment site.
82. The scale of development is accordingly considered to be acceptable and would accord with Policy HQ/1 of the Local Plan.

### **Appearance**

83. The appearance of the development has advanced in line with the principles established at outline stage, including those set out in the 2015 Design and Access Statement. The design approach is set out in detail in the Design and Access Statement submitted in support of this reserved matters application.
84. The architectural quality of the scheme seeks to deliver an ensemble of pavilions with a common materiality set within a natural landscape, as opposed to an arrangement of individual buildings. The contemporary architectural language proposed for the buildings' elevations along with the proposed palette of materials is considered to provide a positive response to the site character and the establishment of an appropriate and suitable new addition to Granta Park.

85. The Design and Access Statement sets out in Section 14 how the individual building design seeks to deliver a carefully proportioned building form, mixing glazing with more substantial solid elevational form to give a sense of building “floating in the landscape,” whilst the materials provide a reflective light-coloured palette to provide a lightweight aesthetic. This built form, the Design and Access Statement explains, is complemented by generous amenity terraces and plant enclosures that are treated homogeneously with the facade materials.
86. Buildings A and B contain a continuous set back at ground floor level that the Design and Access Statement claims visually lifts the buildings off the ground. Accessible terraces wrap the sides of the upper levels and provide a roof terrace which introduces a step and shoulder appearance that sets back and reduces the massing of the buildings. The plant enclosure is recessed to further reduce the visual perception of mass but provides a continuation of the facade design.
87. Buildings F and G adopt a similar ground floor approach with a continuous set back at ground floor. Each floor has access to outdoor space and the plant enclosure is again set back to reduce massing but treated to similar architectural detailing and finish.
88. Building H, the smallest of the five buildings at two storeys plus plant, also has a continuous set back at ground floor level. A terrace is provided at first floor and connects the interior and exterior spaces of the building. As with the other buildings the set back plant enclosure is clad with the same external finish, creating a homogeneous appearance.
89. The material palette includes twice fired two coloured white glazed ceramic baguettes and window head profile, a reflective glazed base set behind exposed columns, light polished pre-cast columns, soffit panels and upstands and timber framed windows with anodised aluminium caps. The material palette draws in part from existing buildings within Granta Park while also establishing a distinctive identity and language to the buildings in this phase.
90. The decked car park takes on a modest and simple appearance, set within the landscape such that it would not appear as a dominant or prominent structure within the wider surroundings.
91. The appearance of the buildings and surrounding areas are enhanced further by the high quality landscape that forms an integral part of the development, including generous landscape margins around each of the five buildings and the central area of amenity space at the heart of the development.
92. The Council’s Urban Design Officer has reviewed the proposals and is satisfied the proposals represent a design of appropriate quality – having regard to the characteristics of the existing site. Concerns have been expressed about the “urban” qualities of the proposed buildings and it is acknowledged that the resultant development will result in the continuation of a scale of building and layout on this established employment location – which contrasts with the more

informal and rural character of the landscape and buildings in the local area beyond Granta Park. That distinctive response – already reflected in the existing site layout and buildings on the site – is carried through in the outline planning permission for this phase. The parameter plans associated with the outline planning permission were fixed following careful consideration of the external impacts of development on the surrounding area – and particularly nearby homes. The unified form and siting of the proposed buildings is consistent with expectations for careful management of the impacts of the new buildings from viewpoints beyond the site boundary – with the upper floors being treated consistently and appropriately. The proposed form, layout and scale of the proposals using a consistent unified architectural style and materials is therefore considered to be acceptable.

93. For these reasons, the appearance of the development is considered to result in a high quality design which would make a strong and positive contribution to this distinctive locality and would accord with Policy HQ/1 of the Local Plan.

### **Landscape**

94. The outline consent secured several plans that provided details of landscaping that should inform the development of the site and wider structural landscaping. The application is supported by an Arboricultural Impact Assessment (SJ Stephens Associates, November 2021) and a range of landscape plans and planting plans, notwithstanding the tree report approved at outline stage.
95. The Design and Access Statement sets out that the concept for the Phase 2 landscape is to create a natural and vibrant setting, with buildings enveloped in a landscape of serpentine lakes, wildflower meadows and native trees and shrubs.
96. The landscape arrangements provide generous areas of landscaping between buildings with paths that weave through the structures creating ease of movement through the site whilst also providing connections to the existing Park. The central lakes area of the development, enclosed by the buildings, is intended to be discovered as a ‘conceal-reveal’ experience upon entry to the site through the various landscape corridors that have been incorporated. This central landscape area forms the heart of this phase of the development and public realm, contributing significantly to the overall qualities and aesthetics of the site.
97. Buildings A and B share a central predominantly hard surfaced landscaped area that provides access to the buildings and route through to the central lake area. The landscape in this space seeks to provide a formal character close to the building entrances and acting as a counterbalance to the more natural landscape of the central site core. Buildings F, G and H are provided with areas of predominantly soft landscaping between them with connections to the car parking area to the east. The service yards for the buildings are partially concealed by landscape features including gabion retaining walls, subtle earth-shaping and dense planting while the car parking area to the east is set within the landscape to lessen its potential impact on its surroundings.

98. A range of hard and soft landscape details are incorporated to add variety and interest. The soft elements include lakes, wetland areas in attenuation basins, flowering lawn, calcareous grassland and wildflower meadow areas with extensive planting, including significant new tree planting, around the buildings and wider site. The hard elements include a variety of paving, decking/boardwalk, enclosure and walls and street furniture.
99. The comments of the Council's Landscape Officer and Trees Officer are noted, both of which are generally supportive of the proposed development and approach to landscaping.
100. The Council's Landscape Officer has nevertheless offered some alternative planting suggestions that the developer has responded to and incorporated into the development while the Council's Trees Officer has requested a condition to secure compliance with the submitted tree strategy. This is not necessary given the extant conditions on the outline consent.
101. In addition to the landscaping details submitted to support the reserved matters application, condition 17 of the outline consent requires the submission of further details of the structure landscaping of the site, to supplement the approved landscaping scheme. Furthermore, condition 13 requires details of hard landscaping, condition 18 details of the extension of the earth bund, condition 19 details of earthworks and conditions 19 and 20 relate to tree protection and retention.
102. The comments of Great Abington Parish Council in respect of the loss of trees are noted with the submitted Arboricultural Impact Assessment details in paragraph 5.2.2 showing that 47 trees and one tree group are proposed for removal, only two of which fall within Category B (moderate quality) with the others of a lesser quality. Most trees to be removed have been recently planted and can be replaced by new planting. Notwithstanding the unfortunate loss of some existing trees, the development will nevertheless see a substantial increase in the number of trees on site through the extensive landscape works to be undertaken. The approach is therefore acceptable.
103. Notwithstanding the details required by conditions of the outline consent, officers consider that the landscape approach makes a strong and positive contribution to the quality of development and integration with its surroundings and to accord with Policies HQ/1 and NH/4 of the Local Plan.

## **Biodiversity**

104. The application is supported by a Preliminary Ecological Impact Appraisal (MKA Ecology, November 2021), a Reptile Survey (MKA Ecology, November 2021), a Badger Survey (MKA Ecology, November 2021) and a Biodiversity Net Gain Assessment (MKA Ecology, November 2021).
105. The Appraisal identified species rich hedgerows, reptiles, breeding birds, bats, Badgers, Brown Hare and Hedgehog as potential constraints to works.



Additional surveys for reptiles were undertaken, but no reptiles were found on site. A previous reptile survey in 2015 also found reptiles to be absent. The Reptile Survey (2021) concluded that reptiles are unlikely to be present on site and no mitigation measures are required.

106. Additional surveys for badgers were undertaken, but no badger setts or evidence of badger activity were found on site. The Badger Survey (2021) concluded that badgers are absent from the site and no further survey work is required. However, the Badger Survey (2021) recommends a pre-commencement badger check prior to works commencing and that suitable habitat for badgers is made available on-site post-development, including grasslands for foraging and suitable scrub for building badger setts.
107. The Biodiversity Net Gain Assessment provides evidence that a 41% net gain in biodiversity will be achieved. This includes the creation of wildflower meadow grassland, native shrub planting, ponds and marginal planting as well as small areas of calcareous grassland. Enhancements such as bird and bat boxes, invertebrate banks, log piles and hedgehog domes are also to be included in the development.
108. The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection and is supportive of the proposal, recommending conditions to secure ecological works in accordance with the submitted ecological information, a construction environment management plan, a landscape and ecological management plan and a lighting design strategy for biodiversity. The existing outline planning permission already addresses these matters and for that reason, no additional conditions are considered to be required at this stage on these matters.
109. Condition 22 of the outline consent requires development to be undertaken in accordance with recommendations 1-5 (inclusive) of section 5 of the MKA Ecology Nocturnal Bat Survey Report (2015). Condition 23 requires all existing bird and bat boxes to be inspected and mitigation measures submitted as necessary. Condition 24 requires the submission of an Ecological Management plan for the whole Zone 2 site while condition 30 requires the submission of a lighting scheme.
110. In respect of the recommended pre-commencement badger check as set out in the submitted Badger Survey (2021), officers consider it appropriate to include an informative as part of any reserved matters permission to draw this to the attention of the applicant, with sufficient protection offered under separate legislation.
111. The development will lead to a 41% net gain in area-based habitat units, a significant overall enhancement largely due to the low ecological value of the existing site, in tandem with creation of habitats of ecological value, including wildflower meadows, lowland calcareous grassland and ponds. In addition to these habitats other features, such as bird and bat boxes, log piles and invertebrate habitats, will add further value for biodiversity.

112. The outline consent did not impose a specific condition requiring ecological enhancement or a net gain in biodiversity, given the policy position at the time when outline consent was granted in December 2015. However, officers are satisfied that the 41% net gain set out in the reserved matters documentation will be secured through the approved plans that would form part of a reserved matters permission alongside relevant ecological and landscape conditions imposed at outline stage.
113. The development therefore significantly exceeds the requirements of the outline consent in respect of biodiversity and would accord with Policy NH/4 of the Local Plan.

### **Flood Risk and Drainage**

114. The site is located in flood zone 1 and is therefore considered to be at low risk of flooding.
115. Drainage is largely a matter dealt with at outline stage when establishing the principle of development, with reserved matters applications requiring supporting details to demonstrate that drainage arrangements could be provided appropriately within the proposed layout of the site.
116. A full Flood Risk Assessment was submitted in support with the outline application and agreed as part of that consent. Several conditions relating to flood risk and drainage were imposed at outline stage, including condition 9 (a scheme of the provision and implementation of surface water drainage relevant to each building), condition 10 (a scheme of the provision and implementation of foul water drainage relevant to each building) and condition 11 (a scheme for the provision and implementation of pollution control to the water environment). The details reserved by those conditions will need to be dealt with through a discharge of conditions application(s) and are not discharged with through the reserved matters submission.
117. To demonstrate the suitability of the reserved matters proposal, the reserved matters application is supported by a Drainage Statement (Glanville, November 2021).
118. The Statement details that flood risks within the site have been re-assessed and remain minimal while the proposed design ensures that flood risks are not increased by the proposals. Surface water will be discharged into the ground either directly or via the central ponds. Foul water drainage uses a gravity drainage network to connect buildings to the already installed Phase 2 foul infrastructure drainage. Pollution measures are designed to achieve the required pollution mitigation indices as recommended by the CIRIA SuDS Manual prior to discharging the surface water runoff into the ground.
119. The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Lead Local Flood Authority and the Council's Sustainability Engineer and no objection has been raised, following the

submission of a response to the initial objection from the Lead Local Flood Authority.

120. Based on the information provided in support of the reserved matters application and the conditions imposed on the outline consent, officers are satisfied that the layout of the site can accommodate appropriate drainage arrangements for the development and not increase the risk of flooding offsite. The proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.

### **Highway Safety, Highway Network and Parking**

121. The application is supported by a Transport Technical Note (Glanville, November 2021).
122. As the site benefits from outline consent the Note provides information on the layout of the development and responds to the transport related conditions of the outline consent, including condition 6 (cycle parking) and condition 7 (delivery facilities).
123. The application is a reserved matters application and the wider highway impacts arising from the development have previously been assessed and approved under the terms of the outline consent, which is the subject of three S106 agreements.
124. The comments of Great Abington and Little Abington Parish Council in respect of access and transport are noted. However, the highway impacts were assessed fully at outline stage and fall outside the scope of this reserved matters application. Whilst recognising the concerns expressed, the effect of trips to the site could not reasonably provide a basis to refuse this application for approval of details pursuant to that planning permission.
125. Nonetheless, the following considerations and context are appropriate to consider based upon the layout details provided:

#### **Highway Safety**

126. Vehicular access to the site is via the existing Granta Park internal road network, which has a speed limit of 20mph. The internal road is 6 metres wide and currently serves the other buildings within Granta Park and has therefore been designed to allow safe and efficient movement of vehicles, including goods vehicles, between the buildings and the main entrance on the western boundary of Granta Park.
127. As noted within the assessment of layout set out above, within the development site vehicles will be restricted to the outer perimeter, with limited areas of accessible and visitor parking accessed from the perimeter road and softened with landscaping.

128. Noting the details of the Transport Technical Note in respect of the layout of the site itself, the development is considered acceptable in highway safety terms, noting that no objection is raised by the Local Highways Authority.

### **Highway Network**

129. The outline consent is subject to three S106 agreements, one relating to Zone 1 and Zone 2 of Phase 2, one relating to Zone 1 of Phase 2 and one relating to Zone 2 of Phase 2, all of which include agreement with Cambridgeshire County Council. These agreements include financial contributions towards highway improvement works and mitigation measures.
130. The Planning Statements sets out a summary of the details secured at outline stage in paragraphs 9.46 to 9.49 reflected below:

*The primary raft of measures agreed is a combination of active travel planning for the site to reduce car dependency among staff at the park, comprising the monitoring of traffic flows together with contributions towards enhancing cycle network provision in the area at a cost of £438,000 (100k required for phase 2). In December 2016, £338,000 of financial contributions was paid to Cambridgeshire County Council as part of the Granta Park Phase 2 Zone 1 S106 agreement, towards...*

- a) off-site cycle route improvements to link the site to the existing cycle route along the A505 to Whittlesford Station for which a payment of £250,000 was made;*
- b) extending the A1307 cycle route from Linton towards Granta Park to include inter alia a safe and convenient crossing point on the A1307 for which a payment of £100,000 is was made;*
- c) extending the Babraham cycle route towards Granta Park at Babraham Campus for which a payment of £150,000 is to be made;*
- d) providing cycle lanes along Newmarket Road for which a payment of £20,000 was made;*
- e) delivering Real Time Passenger Transport information at the nearest bus stops in Great Abington for which a payment of £18,000 was made.*

*Should vehicular trips exceed the baseline threshold levels agreed and set out above then an additional transport mitigation package, totalling up to an additional £700,000 would be triggered which would include additional highway works or sustainable transport measures to be undertaken by the applicant or the County Council.*

*This provides further incentive for the applicant to manage traffic generation levels through the Travel Plan to ensure that the impact on the highway network is mitigated. It also provides the Local Authorities with reassurance that, in the event that traffic thresholds are not met that further measures can be implemented to mitigate any impact. The existing site wide Travel Plan is therefore a key component in ensuring that the obligations provided in the existing S106 agreement are met.*

131. In addition to these contributions, Granta Park has a site wide Travel Plan that seeks to reduce the current single occupancy car mode share as a whole from 71% to 53%. The proposed Phase 2 buildings are to be incorporated into the Plan individually as they come forward and are occupied.
132. The Planning Statement details results from previous surveys undertaken, highlighting that the 2020 Annual Travel Survey the mode share was recorded as 56.4% which was a slight increase on 2019's 55.7%. However, the Plan did reflect a significant decrease from the 67.5% identified in 2017 and so the existing Travel Plan is having a significant impact on reducing single occupancy car use.
133. The appropriate place for consideration of wider transport impacts arising from this quantum of development was at the outline planning permission stage. The permission granted, concluded that the quantum of development and associated trips arising onto the local highway network was acceptable, subject to appropriate mitigation measures and contributions. The Highway Authority has determined the proposed layout acceptable – against the backdrop of the outline planning permission

### **Parking Provision**

134. Car parking for Buildings A and B is to be accommodated within under-croft parking in the western development area, with limited surface parking. The parking area to the east, adjacent to Buildings F, G and H, comprises a sunken double deck car park cut into the existing landscape buffer, as set out in the outline consent. The parking is focussed within this decked parking structure as being the most efficient use of the land available which will be adjusted and reinforced as a visual buffer to the village. Limited visitor and disabled parking are provided immediately adjacent to the buildings.
135. The approved outline consent identified a total number of 1,018 car parking spaces, including disabled parking, equating to a ratio of 1 space per 34m<sup>2</sup>. This provision is a net reduction of 56 spaces based on the requirements of Policy TI/3 of the Local Plan and reflects the focus on reducing single car users within the Park. The parking plans submitted with the reserved matters application are consistent with the details secured at outline stage and therefore the level of parking provision, along with the locations of the parking, are considered acceptable.
136. However, the outline consent contains no requirement for electric vehicle parking. The information submitted at reserved matters stage proposes to provide 10% active provision of electric vehicle parking and 40% passive provision to allow future expansion of active spaces, equating to 102 active spaces and 407 passive spaces. The Planning Statement details that the site can be upgraded to meet the changing demand, but officers acknowledge the intent to go beyond the requirements of the outline consent and cater for changing demands.

137. The provision of electric vehicle parking can be secured through the approved plans of any reserved matters permission alongside condition 15 of the outline consent.
138. In terms of cycle parking, condition 6 of the outline consent requires details of covered and secure cycle parking for each building prior to occupation.
139. At the outline stage, the cycle parking demand for the development was established through analysis of the Granta Park Travel Plan and site observations which indicated a 10% mode share.
140. The details of the reserved matters application shows that the cycle spaced have been increased with 267 covered and secure cycle parking spaces being provided within the buildings along with changing facilities and lockers, equating to a 15% mode share.
141. Although the details are reserved by condition 6 of the outline consent, the details submitted are noted and no objection is raised.

### **Conclusion**

142. Noting the concerns expressed by the parish council and recognising the limited scope to re-open an assessment of highway impacts from the development at this stage, the proposals submitted, in concert with the terms and conditions associated with the outline planning permission are considered to accord with Policies TI/2 and TI/3 of the Local Plan.

### **Heritage Impact**

143. To the north of the application site is Abington Hall, a Grade II\* Listed Building that is located within the Conservation Area for Great and Little Abington, which incorporates a small eastern portion of the wider Park. Abington Hall is located approximately 150 metres from Building H, the northernmost building within the development.
144. The outline application was supported by a Heritage Statement that concluded, by virtue of the minimal contribution that the application site makes to the setting of the adjacent heritage assets, the development would have a limited impact on their significance. This assessment was made in the context of the Parameter Plans that were secured as part of condition 4 of the outline consent, noting that Building H was consented with a lower height than the other four buildings.
145. The reserved matters application follows the layout and scale of development secured at outline stage, as set out above. The proposal is therefore not considered to result in any further harm to the setting of the heritage assets to the north of the site than has already been considered and accepted.

146. The comments of the Council's Historic Buildings Officer, which are supportive of the scheme, are noted. A condition for details of roof top plant and flues has been recommended.
147. Condition 14 of the outline consent requires, prior to their installation on any building, details of all flues and chimneys including their height, materials and location to be submitted and approved. Therefore, no further condition is necessary as part of any reserved matters permission.
148. The proposal would accord with Policies HQ/1 and NH/14 of the Local Plan.

### **Renewables / Climate Change**

149. The application is supported by an Energy and Sustainability Strategy (Hoare Lea, November 2021) and a BREEAM New Construction Pre-Assessment Report (Hoare Lea, November 2021).
150. The Strategy details a fabric first approach, incorporating several sustainability features including improved U values and air tightness, improved glazing performance, designed to maximise natural daylight whilst controlling solar gain, LED lighting throughout with adaptive lighting controls, mechanical ventilation with heat recovery, a building management system and all buildings being combustion free (all-electric approach).
151. The Strategy includes the results of a feasibility study of various renewable technologies which suggests that Air Source Heat Pumps and solar photovoltaic cells are the most appropriate technology for achieving the required carbon reduction on the development. The Strategy contains details of the PV array that will be installed on the roof terrace of each building, with a total estimated annual electricity output of 68,600kWh. A site layout plan has been included demonstrating where PV will be sited.
152. The calculations provided demonstrate a total carbon emissions reduction of 32.7%, 13.9% of which comes through fabric improvements with a further 18.8% from Air Source Heat Pumps and solar photovoltaic cells.
153. The Strategy outlines how low flow fixtures and fittings along with leak detection will be installed across all buildings within the development to ensure 3 credits are achieved from the WAT01 category of BREEAM, in line with the requirements of Policy CC/4 of the Local Plan Policy.
154. The BREEAM Pre-assessment Report states that a shell and core BREEAM pre-assessment has been carried out for the development and this has given an initial baseline score of 74.33%. This suggests that the development currently sits within the 'Excellent' range with some contingency for design changes and potential constraints identified during the construction stage.
155. The application has been subject to formal consultation with the Council's Sustainability Officer who is supportive of the proposed development.

156. Condition 15 of the outline consent requires the submission of a scheme for the provision of on-site renewable energy to meet 10% or more of the projected standard operational baseline energy requirements of that building or phase. The details will therefore be dealt with in full through a discharge of conditions application(s), in conjunction with layout and building plans approved as part of any reserved matters permission.
157. However, the details submitted in support of the reserved matters application are noted and it is important to acknowledge that the development goes beyond the requirements of the outline consent in respect of renewables and climate change.
158. The proposal would accord with Policies CC/3 and CC/4 of the Local Plan.

### **Noise**

159. The outline application was supported by a Noise Assessment. The Assessment indicated that the proposed Phase 2 development would not have a significant impact on the existing environment during construction or on completion. In addition, existing noise levels across the site were predicted to be of a magnitude suitable for non-domestic building space assuming appropriate mitigation is included through design. The Assessment concluded that the proposed development would not result in unacceptable impacts on the surrounding noise environment.
160. Condition 26 of the outline consent requires the submission of an Operational Noise Minimisation Management Plan for each building, to protect and safeguard nearby residents from adverse levels of any operational noise.
161. Given the details approved and outline stage and the condition imposed on the consent, the development is considered acceptable in terms of noise.
162. The proposal would accord with Policy SC/10 of the Local Plan.

### **Lighting**

163. The Design and Access Statement provides concepts for the lighting approach to the development. However, condition 30 of the outline consent already requires the submission of a lighting scheme and this issue will therefore be dealt with in detail through the discharge of condition 30 separately.
164. Insofar as details of the building forms and layout provide for the consideration of this matter at this stage, officers consider the proposal would accord with Policy SC/9 of the Local Plan.



## **Residential Amenity**

165. There are existing residential properties to the south and east of the application site, all located more than approximately 210 metres from the nearest proposed building.
166. Given the degree of separation and the provisions of the outline consent, the proposal is not considered to result in significant harm to the amenities of residential properties by way of the physical relationship between buildings, or impacts such as overlooking between existing and proposed buildings. The proposal is accordingly considered to result in no significant new adverse impacts not contemplated by the parameter plans at the outline application stage and accordingly satisfies Policy HQ/1 of the Local Plan in terms of residential amenity.

## **Other Matters**

### Public Art

167. Although not a requirement of the outline consent, the developer is seeking to incorporate public art into the development. The Planning Statement sets out that the applicant intends to engage extensively with local stakeholders, including the local Parish Councils, primary school and on-site occupiers, with a view to setting up a steering group to select artists and work alongside them in promoting a suitable artwork installation.

## **Planning balance and conclusion**

168. Outline planning permission was granted on 23 December 2015 for the erection of Research and Development buildings (Use Class B1b) with a combined floor area of up to 34220 m<sup>2</sup> (GEFA excluding plant) through outline consent S/1110/15/OL, which also established means of access (with the provision of an internal link road) strategic landscaping and associated infrastructure including parking.
169. The application seeks reserved matters permission for Research and Development buildings and associated car parking comprising layout, scale and appearance of the buildings, landscaping and associated infrastructure with respect to the individual development plots (including parking), pursuant to outline application S/1110/15/OL.
170. The approved outline application was deemed to be acceptable in traffic and transport terms, with regards to local environmental impacts without further mitigation works being required. The approved parameter plans provide a framework for consideration of these reserved matters – having regard to the visibility (and intervisibility) between new and existing buildings on and off the site and views of the proposed buildings from the surrounding area. The landscape context detailed in this application, the architectural styles and materials will result in a scale and character to the proposed development that,

notwithstanding the comments of the Parish Council, is considered acceptable having regard to the existing development at Granta Park and the strategic planting provided for by the outline planning permission.

171. Officers accordingly consider the reserved matters including the layout, scale, appearance and landscaping to be acceptable, to promote high quality design, and to comply with the requirements of the outline consent and relevant local and national planning policies.
172. The development will improve upon the minimum requirements of the outline planning permission for building performance and would achieve a site wide reduction of 32.7% of CO2 emissions to meet BREEAM Excellent. Alongside electric vehicle charging (10% active, 40% passive). This amounts to a further positive component of the development. The development will deliver biodiversity improvements above current policy baselines and support the local ecology, with the planting of native species and the provision of more ecologically valuable habitats, achieving a 41% biodiversity net gain increase.
173. The proposal would provide a high-quality scheme which would make a strong positive contribution to the local and wider context of the site and the character of the area. The development will further make an important contribution to the Life Sciences and technology sectors within South Cambridgeshire
174. For the reasons set out in this report, officers consider the reserved matters to be acceptable, having regard to applicable national and local planning policies, and having taken all relevant material considerations into account

## **Recommendation**

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

## **Conditions**

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

### Location & Layout Plans

- GRM-EPA-MP-XX-PL-A-000000 (Location Plan)
- GRM-EPA-MP-XX-PL-A-040100 (Parameter Masterplan)
- GRM-EPA-MP-XX-PL-A-040110 (Reserved Matters application zone)

### Site Sections

- GRM-EPA-MP-XX-SE-A-040200 (Vertical Parameter Compliance)
- GRM-EPA-MP-XX-SE-A-040210 (Parameter proposed Site Section North South)
- GRM-EPA-MP-XX-SE-A-040220 (Parameter proposed site Section East-West)
- GRM-EPA-ZZ-XX-SE-A-056310 (Proposed GA Section Landscape Lakeside)

## Buildings

GRM-EPA-B1-B1-PL-A-051090 (Proposed GA Plan: Building A+B Undercroft Parking)

GRM-EPA-B1-GF-PL-A-051100 (Proposed GA Plan: Building A+B Level 00)

GRM-EPA-B1-01-PL-A-051110 (Proposed GA Plan: Building A+B Level 01)

GRM-EPA-B1-02-PL-A-051120 (Proposed GA Plan: Building A+B Level 02)

GRM-EPA-B1-03-PL-A-051130 (Proposed GA Plan: Building A+B Level 03 Plant)

GRM-EPA-B1-RF-PI-A-051150 (Proposed GA Plan: Building A+B Level RF)

GRM-EPA-B1-XX-EL-A-051200 (Proposed GA Elevation 01: Building A+B)

GRM-EPA-B1-XX-EL-A-051210 (Proposed GA Elevation 02: Building A+B)

GRM-EPA-B1-XX-SE-A-051300 (Proposed GA Section AA: Building A+B)

GRM-EPA-B1-XX-DT-A-051500 (Proposed Façade details: Building A+B Type 1 – Typical)

GRM-EPA-B1-XX-DT-A-051510 (Proposed Façade details: Building A+B)

EPA-B1-XX-DT-A-051600 (Proposed Details: Service Entrance and Compound Store Building A+B)

GRM-EPA-B2-GF-PL-A-052100 (Proposed GA Plan: Building F Level 00)

GRM-EPA-B2-01-PL-A-052110 (Proposed GA Plan: Building F Level 01)

GRM-EPA-B2-02-PL-A-052120 (Proposed GA Plan: Building F Level 02)

GRM-EPA-B2-03-PL-A-052130 (Proposed GA Plan: Building F Level 03 Plant)

GRM-EPA-B2-RF-PL-A-052150 (Proposed GA Plan: Building F Level RF)

GRM-EPA-B2-XX-EL-A-052200 (Proposed GA Elevations 01: Building F)

GRM-EPA-B2-XX-EL-A-052210 (Proposed GA Elevations 02: Building F)

GRM-EPA-B3-GF-PL-A-053100 (Proposed GA Plan: Building G Level 00)

GRM-EPA-B3-01-PL-A-053110 (Proposed GA Plan: Building G Level 01)

GRM-EPA-B3-02-PL-A-053120 (Proposed GA Plan: Building G Level 02)

GRM-EPA-B3-03-PL-A-053130 (Proposed GA Plan: Building G Level 03 Plant)

GRM-EPA-B3-RF-PL-A-053150 (Proposed GA Plan: Building G Level RF)

GRM-EPA-B3-XX-EL-A-053200 (Proposed GA Elevations 01: Building G)

GRM-EPA-B3-XX-EL-A-053210 (Proposed GA Elevations 02: Building G)

GRM-EPA-B4-GF-PL-A-054100 (Proposed GA Plan: Building H Level 00)

GRM-EPA-B4-01-PL-A-054110 (Proposed GA Plan: Building H Level 01)

GRM-EPA-B4-02-PL-A-054120 (Proposed GA Plan: Building H Level 02 Plant)

GRM-EPA-B4-RF-PL-A-054150 (Proposed GA Plan: Building H Level RF)

GRM-EPA-B4-XX-EL-A-054200 (Proposed GA Elevations 01: Building H)

GRM-EPA-B4-XX-EL-A-054210 (Proposed GA Elevations 02: Building H)

GRM-EPA-B4-XX-DT-A-054500 (Proposed Bay Study: Building H Type 1 Typical)

GRM-EPA-B4-XX-DT-A-054510 (Proposed Bay Study: Building H Type 2 Balconies)

GRM-EPA-B4-XX-DT-A-054520 (Proposed Bay Study: Building H Type 3 Entrances)

GRM-EPA-ZZ-XX-DT-A-056500 (Proposed Bay Study: Building F/G Type 1 Typical)

GRM-EPA-ZZ-XX-DT-A-056510 Proposed Bay Study: Building F/G Type 2 Terraces)  
GRM-EPA-ZZ-XX-DT-A-056520 (Proposed Bay Study: Building F/G Type 3 Entrance)

GRM-EPA-ZZ-XX-SE-A-056300 (Proposed GA Section: Building F/G/H 01)  
GRM-EPA-ZZ-XX-SE-A-056320 (Proposed GA Section: Building F/G/H 02)  
GRM-EPA-ZZ-XX-DT-A-056610 (Proposed Details: Service Entrance and Compound Store Building F/G/H)

GRM-EPA-ZZ-XX-DT-A-056700 Façade Materials Palette

GRM-EPA-B5-GF-PL-A-055100 (Proposed GA FGH Carpark Ground)  
GRM-EPA-B5-01-PL-A-055110 (Proposed GA FGH Carpark Upper Deck)  
GRM-EPA-B5-XX-EL-A-055200 (Proposed GA Elevation 01: FGH Carpark)  
GRM-EPA-B5-XX-SE-A-055300 (Proposed GA Section: FGH Carpark A1)

#### Landscape

GRM-EPA-MP-XX-PL-A-050000 (Proposed GA Site Landscape Plan)  
TOR-XX-DR-L-P00 (Landscape Masterplan)  
TOR-XX-DR-L-P002 (Hardworks and Boundaries Sheet 1 of 6)  
TOR-XX-DR-L-P003 (Hardworks and Boundaries Sheet 2 of 6)  
TOR-XX-DR-L-P004 (Hardworks and Boundaries Sheet 3 of 6)  
TOR-XX-DR-L-P005 (Hardworks and Boundaries Sheet 4 of 6)  
TOR-XX-DR-L-P006 (Hardworks and Boundaries Sheet 5 of 6)  
TOR-XX-DR-L-P007 (Hardworks and Boundaries Sheet 5 of 6)  
TOR-XX-DR-L-P008A (Softworks Sheet 1 of 8)  
TOR-XX-DR-L-P009A (Softworks Sheet 2 of 8)  
TOR-XX-DR-L-P010A (Softworks Sheet 3 of 8)  
TOR-XX-DR-L-P011A (Softworks Sheet 4 of 8)  
TOR-XX-DR-L-P012 (Softworks Sheet 5 of 8)  
TOR-XX-DR-L-P013 (Softworks Sheet 6 of 8)  
TOR-XX-DR-L-P014 (Softworks Sheet 7 of 8)  
TOR-XX-DR-L-P015 (Softworks Sheet 8 of 8)  
TOR-XX-DR-L-P016A (Plant Schedules)  
TOR-XX-DR-L-P017 (Biodiversity Overview)  
TOR-XX-DR-L-P018 (Typical Soft Tree Pit Details)  
TOR-XX-DR-L-P019 (Typical Tree Pit in hard landscape)  
TOR-XX-DR-L-P020 (Hard Details – Paving)  
TOR-XX-DR-L-P021 (Typical gabion detail - Service Yard retention)  
TOR-XX-DR-L-P022 (Gabion detail - Deck car park bund)

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

## **Informatives**

- 1) The applicant's attention is drawn to Section 5, paragraph 5.2 and recommendation 1 of the Badger Survey (MKA Ecology Ltd, November 2021)

that a pre-commencement badger check should be conducted to ensure that no new setts have been created prior to the commencement.

## **Background Papers**

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/05165/REM, S/1110/15/CONDA, S/1110/15/OL and S/1109/15/FL.

## **Report Author**

Michael Sexton – Area Development Manager  
Telephone: 07704 018467

This page is left blank intentionally.

# Agenda Item 7



13 April 2022

**Report to:** South Cambridgeshire District  
Council Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

---

## **21/02173/FUL– Land To The North-East Of Childerley Farm, Childerley Estate, Childerley**

Proposal: Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary infrastructure comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of a woodland, landscaping and biodiversity enhancements.

Applicant: Mr Hawkins (Solarcentury Limited)

Key material considerations:

- Principle of Development - Renewable Energy
- Heritage Assets
- Natural Assets
- Agricultural Land
- Character and Appearance of the Countryside
- Landscape Character
- Cumulative impact with other developments
- Residential Amenity
- Highway/PROW safety
- Flood Risk and Drainage
- Other Matters

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: Extension of Time agreed until 15<sup>th</sup> April 2022

Application brought to Committee because: Local interest and policy considerations

Officer Recommendation: Approval

Presenting officer: Tom Gray, Senior Planning Officer

## **Executive Summary**

1. This proposal is for a solar farm with associated infrastructure, which would generate and store up to 50 MW of renewable energy, equivalent of 14,200 homes. The development would consist of a series of south-facing solar panel arrays and additional ancillary structures, covering an area of approximately 80 hectares of grades 2, 3a and 3b agricultural land located to the east of Battlegate Road and north of Childerley Hall. The applicant seeks temporary planning consent for a 37-year period, after which the land will be fully decommissioned, and the site returned to arable agricultural use.
2. The proposal would result in some limited visual impacts which would be satisfactorily mitigated by soft landscaping, and some temporary landscape character impacts, whilst there would be some minor harm upon the setting of heritage assets during both construction and operation. This is given moderate weight.
3. Whilst the proposal would result in a loss of the Best and Most Versatile Agricultural Land (BMVAL), alternative sites on both developed land and poorer quality agricultural land have been considered and the sequential analysis successfully demonstrates that there would be no better alternative sites close to the grid connection, therefore meeting the compelling evidence test. This attracts significant weight.
4. In addition, the proposed development would provide renewable energy for a considerable number of homes which would make an important contribution towards climate change objectives and attracts significant weight. It would also provide some agricultural grazing use and would enhance biodiversity which can be given moderate weight.
5. Therefore, on balance, the significant public benefits of the scheme in addition to other benefits are considered to outweigh the identified adverse impacts of the development. Members are therefore recommended to approve the application subject to conditions.

## **Relevant planning history**

6. S/1714/15/FL – Solar Farm and Associated Development – Refused
7. 20/04419/SCRE – EIA Screening opinion for a solar farm – EIA Screening Not Required
8. 20/04184/PRI06A – Prior approval for the formation of a private way for agricultural use – Prior approval not required
9. 20/04185/PRI06A - Prior approval for the formation of a private way for agricultural use Prior approval not required



## **Planning policies**

### **10. National Planning Policy**

National Planning Policy Framework (NPPF) – July 2021  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG)

### **11. South Cambridgeshire Local Plan 2018**

S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/7 Development Frameworks  
CC/2 Renewable and Low Carbon Energy Generation  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
CC/9 Managing Flood Risk  
E/18 Farm Diversification  
HQ/1 Design Principles  
NH/2 Protecting and Enhancing Landscape Character  
NH/3 Protecting Agricultural Land  
NH/4 Biodiversity  
NH/5 Sites of Biodiversity or Geological Importance  
NH/7 Ancient Woodlands and Veteran Trees  
NH/14 Heritage Assets  
SC/9 Lighting Proposals  
SC/10 Noise Pollution  
SC/12 Air Quality  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision

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

Greater Cambridge Sustainable Design and Construction - Adopted January 2020  
Cambridgeshire Flood and Water - Adopted November 2016  
District Design Guide - Adopted March 2010  
Landscape in New Developments - Adopted March 2010  
Biodiversity - Adopted February 2022  
Trees and Development Sites - Adopted January 2009

## **Consultations**

13. **Dry Drayton Parish Council** – Support the application. Request that a condition be applied to limit development as what is actually proposed. Concern about the potential for development to get larger in the future.

No further comments on amendments.

14. **Bar Hill Parish Council** – No recommendation but support Dry Drayton Parish Council regarding limiting development to proposed plan.
15. **Childerley Parish Council** – No comments received (out of time).
16. **Boxworth Parish Council** – Support the application. Objections raised concerning use of agricultural land.
17. **Lolworth Parish Council** – No comments received (out of time).
18. **County Council's Local Highways Authority** – No objection subject to conditions. Requires Battlegate Road not be used to access the site during the construction, maintenance and decommissioning of the Solar Farm as detailed in the submitted Traffic Management Plan (TMP). Request that the routing of all vehicles accessing the site be in accordance with submitted TMP and conditioned.
19. **County Council Transport Assessment Team** – No objections. Low trip generation once built (10-20 visits per year).
20. **County Council's Asset Information Definitive Map Officer** – No objection to the principle of this proposal. However, the glint and glare assessment does not appear to have made any assessment of the impact upon PROW users, especially any impact on equestrians. High volume of routes around perimeter of the site so assessment is required.

Temporary diversions of footpaths may be required and should be applied for.

Grazing of animals – applicant should provide details of any other vehicle access requirements including frequency and site access e.g. farm or from Battlegate.

More formal surface water management arrangement to mitigate impacts upon PROW network via surface run-off.  
PROW must remain open at all times and building materials/contractor parking should not be parked on it.

Recommends informatives.

21. **Highways England** – No objection. Short-term nature of construction works associated with the development are unlikely to have a long-term impact on the strategic road network.
22. **Council's Sustainable Drainage Engineer** – Development is acceptable subject to scheme of surface water drainage condition. Recommends informatives.
23. **Lead Local Flood Authority (LLFA)** – Comments made on 29<sup>th</sup> June 2021 – Objection. Surface water drainage strategy required.

Comments following amendments made on 9<sup>th</sup> November 2021 – Maintain objection. Management of water from maintenance tracks and battery storage areas and discharge points/rates required.

Comments following amendments made on 15<sup>th</sup> November 2021 – No objection. Managed through the use of filter drains being installed which will be discharged to surrounding ditch network. General concept is acceptable subject to details regarding the wider surface water management across the whole site including access tracks and compound areas. Recommend conditions regarding detailed design of surface water drainage of the site and measures during construction works. Informatives.

24. **Anglian Water** – No comments to make.
25. **Environment Agency** – No objection in principle. LLFA should be consulted.  
Recommend ensuring that space be left between the panels to ensure access to drainage ditches for maintenance purposes. Clarification should be sought with regards necessity for foul water drainage provision. Recommends informatives on any planning consent granted.
26. **Council's Trees Officer** – No objection subject to conditions. Hedgerows likely to qualify as important hedgerows under the Hedgerow Regulations 1997 and would therefore have statutory protection. Please ensure that cable route plans states that directional drilling will be used around trees and hedgerows even outside the red line boundary. Recommends pre-commencement detailed arboricultural method statement and tree protection strategy condition.
27. **Council's Ecology Officer** – No objection subject to conditions. Site is situated approximately 870m from the Overhall Grove SSSI cited for its ancient woodland. No non-statutory protected areas in the vicinity that are likely to be impacted by this application. Species data shows great crested newt, barn owl and other breeding birds, flowering plants, invertebrates, reptile, brown hare, badger, and otter have all been recorded locally.

The application is supported by an Ecological Impact Assessment (Riverdale Ecology, March 2021). The report has highlighted badgers, breeding and wintering birds, great crested newts, and commuting and foraging bats as potential constraints to works.

No potential bat roost sites are to be removed and no external lighting installed and therefore no further bat surveys are required at this time.

Two nearby ponds shown potential as great crested newt breeding ponds and suitable terrestrial habitat around them. However, much of application site is cropland and does not provide a suitable terrestrial habitat for foraging great crested newts, but improved field margins may as part of mitigation plan. Movement barriers suggested to prevent great crested newts from accessing

the main site during construction is acceptable, but full method statement required for the construction of the arrays, enhancement of the margins and hedgerows and ongoing management of new and enhanced habitats. Licensing may be required in the future.

Recommends Construction Ecological Management Plan (CEcMP) and Landscape and Ecological Management Plan conditions.

28. **Council's Landscape Officer** – Original comments made on 12<sup>th</sup> August 2021 – Revised red line required. Change to the local landscape character is inevitable. Concerns regarding 3 metre high hedgerow proposed. Mitigation measures are acceptable but views would still be possible due to undulating topology and via new access gates. Hedgerow trees along field boundary with Battlegate Road are not enforceable due to being outside of the red line boundary and also not consistent with managed hedgerows of local landscape character. The panels and CCTV columns would be visible and incongruous with the rural countryside, contrary to policies S/2, CC/2, HQ/1 and NH/2. No landscaping details regarding reinstatement of arable fields. To be conditioned.  
No cabling route details.  
Suggest alternative hedgerow trees. Boundary treatments (deer fencing) to be conditioned.

Comments following amendments made on 9<sup>th</sup> November 2021 – Revised red line boundary indicating construction and maintenance access, farm track and existing hedgerow and cabling route required.

Landscape and Visual Impact Assessment – solar panels moved further northwards on southern boundary, and access gate moved to be more discrete. These are acceptable, however, revised landscape drawing inclusive of small wooded area and increased vegetation on southern boundary is required.

Works would be temporary and the site will be returned to arable.

3 metre high hedgerows are typical in local landscape and with additional landscape mitigation works/relocation of access gate, there is no objection with regards effect on the local landscape character and views. Subject to a revised landscape drawing, would have a limited effect on local landscape character, views and visual amenity and would comply with Policies CC/2 and NH/2

Decommissioning – previous comments apply.

Construction traffic management plan – new access track would require tree removals. Tree survey, arboricultural implications assessment, method statement and tree protection plan to be conditioned.

Proposed cabling route would require tree survey, arboricultural implications assessment, method statement and tree protection plan to be conditioned.

Soft landscaping details required. Hard landscaping is acceptable. Boundary treatment details to be conditioned.

Comments following amendments made on 17<sup>th</sup> November 2021 –

Landscaping concerns addressed subject to tree survey for construction route and cabling.

29. **Natural England** – No objection. Not considered to have significant adverse impacts on statutory protected nature conservation sites or landscapes. Development does not appear to lead to a loss of over 20 ha ‘best and most versatile’ agricultural land (paragraph 170 and 171 of the NPPF) and therefore do not propose to make any detailed comments in relation to agricultural land quality and soils. Recommends generic advice.
30. **Council’s Urban Design Officer** – No objection in urban design terms. However, potential adverse visual impacts upon the existing setting and in relation to the public footpaths are likely. Screening of existing vegetation and addition vegetation around the site may help mitigate the visual impact once these vegetations are fully grown. Consultation with the Landscape Officer is essential.
31. **Council’s Conservation Officer** – Original comments made on 24<sup>th</sup> June 2021 – Less than substantial harm during construction and operational phases.

Abuts the boundary of Childerley Park, which is a Grade II\* listed park/garden. The park contains a number of listed buildings, including the Grade II\* listed Hall and the Grade II\* listed chapel.

Solar array would be screened from all but very small areas of the park by trees and large modern farm buildings. It would have an impact on the setting of the listed park as it would erode the agricultural landscape setting within which the park sits, although this would generally not be evident from within the park itself.

The proposed route for construction traffic for the project lies through the centre of the listed park. Various amendments are proposed to existing driveways through the park, including the creation of a new section of access track through an area which is currently wooded, to the north-west of the Hall. South of this point, the access track would pass immediately alongside the whole west wall of one of the barns in the listed Upper Farm complex.

The application details make it clear that very large vehicles would be employed during the construction process, and that many hundreds of such movements would be required during the six months of construction. Swept path diagrams are included to demonstrate how such vehicles would pass along the relatively restricted access drive. These show that much of the route would be single-file, and that in a number of places, including close to the listed barns, vehicles would have to stray beyond the confines of the existing

tracks. There is clearly potential for harm to the character of the park through erosion of the existing route margins, damage to vegetation, including trees, and also the fabric of the listed barns themselves.

The operational phase of this proposal would cause 'less-than-substantial' harm to the significance of the listed park and garden, because it would deprive it of part of its historical agricultural setting. Given that this part of the setting would be largely hidden from the park and Hall by trees and buildings, it is accepted that this harm would be at the lower end of the 'less-than-substantial' range. It is for the decision-maker to weigh this level of harm against the sustainability merits of the proposal, and consider whether these override the conflict with policy NH/14 of the local plan and paragraphs 193, 194 and 196 of the Framework.

The construction phase of the proposal has the potential to cause more significant harm to the listed park and the listed buildings within it. The construction phase would be temporary, but the damage to the landscape of the park would be longer-lasting, and accidental damage to trees and buildings might be irreparable. The applicant's heritage statement does not seem to give proper attention to this issue, and the details of how construction traffic would be managed seem to focus only on the impact on the highway network, rather than potential harm inside the estate. Although a decommissioning strategy is included, it does not appear to cover any arrangements for restoring the surfaces inside the estate to their previous condition. Furthermore, although the application states that the access from the south is the 'preferred route' it does not explain why, or how the possible benefits of other access routes have been weighed.

If a proper assessment of all possible access routes has concluded that the preferred route must be used, it should be explained. If this route has to be used, a clearer strategy to minimise damage during the construction phase (including the laying of additional material on the access route) must be provided, and a proper plan for restoring track surfaces and landscaping after the construction phase must be submitted.

The proposed development has the potential to cause 'less-than-substantial' harm to the significance of the listed park and garden and the listed buildings within it during construction. The harm is difficult to predict, but in the worst circumstances it could reach into the upper half of the 'less-than-substantial' range. It may be possible to address the concerns indicated above regarding the construction phase through conditions, but unless additional information is provided, and mitigating measures are specified and adhered to, the proposal would be contrary to policy NH/14 of the local plan, and to paragraphs 193, 194 and 196 of the Framework.

Comments following amendments made on 13<sup>th</sup> September 2021 – The revisions made to this CTMP address the concerns I raised previously. I think it needs a compliance condition to ensure they adhere to the provisions, especially those in the new Section 7.

32. **Historic England** – No objection.

Solar panels would cover approximately 29% of the developed site, arranged in rows spaced 3.5-5.5 metres apart with a height of no more than 3 metres above ground level. Associated infrastructure would include 16 battery containers, substations, outdoor PCS units, transformers a, cabling, fencing, CCTV equipment and vehicle access.

Fields would be seeded alongside new native hedgerows and tree belts. After the intended 37-year operational life, the solar array will be decommissioned and removed, with fields restored to agricultural use.

New built form would be introduced into open agricultural land adjoining Childerley Hall to the north, considerably altering the physical appearance and character of part of its immediate setting. Generally, the proposed development will be well-screened in views from within the registered park and garden and from its associated assets – although there may be filtered views from parts of Black Park during winter when leaves are off trees. Impacts to the setting of highly graded designated heritage assets within 2km will be considerably more limited, if not negligible.

No objections raised on heritage grounds on previous proposed larger solar farm under S/1714/15/FL.

Satisfied that the significance of the registered park and garden at Childerley Hall and its associated assets would not be harmed as a result of the level of impact of the solar farm on their setting. This would also be true for the other highly graded designated heritage assets within a 2km radius of the application site. The proposed development is therefore in accordance with guidance in the National Planning Policy Framework.

33. **County Council's Archaeological Officer** – Original comments made on 7<sup>th</sup> September 2021 – Objection. Archaeological evaluation required.

Comments following amendments made on 24<sup>th</sup> November 2021 – Objection. Modified layout plan and requisite archaeological mitigation strategy are welcomed, however, further information/amended AMS required.

Comments following amendments made on 24<sup>th</sup> January 2022 – Objection. Mitigation strategy that focuses on the specific issues of this proposal is required.

Comments following amendments made on 8<sup>th</sup> February 2022 – No objection. Updated archaeological mitigation strategy is acceptable. Allows for pre-construction evaluation to occur across this large development area, should the scheme gain planning consent (6.11). A range of options is then provided at 6.12 that will allow of the mitigation of archaeological remains in situ:

- by avoidance and modification of the scheme's design, or
- by limiting ground impacts by mounting the PV panels on concrete ballast foundations and rerouting cables away from archaeologically sensitive areas

- by excavation
- by selected area monitoring and recording brief.

The aim of this office is to ensure that in situ preservation of archaeological remains is maximised, avoiding the need for excavation where possible.

Any planning consent should show a planning condition for archaeology.

34. **Council's Air Quality Officer** – No objections.
35. **Council's Environmental Health Officer** – No objection. Noise assessment indicates that complaints, arising from noise, are unlikely.
36. **Council's Scientific Officer (Contaminated Land)** – No objection.
37. **Public Health England** – No comments to make.
38. **Cambridge City Airport** – No objection from an aerodrome safeguarding perspective.
39. **London Stansted Airport** – No objection from an aerodrome safeguarding perspective.

## **Representations from members of the public**

40. Several representations have been received from third parties (No.3 High Barns, Battlegate Rd; Summerleas, Scotland Rd, Dry Drayton; No.3 and No.8 Segraves, Boxworth). These are summarised as follows:

### Support

- Societal gain outweighs temporary loss of agricultural production.

### Object

- Such developments should not occur on BMV agricultural land.
- Destroy green belt policy.
- Greatly impact amenity value of this land regularly used by walkers, cyclists and horse riders on adjacent bridleways/footpaths.
- 25 years is not temporary.
- No exceptional circumstances provided to seriously outweigh the loss of agricultural output.
- Ground level heat increase
- Could develop into possibly the biggest in the UK.
- Low decibel noise impacts upon neighbours.
- Growth of the solar farm should be very strictly restricted to avoid further expansionary applications.
- Significant industrialisation of the site compared to the previous scheme.
- Refusal of previous scheme means a high hurdle to overcome.
- Protecting the global environment is not an excuse to trash the local environment.



- Should focus efforts on making effective use of previously developed land and where a proposal involves agricultural land, being quite clear this necessary and that poorer quality land is to be used in preference to land of higher quality.
- Applicant needs to provide the most compelling evidence. If a smaller scheme has been proposed, then other transmission lines could have been considered. Other alternative sites in the UK, East Anglia and Cambridgeshire that do not use BMV land. Need for renewable energy is less now than when the previous scheme was refused. The planning hurdle requiring compelling evidence as to why this site should be used is very high and the applicant has shown nothing specific to this site that justifies going against national policy. The applicant's arguments could apply to any site in Cambridgeshire and the other decisions concerning best and most versatile land can be given no weight as each site is unique and has to be judged on its own merits. Could set a precedent for other future approvals.

## **The site and its surroundings**

41. The application site is located outside of any Development Framework and in the countryside. It measures approximately 80 hectares in area and consists of two arable fields and a farm track. The majority of the fields are separated and surrounded by hedges. A bridleway runs to the east of the application site, whilst there are public footpaths to the north and south. There is a small woodland immediately to the south of the site which forms part of the Grade II\* Historic Park of Childerley Hall. The nearest settlements are Boxworth 1.1km to the north west, Lolworth 1.2km to the north east, Bar Hill 1.3km to the north east, Dry Drayton 1.8km to the east and Knapwell 1.5km to the west.
42. The site is situated within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area on Grade 2 (very good), Grade 3a (very good to moderate) and Grade 3b (moderate) agricultural land.
43. It lies to the north of Childerley Hall Registered Grade II\* Historic Park and Garden that comprises a number of listed buildings including the Grade II\* Childerley Hall, Grade II\* chapel, Grade II Upper Farm and Grade II Lower Farm. It is also situated 1km to the south-east of the Overhall Grove Moated Site Scheduled Ancient Monument.
44. The site is situated approximately 900 metres to the east of the Overhaul Grove Site of Special Scientific Interest (SSSI), 1.7 km to the east of the Knapwell Road Side Verges County Wildlife Site and 2.2 km to the north east of the Knapwell Wood County Wildlife Site.
45. It lies within Flood Zone 1 (low risk). Electricity pylons run across the site east to west.

## **The proposal**

46. The application seeks planning permission for the installation of a renewable

energy led generating station comprising ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary infrastructure consisting of storage containers, access tracks, fencing, gates and CCTV together with the creation of a woodland, landscaping and biodiversity enhancements.

47. The proposed development would generate and store up to 50 megawatt (MW) of renewable energy that would be exported to the Grid, equivalent of approximately 14,200 homes. According to the planning statement, the formal grid offer for generation and storage proposed has been accepted and secured with the Distribution Network Operator (DNO).
48. The development would comprise a series of south-facing solar panel arrays, mounted on frames and would be no more than 3 metres in height. The distance between each row of solar array ranges from 3.5-5.5 metres with approximately 29% of the total developed site area utilised for the solar array. The associated infrastructure would include energy storage (16 battery containers measuring 3 metres in height, 2.4 metres in width and 12 metre in length), a 132/33kV substation situated on the western boundary, 7 sub stations containing switchgear and communication equipment, 42 outdoor PCS units, 16 transformers, AC combiners and underground cabling, storage containers, CCTV monitoring system (22 pole-mounted at 5 metres height), perimeter fencing and gates measuring between 2 and 2.4 metres in height, vehicle access tracks and a temporary construction compound on the southern boundary of the site along the farm track which will exist for the duration of the construction period.
49. Once construction has ended, the construction compound would be fully decommissioned and area planted as a small woodland.
50. The site access would be from the south via the Childerley Estate. The existing farm track would be upgraded to make this suitable for construction traffic including HGVs. This access track will also be used during operation of the solar farm and is very similar to that approved under applications 20/04184/PRI06A and 20/04185/PRI06A.
51. The solar energy farm would connect to the local distribution network via the substation and underground cable with its final connection to a wooden pole running under Battlegate Road for part of its length. This indicative route is shown on the submitted plans and would be subject to a separate planning application. The cable would be laid on land in the ownership of the relevant landowner.
52. There is a strong potential for sheep grazing on a rotational basis for between 100-150 sheep at the solar farm during the dry months of the year (May to October) and after 2-3 growing seasons. Farm access is currently available to the south of the solar farm via the Childerley Estate and from Battlegate Road to the west.
53. Extensive landscape mitigation and enhancements are proposed, located on

the edges of the proposed solar farm to reduce impacts upon the available views from PROWs.

54. According to the supporting information, due to technological developments including longer equipment life, the operational duration for the proposed solar farm is 37 years, after which, the development would be fully decommissioned, and the site returned to arable agricultural use.

## **Planning Assessment**

### **Planning History**

55. A previous planning application for a solar farm and associated infrastructure on the site was submitted in 2015 (application reference S/1714/15/FL). This was recommended by the case officer for conditional approval but was subsequently unanimously refused by Planning Committee for the following reasons:
- Excessive size and scale of the development resulting in unacceptable adverse visual impact causing significant harm to the character and appearance of the area and encroachment into the countryside.
  - Adverse impact on the amenity of neighbours and users of the public rights of way.
56. The refusal decision notice for S/1714/15/FL reads:
- The proposed development, by virtue of its scale and size, would create an unreasonable impact upon the amenity of the landscape particularly in relation to the public footpaths. The proposal is therefore contrary to Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 that states planning permission will not be granted where the proposed development would have an unacceptable adverse impact on the countryside and landscape character and Policy NE/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 that states development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which is it located.
  - The proposed development fails to meet the test of the Ministerial Statement 2015 and NPPF 2012 in terms of providing the most compelling evidence.
57. In addition to changes to the national and local planning policy contexts, the current application seeks to address the above reasons for refusal and differences between the current and previous proposals are referred to in the following planning assessment.

### **Key Issues**

58. The key issues to consider in the determination of this application are the

principle of renewable energy development, the impact upon heritage assets and their setting, natural assets, agricultural land, character and appearance of the countryside and landscape character, residential amenity impacts, cumulative impact with other developments, highway/PROW safety impacts, flood risk and drainage and other matters.

## **Principle of Development – Renewable Energy**

### **National and Local Planning Policy Context**

59. The Climate Change Act 2008 sets out UK's committed targets for reducing greenhouse gas emissions and increasing energy generation from renewable sources. These are:
  - i) an 80% reduction in greenhouse gas emissions by 2050 (from 1990 levels);
  - ii) a 26% reduction in carbon dioxide emissions by 2020 (from 1990 levels);
  - and
  - iii) sourcing 15% of its energy from renewable sources by 2020 (in 2010 3.3% of UK energy came from renewable sources).
60. The 2008 Act was amended in June 2019 to set a target of net zero Greenhouse gas emissions by 2050.
61. The recent UN Climate Change Conference of the Parties (COP26) was to generate action to secure global net zero carbon by 2050 and limit global warming to 1.5 degrees in order to tackle climate change. The countries were asked to come forward with ambitious 2030 emissions reductions through the following measures:
  - i) accelerate the phase-out of coal;
  - ii) curtail deforestation
  - iii) speed up the switch to electric vehicles
  - iv) encourage investment in renewables.
62. Paragraph 152 of the National Planning Policy Framework (NPPF) 2021 states that the planning system should support the transition to a low carbon future in a changing climate and support renewable and low carbon energy and associated infrastructure.
63. Paragraph 158 states that when determining planning applications for renewable and low carbon development, local planning authorities should:
  - a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
  - b) approve the application if its impacts are (or can be made) acceptable.Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.
64. Paragraph 174 (b) states that planning policies and decisions should

contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land.

65. Footnote 58 of the NPPF states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
66. The National Planning Practice Guidance (NPPG) sets out the particular planning considerations that relate to large scale ground-mounted solar photovoltaic farms. It states that the deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.
67. The NPPG states that particular factors a local planning authority will need to consider include:
  - i) encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of High environmental value;
  - ii) where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal Allows for continued agricultural use where applicable and/or encourages Biodiversity improvements around arrays. See also a speech by the Minister for Energy and Climate Change, the Rt Hon Gregory Barker MP, to the solar PV industry on 25 April 2013 and written ministerial statement on solar energy: protecting the local and global environment made on 25 March 2015.
  - iii) that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use.
  - iv) the proposal's visual impact, the effect on landscape of glint and glare (see guidance on landscape assessment) and on neighbouring uses and aircraft safety;
  - v) the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun.
  - vi) the need for, and impact of, security measures such as lights and fencing.
  - vii) great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;
  - viii) the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;
  - ix) the energy generating potential, which can vary for a number of reasons

including, latitude and aspect.

68. The Written Ministerial Statement dated 25 March 2015 states the following: - The National Planning Policy Framework includes strong protections for the natural and historic environment and is quite clear that local councils when considering development proposals should take into account the economic and other benefits of the best and most versatile agricultural land. Yet, some local communities have genuine concerns that when it comes to solar farms insufficient weight has been given to these protections and the benefits of high quality agricultural land. As the solar strategy noted, public acceptability for solar energy is being eroded by the public response to large-scale solar farms which have sometimes been sited insensitively. Meeting our energy goals should not be used to justify the wrong development in the wrong location and this includes the unnecessary use of high quality agricultural land. Protecting the global environment is not an excuse to trash the local environment. When we published our new planning guidance in support of the Framework, we set out the particular factors relating to large scale ground mounted solar photovoltaic farms that a local council will need to consider. These include making effective use of previously developed land and, where a proposal involves agricultural land, being quite clear this is necessary, and that poorer quality land is to be used in preference to land of a higher quality. We are encouraged by the impact the guidance is having but do appreciate the continuing concerns, not least those raised in this House, about the unjustified use of high quality agricultural land. In light of these concerns we want it to be clear that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence. Of course, planning is a quasi-judicial process, and every application needs to be considered on its individual merits, with due process, in light of the relevant material considerations.
69. 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.
70. Policy CC/2 of the Local Plan states that planning permission for proposals to generate energy from renewable and low carbon sources, with the exception of proposals for wind turbines, will be permitted provided that: a. The development, and any associated infrastructure, either individually or cumulatively with other developments, does not have unacceptable adverse impacts on heritage assets (including their settings), natural assets, high quality agricultural land, the landscape, or the amenity of nearby residents (visual impact, noise, shadow flicker, odour, fumes, traffic); b. The development can be connected efficiently to existing national energy infrastructure, or by direct connection to an associated development or community project, or the energy generated would be used for on-site needs only; c. Provision is made for decommissioning once the operation has ceased, including the removal of the facilities and the restoration of the site;

and d. Developers have engaged effectively with the local community and local authority.

71. The site is located outside the development framework and in the countryside.
72. The solar farm would produce 50 megawatt of energy that would power approximately 14,200 homes and therefore would provide a meaningful contribution to the low carbon energy generation in this instance. Subsequently, the development is supported in policy terms within the countryside provided that the scheme would comply with the criteria in Policy CC/2 above and any other material considerations.
73. With reference to criteria (a) of Policy CC/2, the proposed development's impact upon heritage assets and their settings, natural assets, agricultural land, the landscape and nearby residents will be discussed later within this planning assessment.

### **Grid Connection**

74. Criteria (b) of Policy CC/2 states that the development will be permitted provided that the development can be connected efficiently to existing national energy infrastructure, or by direct connection to an associated development or community project, or the energy generated would be used for on-site needs only.
75. According to the supporting information, since 2012, the consequence of more renewable embedded generation being connected to the national grid has resulted in major challenges to find grid capacity in locations where land is available and connection to the grid is economically viable. Moreover, the economic picture of solar energy generation has changed since 2015 and connection options 7km from a solar generation site are no longer economically viable.
76. In addition to electricity generation, the proposal incorporates energy storage infrastructure which allows both exporting and importing from the grid when required.
77. The supporting information has analysed the grid connection options and concluded that the most efficient option for this particular site is connection to the Barford Grid as the other two alternative sites would require significant infrastructure to facilitate a grid connection.
78. In this instance, the grid connection is situated approximately 0.7km due west of the application site and subject to a separate planning application, provides the only feasible point of connection. Therefore, it is considered that the proposed development would be connected efficiently to the existing national energy infrastructure in accordance with Policy CC/2 (b) of the Local Plan 2018.

## **Decommissioning**

79. The proposed solar farm would be for a 37-year period. The site would then be decommissioned unless planning permission is granted for the use beyond this period. A condition for this temporary 37-year period will be attached on any planning consent granted to ensure it is decommissioned, the facilities removed, and the land reinstated to its former sole agricultural use.
80. A decommissioning and restoration plan has been submitted as part of this planning application and estimates that it will take approximately 12 months to complete. A decommissioning environmental management plan and traffic management plan will be conditioned on any planning consent granted to ensure that transport, noise, and pollution considerations are considered at the time of its decommissioning.
81. Taking all this into account, it is considered that provision is made for decommissioning once the operation has ceased, including the removal of the facilities and the restoration of the site in accordance with Policy CC/2 (c) of the Local Plan 2018.

## **Community Engagement**

82. Community engagement has taken place with key stakeholders including Parish Councils. A Statement of Community Involvement has been submitted. In addition, local Parish Councils have noted their support for the proposed development. Therefore, it is demonstrated that the proposal complies with Policy CC/2 (d) of the Local Plan 2018.

## **Impact upon Heritage Assets and their setting**

83. The application site is situated immediately north of a Grade II\* listed park/garden, Childerley Park. The historic park contains a number of listed buildings, including the Grade II\* listed Hall and the Grade II\* listed chapel.
84. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
85. Paragraph 199 of the National Planning Policy Framework (NPPF) 2021 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
86. Paragraph 200 of the NPPF 2021 states that any harm to, or loss of, the



significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

87. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

*Heritage impacts during construction*

88. The proposed access route for construction traffic would be situated to the west of the Grade II Listed Building of Upper Farm and would extend through the centre of the Grade II\* Listed Park. This would involve the widening of the access track at various places to provide sufficient space for the manoeuvring of HGVs and the temporary widening of some parts of the track to facilitate a 30 metre truck and trailer required for the delivery of the transformer. It would also involve the creation of a new section of access track through the edge of woodland to the south of the application site.
89. Following a formal consultation with the Council's Conservation Officer, initial concerns were raised with regards the potential harm to the character of the park through the erosion of existing route margins, damage and removal of vegetation including trees and possible impacts upon the fabric of the listed barns themselves.
90. The proposed route will allow two way traffic around the existing farm buildings and is the preferred route over the Battlegate Road option. Subsequent information has been submitted as part of the Construction Traffic Management Plan. Following consultation with the Council's Conservation Officer, it is considered that this provides a clear strategy to ensure that the fabric of the buildings is protected. This information will be conditioned on any planning consent granted to ensure acceptable mitigation upon the historic park itself including arrangements for restoring track surfaces where temporary widening is proposed.
91. Whilst the loss of trees would have some impact upon the Listed Park itself, these trees have no statutory protection, and it is considered that any potential damage to remaining trees can be mitigated by conditioning a tree protection strategy and plan on any planning consent granted.
92. The Conservation Officer's comments with regards a decommissioning strategy is acknowledged, and details including a construction traffic management plan will be conditioned on any planning consent granted to ensure that any harm upon the Listed Park and Buildings is mitigated.
93. Notwithstanding the proposed mitigation, as acknowledged by the Conservation Officer, the proposed construction phase is likely to result in 'less than substantial' harm upon the Listed Park and Garden through the erosion of track margins through the creation of new and wider access tracks,

and permanent loss of vegetation. This is considered to be of lower end of this scale due to the mitigation proposed and the largely temporary nature.

94. Therefore, Paragraph 202 of the NPPF 2021 is engaged and the public benefits of the proposal should be weighed against any harm to the Grade II\* Historic Park and Garden
95. In this instance, and in relation to heritage related construction impacts, whilst some harm would arise, the nature of the harm would be mainly temporary, can be mitigated and is in any event outweighed by public benefits including the economic benefits generated through job creation, Therefore, the proposal is compliant with Policy NH/14 and CC/2 (a) of the Local Plan 2018 and the NPPF 2021.

*Heritage impacts during operation*

96. The proposed development would introduce a new built form into open agricultural land adjoining Childerley Hall and Park to the north. Following a formal consultation with the Council's Conservation Officer and Historic England, it is acknowledged that although the physical appearance and character of this agricultural landscape in which the Historic Park currently sits would be eroded, the proposed solar arrays would be well screened by existing woodland immediately to the south of the application site, bordering the Grade II\* Listed Park and Garden.
97. Following amendments to the submitted plans, these solar arrays would be situated further northwards and additional woodland planting proposed along part of the southern section of the site.
98. Whilst consultee comments are acknowledged, and some glimpse views from the Grade II\* Listed Park may be possible in the winter months, any visual impact upon the setting of this heritage asset is considered to be negligible and given the considerable distances and intervening vegetation, it would not harm the setting of other heritage assets within the vicinity of the application site.
99. Nevertheless, by virtue of the loss of agricultural landscape to solar arrays and associated infrastructure, part of the agricultural setting of the Grade II\* Historic Park would be lost and therefore the proposed development is considered to result in 'less than substantial' harm upon this heritage asset's setting and Paragraph 202 of the NPPF 2021 is engaged. It is accepted that this would be at the lower end of this range.
100. In this instance, the public benefits including the economic benefits generated through job creation, and environmental benefits including the security and diversity of renewable and sustainable electricity supply are considered to outweigh the harm upon the setting of the Listed Park in this instance. Moreover, given the temporary nature of the proposed development, any permanent harm by virtue of the loss of its agricultural setting would be avoided by the proposed decommissioning and restoration of arable fields.

Therefore, the proposal is compliant with Policy NH/14 and CC/2 (a) of the Local Plan 2018 and the NPPF 2021.

#### *Archaeological impacts*

101. The site is located within an area of high archaeological potential. Following a formal consultation with the Archaeological Officer and updated mitigation strategy, it is considered that the proposed strategy is acceptable in terms of ensuring the preservation of archaeological remains are maximised and avoiding the need for excavation. This is subject to a pre-commencement condition requiring the implementation of a programme of works that follows the principles of the approved document. This has been agreed in writing with the applicant.
102. Subject to the above recommended condition, the proposal is in accordance with Policy NH/14 and CC/2 (a) of the Local Plan 2018.

#### **Natural Assets**

103. The site comprises two arable fields with important hedgerows on the boundaries and small areas of woodland and individual trees. It is located approximately 870 metres from the closest SSSI (Overhall Grove).
104. An ecology report has been submitted with the application. Following a formal consultation with the Council's Ecology Officer, great crested newts, barn owls and other breeding birds, flowering plants, invertebrates, reptiles, brown hare, badger, and otters have all been recorded locally whilst the submitted report highlights badgers, breeding and wintering birds, great crested newts, and commuting and foraging bats as potential constraints to the proposed works.
105. The proposed development would retain all existing hedgerows and no trees would be lost within the site itself. Therefore, it is not considered that any potential bat roost sites are to be removed and no external lighting installed and therefore no further bat surveys are required at this time.
106. Following a formal consultation with the Council's Trees Officer, the hedgerows bordering the arable fields are likely to be regarded as important hedgerows. Therefore, it is considered that a hedgerow and tree protection plan and methodology is reasonable and necessary and will be conditioned on any planning consent granted. This pre-commencement condition has been agreed in writing with the applicant.
107. It is noted that two nearby ponds have the potential to support great crested newts, however, movement barriers to prevent these from accessing the main site would be required and a full method statement for the construction of arrays, enhancement of the field margins and hedgerows and ongoing management of new and enhanced habitats would be necessary and reasonable and can be conditioned. Therefore, a construction ecological

management plan (CEcMP) and landscape and ecological management plan (LEMP) will be conditioned on any consent granted.

108. It is noted that a private means of access is proposed to the west of Childerley Hall barns. This would involve the loss of some mature trees and vegetation and whilst following discussion with the Ecology, Landscape and Trees Officers, more information could be requested with regards biodiversity and arboricultural issues associated with this new track, regard has also made with the prior approval consents granted for a private means of access in a very similar location to that proposed under this current application.
109. Although at points, the proposed access would slightly differ in width and location to that already approved, given the permitted development fall-back position and the high likelihood of any subsequent application under the prior approval process for alterations to this private means of access being approved without regard to biodiversity or arboricultural implications under the General Permitted Development Order, it is considered that it would not be reasonable to request additional tree and ecology information within the current application in this particular instance nor require it as part of a condition. Notwithstanding this, any proposed means of access is not likely to have any materially greater impact in terms of arboricultural and biodiversity impacts than what has already been approved consent.
110. Significant landscaping enhancements are proposed which according to the supporting information is likely to achieve a net biodiversity gain of 141% above baseline. This would include a number of native hedgerows, broadleaf woodland, species rich grassland and wildflower meadows around the solar arrays.
111. Taking all this into account, subject to conditions, it is considered that the proposal would successfully mitigate, compensate and enhance biodiversity within the application site in accordance with Policy NH/4 of the Local Plan 2018 and the Biodiversity SPD 2022.

### **Agricultural Land**

112. Policy NH/3 of the Local Plan states that planning permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:
  - 1a). Land is allocated for development in the Local Plan;
  - 1b). Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
2. Uses not involving substantial built development but which take agricultural land will be regarded as permanent unless restricted specifically by condition.
3. When considering proposals for the change of use or diversification of farmland, particular consideration shall be given to the potential for impact upon Priority Species and Habitats.

113. The NPPG encourages the effective use of land by focussing large scale Solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value and where a proposal involves greenfield land, whether the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.
114. The Written Ministerial Statement 2015 set out that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.
115. The development would provide 50 megawatt of energy that would power 14,200 homes. It is not disputed that there is a significant need for renewable energy to contribute towards climate change targets.
116. The land subject of this application is not allocated for development in the Local Plan 2018 and therefore is compliant with Policy NH/3 criteria 1a of the Local Plan.
117. Grade 1 to Subgrade 3a agricultural land categories comprise the 'best and most versatile agricultural land' (BMVAL). In this instance, the application site comprises a mix of Grade 2 (very good quality), Subgrade 3a (good quality) and Subgrade 3b (moderate quality), with 83% of the land classed as BMVAL. No Grade 1 (highest grade – excellent quality) would be utilised.
118. It is important to note that the proposed development would not result in an irreversible loss of BMVAL given that any planning consent granted would be restricted to a 37-year period, after which, decommissioning and the restoration of arable land would take place.
119. In addition, the submitted soil report concludes that the whilst the site has reasonable quality soil, it's productivity and crop yield are considered as being below average for its grade. Some agricultural use of the site would continue in the form of sheep grazing and it is suggested by the applicant that the long-term break from arable farming would improve soil health, structure, and productive capacity with higher yields possible in the future.
120. Moreover, it is understood that the farming regime and crop choice would largely be determined by the potential of the poorest quality land on the site i.e. Subgrade 3b (17% of the land).
121. Notwithstanding this, it is important to consider whether 1) the use of agricultural land is necessary, and any exercise should consider that no suitable brownfield land or non-agricultural land is available within a reasonable search area, and 2) any sequential analysis should demonstrate that if agricultural land has to be used, that poorer quality land has been used in preference to higher quality land.

122. A sequential analysis has been provided based on the alternative sites on previously developed land, which has also considered additional alternative sites considered in an addendum to this report within areas of agricultural land.
123. Whilst third party comments concerning the use of BMV land and loss of agricultural output are acknowledged, the threshold test as identified in the Written Ministerial Statement 2015 is to ask whether the proposal is justified by the most compelling evidence with each case determined on its own merits.
124. As discussed previously, the economic picture for solar energy generation has changed over recent years and the 7km search area from the grid line as used in the 2015 application is no longer economically viable. Instead, a grid connection needs to be within 1km of a grid connection point and where a large solar farm is proposed (e.g. over 50 MW), the point of connection can be up to 2km away.

*Previously developed land*

125. The report identifies a total of six previously developed land sites shortlisted for further assessment either within Huntingdonshire, South Cambridgeshire or Cambridge, all of which have been allocated for other purposes under the relevant Council's Local Plans and are all of insufficient size to be economically viable. Therefore, on this basis, it is considered that there are no suitable brownfield land or non-agricultural land available within a reasonable search area.
126. Although there are options for commercial rooftops to contribute towards solar electricity generation, the report suggests that approximately 2.5ha of land would currently be required to generate 1 megawatt of energy. Therefore, on this basis, there are no commercial rooftop spaces that could offer solar PV development on the scale proposed by this application and is not economically viable in this instance.

*Poorer quality agricultural land*

127. The DEFRA Agricultural Land Classification map has been consulted as part of this application. This shows that the district of South Cambridgeshire has a mix of grade 2 (very good) and grade 3 (good to moderate) quality agricultural land. There is a very small amount of grade 4 (poor agricultural land). This therefore limits the potential to find poorer quality agricultural land within the district itself.
128. The 2015 report determined that there were three shortlisted sites on poorer quality agricultural land that should be assessed in more detail. Following a review of the DEFRA Agricultural Land Classification map, and subsequent additional information from the applicant, seven other alternative sites have been investigated.
129. Due to site constraints including a number of Listed Buildings, County Wildlife

Sites and Scheduled Ancient Monument in addition to the unacceptable distances from the nearest point of grid connection, insufficient size of land, commercial competition with other development types, and clearer public visibility means that these suggested sites are either or both unsuitable or economically unviable for solar development.

130. On the basis of the sequential analysis evidence, it is considered that it has successfully demonstrated that there are no areas of lower grade agricultural land within a relatively wide search area, covering several districts, which are suitable for solar farm developments. It is therefore concluded that it meets the tests of the Ministerial Statement 2015 in justifying the development with the most compelling evidence and the guidance contained within the NPPG.
131. Third party comments concerning the lack of evidence demonstrating that if a smaller scheme was proposed, other transmission lines could be considered, are acknowledged. However, as discussed, the economic picture in the UK has changed somewhat over recent years and as described in the supporting information, for a smaller solar farm to be economically viable, any proposal would need to be located within 1km of a transmission line. Given that there are severe limitations within the district with regards the availability of poorer quality agricultural land and from an economic viability perspective, larger solar farms are preferred, it is considered that in this instance, sufficient and reasonably extensive evidence has been provided to demonstrate that alternative sites have been considered.
132. Third party comments regarding the high hurdle to overcome due to the previous refusal and the concern regarding future precedent are acknowledged. However, each case is judged on its own planning merits, and it is considered that in this instance, the applicant has met the test of providing compelling evidence and therefore addressed this reason for refusal of the previous scheme.

*Impact upon the agricultural land*

133. Although by virtue of the long-term temporary loss of arable food production, the proposed development would have an adverse impact upon the farm's food production, it is noted that the two fields comprise approximately 5% of the total arable land of Childerley Farm. Moreover, the BMVAL of the land and the potential for certain crops to be grown is determined by the lowest quality land, in this case Subgrade 3b.
134. As discussed, the soil quality is below average for the agricultural land Grades which further inhibits high yields.
135. Moreover, in comparison to the 2015 planning application, the current proposal would seek to use less Grade 2 agricultural land, defined as having minor limitations that affect crop yield, cultivations or harvesting where a wide range of agricultural and horticultural crops can usually be grown.

136. Nevertheless, food security is an important consideration to be weighed in the planning balance.
137. In this instance, the applicant proposes to improve the biodiversity potential of the application site with the introduction of wildflowers on the field margins, new trees, hedges, and grassland. This grassland has the strong potential to be used for the grazing of sheep and supporting information has been provided to demonstrate that this would be viable in tandem with solar energy production on the application site. A condition will be attached on any planning consent granted to ensure that this is implemented in line with a grazing management plan, in accordance with Policy NH/3 and CC/2 of the Local Plan 2018.
138. Taking the above into account, whilst it is considered that the proposed development would have a negative impact in terms of food production, the benefits of the scheme, namely being of a large scale and contributing greatly to the renewable energy targets in addition to the biodiversity enhancements would outweigh the minor impact in terms of food security issues associated with the loss of arable food production of the two fields. Therefore, in this instance, the sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land in this particular instance in accordance with Policy CC/2 and NH/3 of the Local Plan 2018.

#### **Character and Appearance of the Countryside and Landscape Character**

139. The site is located within the open countryside and whilst it would not be visible from public roads, the proposed solar farm borders a bridleway to the east and footpaths to the south and north.
140. Policy NH/2 of the Local Plan 2018 states that development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.
141. The application site is situated within the Western Claylands character area, characterised by gently undulating arable farmland, scattered woodlands and fields bounded by closely trimmed hedges and hedgerow trees.
142. The application is supported by a landscape visual impact assessment (LVIA). This highlights that the landscape effects would be low adverse upon completion and low beneficial after 10 years once plants have matured.
143. With regards the visual impacts of the development, the Council's Urban Design Officer's comments concerning the potential adverse visual impacts upon the existing setting and public footpaths and the need for vegetation mitigation are acknowledged. The submitted LVIA concludes that whilst the views close to site would experience moderate to high adverse impacts, once vegetation has matured, the majority of views would experience no adverse effects.



144. Despite the landscape mitigation proposed, following a formal consultation with the Council's Landscape Officer, initial concerns were raised with regards views being possible from adjacent footpaths, particularly to the south and west of the solar arrays and associated substations due in particular to the gentle undulating topology and gaps possible through the new access gates. Third party comments concerning the impact upon the amenity value of the land for users are also acknowledged.
145. Following this feedback, amended plans showing additional hedgerow and tree/shrub planting along the southern and western boundaries of the solar arrays to reduce the visibility from the adjacent PROW have been submitted. In addition, solar panels have been moved northwards from the southern-most boundary and the southern access gate's location amended to make this more discrete.
146. This application follows the refusal of planning application S/1714/15/FL which considered that the size and scale of the proposed development would create an unreasonable impact upon the amenity of the landscape particularly in relation to the public footpaths.
147. In response to this previous refusal, the scale of the solar farm has been reduced in size, with the total overall area developed approximately 60% less than the previous application. In addition, the proximity of the solar arrays to the northern boundaries and adjacent PROW have been revised to increase the buffer with substantial areas of woodland enhancements also indicated. To the south, denser hedging and woodland planting is also proposed with greater setbacks of the solar arrays from the footpaths and bridleway.
148. Whilst it is acknowledged that the proposed landscape mitigation will take some time to become established and some impacts upon the public views would be possible in first few years, following the amended plans and re-consultation with the Council's Landscape Officer, it is considered that subject to implementation of the landscaping proposals and details of boundary treatments, any adverse impacts upon the surrounding landscape and upon users of the PROWs would be very limited.
149. Third party comments concerning the industrialisation of this rural area are acknowledged with the introduction of associated infrastructure for the storage of energy via on-site batteries and other associated equipment. This includes 16 battery containers, an edge of park substation, 42 power conditioning system (PCS) units, 19 storage containers, 16 transformers and AC combiners. These would be situated a considerable distance from the closest PROW to the north of the application site and surrounded by woodland and hedgerow planting.
150. The edge of park substation and associated storage containers would measure approximately 3 metres in height, 12 metres in length and 2.4 metres in depth. The outdoor PCS units would be similar in height and minimal in depth and width, whilst the AC combiners would be small in scale.

151. The transformers and high voltage (HV) switchgears would be situated within the centre of this compound whilst the Distribution Network Operator (DNO) and Customers compound would be located to the south of this and whilst elements of this including the transformer would be relatively high (approximately 4-6.75 metres in height), given the substantial distances from the north PROW of approximately 200 metres and south PROWs of approximately 350 metres and intervening landscape enhancements and mitigation proposed, any visual impacts are considered to be largely screened or such a considerable distance to not result in harm.
152. Whilst the introduction of these associated infrastructure within the site would have some impact upon the landscape itself, this would be confined to a relatively small area, and compared to the previous planning application S/1714/15/FL, the HV compound would not need to be located close to residential properties on the opposite side of Battlegate Road nor would the collecting station be located immediately adjacent to the southern PROW as proposed in this previous application.
153. Moreover, whilst the proposed development would have some slight adverse impacts upon the landscape itself, the LVIA identifies that after 10 years, the impact upon the landscape would be slight beneficial. As discussed, following an amended and improved landscape mitigation scheme, this would have an improved visual impact upon the landscape character.
154. It is noted that a construction compound located adjacent to the existing farm track which would accommodate construction staff facilities such as offices and storage. This would be of a temporary nature and only exist for the duration of the construction period. To ensure that this is removed from the land upon completion of the solar farm, a condition will be attached on any planning consent granted.
155. Taking all this into account and following a formal consultation with the Council's Landscape Officer, on balance, it is considered that the applicant has successfully addressed these previous reasons for refusal and whilst there would be slight visual and landscape character harm in the short term, following the maturing of the soft landscaping, it is not considered that the proposal would result in adverse impacts upon the character and appearance of the rural landscape nor users of the surrounding PROWs. Therefore, it is considered that the proposed development is compliant with Policy CC/2, HQ/1 and NH/2 of the Local Plan 2018.
156. Whilst a condition requesting details of the cabling route are acknowledged, as this would be situated outside the red line of the application site and would require a separate planning application, any landscaping implications will be considered separately subject to planning consent being granted for the solar farm.

### **Residential Amenity Impacts**

157. The closest residential property (south of the application site) would be situated approximately 250 metres from the solar arrays. Other nearby residential properties to the west of the application site would be situated approximately 400 metres away. Given the considerable distances, it is not considered that the proposal would have any significant impact on account of visual amenity impacts including glint and glare impacts from the solar arrays in accordance with Policy HQ/1 and CC/2 of the Local Plan 2018.
158. Whilst third party comments concerning noise implications during operation are acknowledged, following submission of a noise impact assessment and subsequent formal consultation with the Council's Environmental Health Officer, given the considerable distances to the nearest sensitive noise receptors and intervening vegetation, it is not considered that any noise complaints that would arise from the development are likely to be significant in this instance in accordance with Policy SC/10, HQ/1 and CC/2 of the Local Plan 2018.
159. Notwithstanding this, to ensure that nearby residential amenities within the Childerley Estate are not detrimentally affected by noise emitted from construction activities and traffic, it is considered that these hours will be restricted in accordance with Policy CC/2 and CC/6 of the Local Plan 2018.
160. No objections from the Council's Air Quality Officer have been received concerning air quality impacts.
161. Whilst some light would be generated from the temporary construction compound, this would be temporary and given the considerable distances would not have an impact upon residential amenities nor the quality of the environment in accordance with Policy SC/9, SC/12 and CC/2 of the Local Plan 2018.

### **Cumulative impact with other developments**

162. The nearest solar farm to the site where the cumulative impact of the development needs to be taken into consideration is at Bourn at a distance of approximately 4.5km away. The existing Bourn solar farm and the proposed solar farm would not be visible from the same viewpoints or sequentially along the same public rights of way or roads within close proximity of each other. Therefore, it is not considered that the proposed development along with other solar farm developments would result in adverse cumulative impacts on account of heritage assets and their settings, natural assets, high quality agricultural land, landscape, nor amenity of nearby residents.

### **Summary**

163. Taking all this into account, subject to conditions, it is not considered that the development, and any associated infrastructure, either individually or cumulatively with other developments, has any unacceptable adverse impacts on heritage assets (including their settings), natural assets, high quality

agricultural land, character and appearance of the countryside and landscape character, or the amenity of nearby residents. Therefore, the proposal is in accordance with Policy CC/2, NH/2, NH/3, NH/4 of the Local Plan 2018.

### **Highway/PROW Safety Impacts**

164. The proposed access to the site during construction and decommissioning would be via the existing access to the south of Childerley Hall off St Neots Road (former A428). This is a through road leading from Hardwick to Cambourne and has a speed limit of 60 mph.
165. The Construction Traffic Management Plan shows the access route to the site during construction and demonstrates that vehicles would access the site via St Neots Road. During the 24-week construction period, the HGV/LGV traffic generation is estimated at an average number of 16 deliveries per day. There would also be movements from site personnel that would be on average 10 trips per day.
166. It is proposed that the internal estate road and farm track is widened to enable two-way vehicle movements as demonstrated by the swept path analysis submitted.
167. A maximum of 50 staff would be employed on the site during construction at one time.
168. Decommissioning is expected to take approximately 12 months to achieve and would have no greater impact in terms of traffic movements than during the construction phase. A condition will be included in any planning consent granted to require the developer to submit a construction traffic management plan for the decommissioning of the solar farm.
169. Following a formal consultation with the Local Highways Authority, the County Transport Assessment Team and Highways England, the point of access is considered acceptable and due to its low trip generation during the operation phase would not have a material impact in terms of highway safety. Therefore, subject to conditioning the construction management plan, it is not considered that the proposed development would be detrimental to highway safety nor the highway transport network in accordance with Policy TI/2 and CC/6 of the Local Plan 2018 and the NPPF 2021.
170. There would be a minimal requirement for servicing and maintenance of the solar farm during site operation. Provision will be made within the site for some informal parking areas for 4x4s accessing the site for this purpose. Therefore, the proposal is in accordance with Policy TI/3 of the Local Plan 2018.
171. Following a formal consultation with the Asset Information Definitive Map Officer, there is no objection to the principle of development. However, it is noted that temporary diversions may be required and therefore the recommended informatives will be included on any planning consent granted

to make the developer aware of their responsibilities in terms of obstruction of the PROW and temporary diversions.

### **Flood Risk and Drainage**

172. The application site is situated within Flood Zone 1. There are drainage ditches running within and on the boundary of the site.
173. Following amended documentation demonstrating a surface water drainage strategy and a formal consultation with the Lead Local Flood Authority (LLFA) it is considered that the principle of the strategy, managed through the use of filter drains being installed which will be discharged to the surrounding ditch network is acceptable. The detailed design and long-term maintenance of such will be conditioned on any planning consent granted in accordance with Policy CC/7, CC/8 and CC/9 of the Local Plan 2018.
174. Whilst the Environment Agency's comments concerning the presence of welfare facilities on site are acknowledged, these would be of a temporary nature during the construction phase and therefore no further details are required.
175. Whilst the Asset Information Definitive Map Officer's comments concerning  
  
The potential for surface water run-off upon the PROW network is acknowledged, it is considered that the principle of the drainage strategy has demonstrated adequate provision to avoid impacts upon the farm tracks, footpaths and the bridleway.

### **Other Matters**

176. Whilst the Asset Information Definitive Map Officer's comments concerning possible impact from glint and glare upon PROW users is acknowledged, given the extensive screening proposed and the existing avenue of trees along the bridleway being retained, it is not considered that the proposal would have an unacceptable impact upon users of the surrounding rights of way. Moreover, whilst there is a high number of PROWs bordering the application site, given its rural location, any adverse impacts would be of a transient nature given that pedestrians and horse riders would move beyond the solar reflection zone fairly quickly. Taking all this into account, it is considered that the impact upon the PROW users would be low in this instance.
177. Whilst the Asset Information Definitive Map Officer's comments requesting information with regards site access for the grazing of animals is acknowledged, given that the farm already has multiple points of entry which could be utilised for farming purposes, it would not be reasonable to restrict the applicant to managing the grazing to one point of access.
178. The proposed development would contribute to the income diversification of the existing farm with reference to Policy E/18 of the Local Plan 2018.

179. Comments concerning green belt impacts, whilst acknowledged, is not relevant to this application site as it is located outside the Green Belt.
180. Several third party and Parish Council comments have stated concerns regarding the potential growth of the solar farm in the future. It is understood that any proposal is restricted by the available grid import and export capacity. Notwithstanding this, each case is determined on its own merits and any proposed expansion of a solar farm over that which is permitted would require a new planning application and compelling evidence provided to justify this with reference to national and local plan policies.
181. Whilst third party comments concerning the possible increase in ground surface temperatures are acknowledged, given that the land would be covered by solar arrays in addition to biodiversity enhancements, it is likely that ground temperatures would be less in this instance.
182. There is not considered to be any aircraft safety issues associated with the proposed development.
183. Due to the current Covid-19 restrictions a site visit by the Planning Committee Members has not been undertaken.

## **Planning balance and conclusion**

184. The proposed solar arrays and associated development would result in some limited visual impacts and some temporary adverse landscape character impacts. In addition, the proposal would result in 'minor less than substantial' harm to the setting of heritage assets during construction and operation. These attract moderate weight. Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and national policy relating to applications affecting heritage assets advise that there should be a strong presumption to refuse planning permission unless there are public benefits which outweigh the level of harm identified. The public benefits which officers consider outweigh the level of harm to the heritage assets identified include the economic and environmental benefits the proposal would bring about. Officers are of the view that the level of public benefit provides justification to accept the level of harm 'less than substantial' that would arise.
185. Whilst the proposed development would result in a loss of some BMV agricultural land (Grade 2-3a) and therefore food production, alternative sites on developed land and poorer quality agricultural land have been considered and the sequential analysis successfully demonstrates that there would be no better alternative sites close to the grid connection, therefore meeting the compelling evidence test. This attracts significant weight.
186. The proposed development would provide renewable energy for 14,200 homes. This would make an important contribution towards climate change objectives and attracts significant weight. The proposal would also involve

some agricultural grazing and enhance biodiversity within the site, and this is given moderate weight in the planning balance.

187. Therefore, on balance, it is considered that the benefits of the scheme, namely, the contribution towards climate change objectives, the continuation of part-agricultural use and biodiversity improvements would outweigh any harm to the loss of BMV agricultural land and some minor harm to landscape character, visual impacts and the setting of heritage assets.
188. For the reasons set out in this report, officers consider the planning application to be acceptable in accordance with relevant national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

## **Recommendation**

189. Officers recommend that the Planning Committee approve the application, subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
  2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.  
Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.
  3. The local planning authority shall be notified in writing within 14 days of the date of first operational use of the development. The development, hereby permitted, shall be removed and the land restored to its former condition or to a condition to be specified and agreed in writing by the Local Planning Authority on or before 37 years from the date of the first operational use of the development or in accordance with an alternative phasing plan agreed in writing by the local planning authority but in any event no later than one year following the date on which the site has ceased to be in continuous use for energy generation.  
  
Reason: Approval of the proposal on a permanent basis would be contrary to Policy CC/2 and NH/3 of the Local Plan 2018.
  4. Notwithstanding the submitted Outline Decommissioning and Restoration Plan (April 2021), no less than 1 year prior to the expiry of the temporary permission and the decommissioning of the development hereby approved, a detailed decommissioning plan shall be submitted to the Local Planning Authority for approval. This shall detail how the equipment is to

be removed from the site, how the land is to be returned to its former condition and shall be accompanied by a construction traffic management plan and environmental/biodiversity mitigation measures. The decommissioning shall be carried out in accordance with the approved details.

Reason: The application site lies in the open countryside and it is important that once the development has ceased the site is brought back into a full agricultural use in accordance with Policy CC/2 and NH/3 of the Local Plan 2018.

5. Prior to first operational use of the solar farm hereby permitted, the construction compound hereby approved shall be fully removed from the site and the land replaced with woodland planting in accordance with the Proposed Mitigation, Landscape and Ecology Enhancements Drawing No. AW0106-PL-002 Rev B.

Reason: Approval of the compound on a more permanent basis would be contrary to Policy CC/2 and NH/2 of the Local Plan 2018.

6. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Filter Drain Elevation Detail prepared by Statkraft (ref: SKUKX-STARG-000-213.1B) dated 6 September 2021 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA nonstatutory technical standards for sustainable drainage systems;



- g) Full details of the maintenance/adoption of the surface water drainage system;
  - h) Permissions to connect to a receiving watercourse or sewer;  
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, CC/8 and CC/9 of the Local Plan 2018.
7. 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, CC/8 and CC/9 of the Local Plan 2018.
8. 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:
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification of biodiversity protection zones.
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timings of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs if applicable.
- The approved CEcMP shall be 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 Policy NH/4 the Local Plan 2018 and Biodiversity SPD 2022.
9. Prior to the installation of the solar arrays, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing

by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over the operational lifetime of the development).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results 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 conserve and enhance protected species and habitats in accordance with Policy NH/4 of the South Cambs Local Plan 2018 and the Biodiversity SPD 2022.

10. The soft landscaping works shall be carried out in accordance with the Proposed Mitigation, Landscape and Ecology Enhancements Drawing No. AW0106-PL-002 Rev B. 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 first operational use of the solar farm 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.

11. Notwithstanding the approved details, no PV panels shall be installed above ground level until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first operational use of the solar farm and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure that protected hedgerows and important trees are protected during the course of construction in accordance with Policy NH/4 of the Local Plan 2018.

13. No construction or demolition work shall be carried out and no construction-related plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the nearby residents in accordance with Policy CC/6 of the Local Plan 2018.

14. The routing of all construction and maintenance vehicles shall be from the Childerley Estate to the south of the application site as detailed within the submitted Construction Traffic Management Plan V7 and in Appendix F (Drawing SK04 and SK07).

Reason: To ensure that that the routing of vehicles have acceptable highway safety and operation impacts in accordance with TI/2 and CC/6 of the Local Plan 2018.

15. No development shall commence until the applicant has implemented a programme of archaeological work that follows the principles of the approved document Childerley Solar Farm Archaeological Mitigation Strategy (Headland Archaeology v1.9) and 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 development shall take place other than under the provisions of the agreed WSI, which shall include:
- a) The statement of archaeological significance and research objectives;
  - b) The programme, methodology and timetable of fieldwork and the nomination of a competent person(s) or organisation to undertake the agreed works;
  - c) Implementation of fieldwork;
  - d) A post-excavation assessment report to be submitted within six months of the completion of fieldwork;

- e) An analytical archive report to be completed within two years of the completion of fieldwork and submission of a draft publication report (as necessary);
- f) Preparation of the physical and digital archaeological archives for deposition at accredited stores approved by the Local Planning Authority.

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

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021) and Policy NH/14 of the Local Plan 2018.

16. Prior to any construction access alterations, the mitigation measures as detailed within Section 7 of the submitted Construction Traffic Management Plan V7 shall be implemented and retained as such during the construction phase.

Reason: To ensure that that the setting of the Listed Park and Buildings are not adversely impacted in accordance with Policy NH/14 of the Local Plan 2018.

17. Within one year of the first operational use of the solar farm, a Grazing Management Plan (GMP) shall be submitted to the Local Planning Authority. The GMP shall detail which parts of the site shall be used for the grazing of livestock, during which months of the year, and it shall set out details of how the grazing is to be managed. Any changes to the GMP during the lifetime of the permission shall be submitted to the Local Planning Authority for approval, and shall not be carried out except in accordance with that approval. Within three years of the first operational use of the solar farm, the grazing of livestock shall commence on the site in accordance with the GMP.

Reason: To ensure that part of the site remains in agricultural (grazing) use in accordance with Policy CC/2 and NH/3 of the Local Plan 2018.

## Informatives

1. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are

regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance: <https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/> Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

2. 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.
3. As part of the decommissioning of the photovoltaic arrays, all below ground cables should be removed as electrical cables contain insulation oils which, if left to degrade within the ground, could lead to localised contamination of soils and potential leaching to the local water environment.
4. We would encourage the inclusion of measures within the development to reduce the impact of channelised flows and promote the infiltration of water into the ground.
  - Siting solar arrays along ground contours (wherever possible) such that water flow between rows is dispersed evenly beneath them
  - Incorporating bunds, filter drains or other measures to interrupt flows of water between rows of solar arrays to disperse water flows over the surface and promote infiltration into the soils.
  - Incorporate wide grassed filter strips at the downstream side of blocks of solar arrays and maintain the grass at a long length to interrupt water flows and promote infiltration.
  - Incorporate gravel filled filter drains or swales to help infiltrate run-off (where ground conditions allow).Where parts of the site area are developed with impermeable surfaces, e.g. asphalt and concrete access roads and hardstanding, flows should be collected within a formalised drainage system, which may require attenuation with a controlled outflow before discharge to an identified discharge location or soakaway (where ground conditions allow). Alternatively, access roads could be constructed using permeable surfacing techniques (e.g. a proprietary grass paving system) which would not require additional formal drainage. Other areas accessed by machinery should be maintained to ensure rutting of the surface is managed and repaired where necessary. These ruts in themselves can collect water into channelised flow paths.
5. Public Rights of Way must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

## **Background Papers**

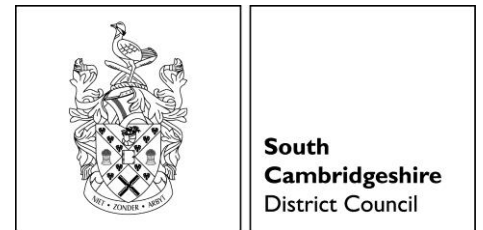
The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File Reference: 21/02173/FUL

## **Report Author:**

Tom Gray – Senior Planning Officer  
Telephone: 07704 018476

# Agenda Item 8



13 April 2022

**Report to:** South Cambridgeshire District  
Council Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

---

## **21/02902/FUL – THE FORMER BISHOPS SITE CAMBRIDGE ROAD, IMPINGTON, CAMBRIDGE, CB24 9NU**

Proposal: Erection of 38 residential apartments and the partially below ground car parking, cycle and refuse storage, hard and soft landscaping and associated infrastructure (alterations to the approved scheme granted under S/0671/17/FL and 20/03690/S73)

Applicant: Mitre Property Development Ltd

Key material considerations: Parking Provision

Date of Member site visit: None

Is it a Departure Application?: Yes – Neighbourhood Plan

Decision due by: 22.10.2021

Application brought to Committee because: The Council's delegation meeting determined that there was sufficient public interest that the application should be brought to Planning Committee

Presenting officer: Amy McDonagh

## Executive Summary

1. The application seeks planning permission for the erection of 38 residential apartments and a partially below ground car parking, cycle and refuse storage, hard and soft landscaping and associated infrastructure (alterations to the approved scheme granted under S/0671/17/FL and 20/03690/S73). It is a very similar proposal to the recent approvals on the site. The differences include the creation of 3 additional apartments through the reconfiguration of the approved scheme (units 7 and 37) and a roof extension to the Cambridge Road elevation which would become unit 38. Other additions being proposed are additional lifts to podium stair cores, balcony amendments to the Cambridge Road elevation, introduction of green roofs, enlargement of PV arrays, provision of EV charging and the addition of one car parking space.
2. The proposed alterations are acceptable as the previous scheme was permitted when parking standards were not fully satisfied, therefore the level of parking proposed now should not be a reason for refusal.

## 3.Relevant planning history

Reference	Description	Outcome
S/1152/13/FL	Erection of 29 residential apartments following demolitions of existing buildings, reposition of vehicular access, and associated works	Appeal Dismissed
S/0671/17/FL	Erection of 35 one and two bed residential apartments (following demolition of existing buildings) together with partially below ground car parking cycle provision hard and soft landscape and associated infrastructure.	Approved
S/0671/17/CONDB	Submission of details required by conditions 3 (Materials), 14a and 14b (Environmental report) of planning permission S/0671/17/FL	Discharged in full
S/0671/17/CONDA	Submission of details required by conditions 10 (Traffic Management Plan), 13 (Foul water drainage), 20 (piling) and 25 (Surface Water Drainage) of planning permission S/0671/17/FL	Awaiting Decision
S/0671/17/COND21	Condition 21 - Dust	Discharged in full



S/0671/17/COND10	Condition 10 - Traffic Management	Refuse to Discharge
20/03690/S73	Variation of condition 2 (Approved plans) of planning permission S/0671/17/FL minor material amendment to include adjustments to the dwelling mix, cycle parking and refuse storage, removal of one car parking space, provision of a pedestrian ramp, external alterations to the fenestration to include revisions to two balconies, adjustments for final storey heights and atrium roof extended to incorporate lift overrun and provide maintenance access to flat roof.	Approved

#### **4.Planning policies**

#### **5.National Guidance**

National Planning Policy Framework 2021 (NPPF)  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG)

#### **6. South Cambridgeshire Local Plan 2018**

S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in favour of Sustainable Development  
S/5 Provision of New Jobs and Homes  
S/6 The Development Strategy  
S/7 Development Frameworks  
CC/1 Mitigation and Adaptation to Climate Change  
CC/3 Renewable and Low Carbon Energy in New Developments  
CC/4 Sustainable Design and Construction  
CC/6 Construction Methods  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
CC/9 Managing Flood Risk  
HQ/1 Design Principles  
H/7 Housing Density  
H/8 Housing mix  
H/9 Affordable Housing  
NH/2 Protecting and Enhancing Landscape Character  
NH/4 Biodiversity

E/8 Mixed-Use Development in Histon & Impington Station Area  
SC/2 Health Impact Assessment  
SC/7 Outdoor play space, informal open space and new developments  
SC/8 Open space standards  
SC/10 Lighting Proposals  
SC/11 Noise Pollution  
SC/12 Contaminated Land  
SC/13 Air Quality  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments

## **7. Histon and Impington Neighbourhood Plan 2020 – 2031**

HIM01 High Quality Design – Residential Development  
HIM03 Size, Scale and Location of New Housing  
HIM05 Parking Provision for Cars and Cycles  
HIM17 Station Site

## **8. South Cambridgeshire Supplementary Planning Documents (SPD)**

Sustainable Design and Construction – Adopted January 2020  
Biodiversity - Adopted February 2022

## **9. Consultation**

## **10. Histon and Impington Parish Council**

11. **Objection.** Histon and Impington Parish Council submitted a recommendation of refusal. It was stated that the last amendment to this scheme involved the removal of 1 parking space as this was no longer available due to building regulations and there was no room anywhere else on site for this lost space. The applicant is now seeing an additional 3 flats with no provision for the additional parking required (also note that 1 additional flat is in the immediate area of the lower ground floor car park).
12. In addition, it was felt that the application went against their neighbourhood plan policies which were highly supported by the village residents. The Parish council highlighted that the scheme is offering less than 3% affordable housing which is a significant difference from the 40% stated in The Affordable Housing Policy H/10 found on P148 of the South Cambridgeshire Local Plan Adopted September 2018.
13. It was also stated that the approved application is of a height exceeding the neighbouring property (Pine Court) which is one of the tallest in the area.

## **14. Trees Officer**

15. Originally requested further information is required as to if the birch tree on the back verge of the Cambridge Road is being retained or removed. The applicant confirmed the tree is to be removed and replaced as part of the S278 agreement. The Tree Officer has confirmed that they are happy with the applicant's response regarding the plans for the Birch Tree.

#### **16. Crime Prevention Design Team (Estates)**

17. **No Objection-** This department is supportive of the scheme in regard to community safety and reducing vulnerability to crime. The CPDT have requested to be able to comment on the lighting scheme when available and have requested further information on the access control being proposed for apartment blocks. Cycle theft is a concern across the county, and the department ask that stands for cycles are cemented into place where possible and in other areas tamper proof bolts used.
18. Officers are satisfied that the lighting plan will be addressed via an existing condition on a previous consent, details relating to the control of the access can be addressed via condition, and an informative relating to secure cycle storage will be imposed.

#### **19. Lead Local Flood Authority**

20. **Object.** The hydraulic calculations are not in accordance with Cambridgeshire County Council Surface Water Planning Guidance and there is an outstanding condition which relates to surface water that is yet to be discharged.

#### **21. Environment Agency**

22. **No objection** to the application in principle providing all outstanding pre-commencement conditions are discharged prior to the commencement of works.

#### **23. Drainage**

24. **No objection.** The development proposed is acceptable subject to the imposition of conditions relating to:

1. Surface water and foul water drainage
2. Maintenance arrangements

#### **25. Local Highways Authority**

26. **No objection.** Proposal is acceptable subject to the imposition of the following conditions:
  1. Traffic management plan
  2. Access construction standard
  3. Closure of existing access

## 27. Ecology

28. **No objection.** Proposal is acceptable subject to the imposition of the following conditions:
1. All ecological measures are to be carried out in accordance with approved documents
  2. Submission of a lighting design strategy for biodiversity

## 29. NHS

30. **No objection.** The proposal is acceptable; however, the development would give rise to the need for additional primary healthcare, therefore the consultee seeks a financial contribution in the form of a Section 106 agreement to address these concerns.

## 31. Anglian Water

32. **No objection.** The proposal is acceptable subject to the imposition of the following conditions:
1. Foul water drainage works details
  2. Surface water management strategy
33. Specific details of requested informative can be found on the original consultee document.

## 34. Built Environment

35. **No objection.** Officers have no objections to the proposals for three additional flats and the other revisions proposed to the consented scheme.

## 36. Environmental Health

37. **No objection.** No comments on behalf of Environmental Health

## 38. Conservation

39. **No objection.** It is considered that there are no material Conservation issues with this proposal.

## 40. Housing Strategy

41. **No comment.** The scheme does not include affordable units; therefore, the consultee does not wish to comment.

#### **42. Natural England**

43. **No objection.** Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which the applicant can use to assess impacts on protected species.

#### **44. County Council Historic Environment – Archaeology**

45. **No objection** - No objections or requirements for this development. The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

#### **47. Representations from members of the public**

##### **48. Councillor Call in:**

49. The application was called in by Cllr Steve Hunt on the grounds that the new proposals conflict with the Neighbourhood Plan policy on parking. Since this submission, Cllr Hunt has rescinded the request to call the application to committee.

50. Representations from the following neighbours have been received:

- Orchard House, Park Avenue
- The Grove, Burgoyne's Road
- 1 South Road
- 4 Villa Road
- 4 Macfarlane Close
- 11 South Road
- 15 Villa Place
- 17 Highfield Road
- 18 Nuns Orchard
- 24 Percheron Close
- 39 Cambridge Road

51. These representations can be summarised as follows:

- Development is not in keeping with the conventional 2 storey homes which surround the site.
- No increase in amenity space or parking to accommodate these additional units.
- The site will contribute to parking on village road.
- No affordable housing has been provided.
- The building is too high as buildings in the area are supposed to be limited to 2-3 levels due to the Windmill and Neighbourhood Plan.
- Building will dominate the area and skyline.
- Additional units will block out light from neighbouring properties.

- The design of the building is not in keeping with the properties in the area.
- The site is located south of the guided busway while there are existing flats to the north of this busway. The buildings construction would cause a tunnel like impact on the busway.
- No demand for flats in the area.
- Community use facilities have been removed from the scheme.
- Missed opportunity to reduce the environmental footprint of each property.
- The development is not in keeping with the village plan.

52. The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

### **53. The site and its surroundings**

54. The proposal site lies within the Histon and Impington Village Framework. The site comprised of an old warehouse facility which housed a two storey building which has since been demolished. The site comprises of 0.22 hectares in area and lies in a predominantly residential area. To the north of the site lies the Cambridge Guided Busway, with a local convenience store to the east and Pine Court residential development to the south. It is a brownfield site.

55. The site benefits from planning consent for the erection of 35 one- and two-bedroom apartments and associated elements with these properties.

### **56. The proposal**

57. The application seeks planning permission for the erection of 38 residential apartments and a partially below ground car parking, cycle and refuse storage, hard and soft landscaping and associated infrastructure (alterations to the approved scheme granted under S/0671/17/FL and 20/03690/S73). It is a very similar proposal to the recent approvals and as such this assessment focuses most of its attention on the differences between the approved schemes and that now proposed. The main differences are set out below:

- The addition of three units. Unit 7 (1 bed duplex mezzanine unit) and unit 37 (1 bed unit) will be delivered through adjustments of approved apartments. Unit 38 (2 bed unit) will be achieved through the construction of a roof extension.
- Addition of two lifts to podium stairs improve access to the apartments off the podium slab to improve DDA access.
- Alterations to the balcony arrangement onto Cambridge Road with a splay created adjacent to Pine Court.
- Enlargement of PV array and carbon emissions reduction
- Introduction of EV charging and associated battery storage
- Provision of one additional car parking space accessed off Villa Place specifically to serve a potential car share electric vehicle;

- Introduction of green roofs to the Cambridge Road elevation with enhanced biodiversity

## 58. Principle of development

59. The host permission (S/0671/17/FL) was reviewed in light of the old Local Plan. Since the host permission was approved, the current Local Plan (2018) was adopted. A previous section 73 application (reference: 20/03690/S73) was approved in 2020 under the current Local Plan (2018). Officers are of the view that no significant changes to policy, or material circumstances have occurred to the extent to warrant a wholesale re-assessment of the proposal given that an extant permission exists (expires 27.06.2021) as a strong fall-back. The pre-commencement conditions have been discharged associated with application 20/03690/S73, and development has commenced with material operations related to drainage infrastructure having been carried out. The previously approved S73 application has therefore been implemented.
60. The proposed layout of the building is not significantly altered by the proposal and the scheme is still considered to be appropriate in terms of visual impact and would be in accordance with the adopted policies. The remaining additions to the scheme are not considered to be significant in consideration of the scheme as a whole.
61. The neighbourhood plan for Histon and Impington (2021) forms part of the development plan for South Cambridgeshire. Policy HIM17 highlights the area known as the Station Site. The Station site is included in the Local Plan Policy E/8 (Mixed-Use Development in Histon & Impington Station Area). It covers three development plots: including the former Bishops Hardware Store site, Kendall Court, the former station building. This site has been highlighted in the Neighbourhood Plan where it is stipulated that development on this site must accord with policy E/8 of the Local Plan and ensure the following:
- *The former station building should be retained and reused as appropriate for commercial or a community use.*
  - *A through footpath / cycleway to allow access to Vision Park should be provided.*
  - *Ensuring existing provision of village shops and services (providing key amenity value in this part of the village) are maintained or enhanced.*
62. The permitted Bishops scheme does not jeopardise the listed requirements nor does it contradict policy E/8 of the Local Plan (2018).
63. Therefore, officers are satisfied that the principle of development is acceptable and in accordance with policy E/8 of the South Cambridgeshire Local Plan (2018) and policy HIM17 of the Neighbourhood Plan for Histon and Impington (2021).

## Character and Appearance

66. The permitted layout of the building will not be significantly changed by the construction of units 7 and 37 as these will be created by internal changes to the permitted building. The footprint of the building will not change as a consequence of these units' construction.
67. Unit 7 will be located on the lower ground floor. A daylight assessment was submitted as part of the host permission which showed unit 7 would receive an acceptable amount daylight (which was found to be acceptable under the host permission).
68. Unit 38 would be achieved through the construction of a roof extension on the east elevation of the building. The extension will be located circa 8.2m from the elevation which fronts Cambridge Road and is a continuation of the previously permitted 2 bed-duplex on the top floor elevation (which is now a 1 bed flat -unit 37). As the extension will be a continuation of floor three, the overall height of the permitted scheme will not increase. A small terrace area of 32m<sup>2</sup> will be provided to the front of unit 38, this terrace area will be used by unit 38 and will be set back circa 1.2 from the front elevation of the building and will not be visible from the street.
69. Unit 38 will be situated circa 3m above a dormer window to the rear of Pine Court (unit 38 is also located 3m behind the dormer window). The applicant has indicated the dormer window may serve a bathroom. The addition of unit 38 will continue from the structure of unit 37 on the third floor. Given the positioning of the unit being relatively far from the frontage of the development and that units (37) were previously approved at this height, officers are satisfied that the presence of this unit would not be unacceptable and would be in keeping with the scale of the permitted development. No objections are raised from the Council's Conservation or Urban Design Officers.
70. The addition of two lifts to podium stairs will improve disabled access to apartments located off of the podium slab, allowing the homes to become accessible to all. This is further discussed under section 'Inclusive Access' of this report. Officers consider this addition to be a positive change to the development.
71. The application proposes alterations to the balcony arrangement of unit's 28, 26, 34 and 36 which front onto Cambridge Road with a splay created adjacent to Pine Court. The balconies were present on the previous scheme, and two of the units (further away from Pine Court) have increased in size by 1m<sup>2</sup>. Officers consider that as the balconies remaining are broadly the same size, that the slight alteration in shape will not impact the appearance of the building nor would it generate any new residential amenity impacts that weren't already approved under the previous schemes.
72. The application seeks permission for the increase in size of the solar PV array. The permitted scheme saw a provision of 65m<sup>2</sup> of PV array, the revised scheme sees an increase of 123m<sup>2</sup> (188m<sup>2</sup> in total) of PV array. The



applicant has expanded the size of the PV arrays on an area of the development where this technology was previously permitted. As the location of these arrays were considered acceptable before (rear roof space), officers are satisfied that the expansion of such technology will not impact the design of the building and will be in keeping with the character of the area.

73. The revised scheme also seeks to enhance flat roofed areas to provide ecological value through green roofs. Sedum green roofs will be located to the rear and front elevation of the development, while the flat roof of the top floor will be a brown roof. The terrace of unit 38 will benefit from a planted balcony as this balcony is larger and is able to accommodate such landscaping.
74. The inclusion of these landscaping details will enhance the street frontage. The design has taken into account the ecological value it will offer by considering biodiversity and species habitat provision. This brown roof will consist of loose stones, sand and rocks of varying sized which have been shown to provide equivalent degree of habitat creation potential as green roofs, and when used in conjunction with green roofs can offer a diverse range of habitat potential. Officers consider these inclusions to be a positive variation.
75. Additional landscaping will also be undertaken in the permitted communal areas. This landscaping will soften the communal gardens and is considered to enhance the external amenity area for occupants.
76. A few minor changes to window sizes, additional windows (along the east elevation) and additional rooflights (to the rear of the northern elevation) have also been requested. Officers consider these changes to be non -material to the development as the locations of the permitted windows have not changed, the size difference is not large enough to be an issue and the rooflights angle will not result in any overlooking of the communal area.
77. New balconies have been proposed to serve the units located to the rear of the eastern elevation. These balconies will provide private amenity space for these units. The balconies will overlook the communal area but will not overlook any neighbouring properties (nearest property is 61m away from these balconies). Officers consider that as balconies to the rear of the north elevation obtain the same views and were deemed acceptable, that these balconies would also be acceptable.
78. Other minor changes relating to the balustrade which serves the communal area have also been made. The new communal area balustrade will be glass instead of wooden fencing. Given the distance between this area and neighbouring properties (circa 17m from residents of Villa Place), officers consider that this change would not impact neighbouring residents and would be in keeping with the appearance of the development.
79. The application is in conformity with Policies HQ/1 of the adopted South Cambridgeshire District Council Local Plan 2018 and HIM01 and HIM03 of the Histon and Impington neighbourhood plan.

## **80. Amenity**

### *Impact on amenity of neighbouring occupiers*

81. The footprint of the approved development does not materially change when compared with what is being proposed. The height of the proposed development will increase slightly to accommodate a roof extension and balcony area exclusive to unit 38. The proposed extension is set back circa 8.2m from the elevation which fronts Cambridge Road and is a continuation of the previously permitted 2 bed-duplex on the top floor elevation (which is now a 1 bed flat -unit 37). An additional area of circa 119m<sup>2</sup> of floor space will be added to the top floor as part of this application. A small terrace area of 32m<sup>2</sup> will be provided to the front of unit 38, and will be set back circa 1.2 from the front elevation of the building and will not be visible from the street.
82. The closest development to the proposed third floor extension is Pine court (to the south of the site). Pine court has one small window to the rear of the hipped roof of the elevation which fronts Cambridge Road. The corner of unit 38 will be roughly 5m away from this window. The applicant could not confirm what this window serves but given its location near to a soil pipe, the applicant believes the window serves a bathroom. However, given that the additional unit and terrace is roughly 5m higher than this dormer window, officers are satisfied that overlooking is unlikely to occur. The addition of the unit will increase the height of the building along the eastern elevation (left hand side), however given the distance of the development and Pine Court, and that both sites are blocks of flats with minimal height difference, officers do not consider issues relating to overbearing to be of concern.
83. Officers are satisfied that the orientation of the window on Pine Court would prevent issues relating to overshadowing and overlooking from occurring.
84. Alterations to the balcony arrangement onto Cambridge Road with a splay created adjacent to Pine Court have been proposed (east elevation). These balconies were not present on the original permitted scheme. The proposed development is set back circa 4m from the frontage of pine court. Given the lack of windows on the boundary elevation of Pine Court and the distance between the two front elevations of the developments, officers do not consider overlooking to be a concern.
85. Additional balconies have also been added to the rear apartments which overlook the communal gardens. These balconies will provide private amenity space to these units. Given the distance between Villa Place and the site, and that the proposed balconies will be located circa 16m from the dormer window of Pine Court, officers do not consider that these balconies will achieve an unacceptable level of overlooking.
86. As there are no other changes being proposed to the fabric of the building, officers consider the impact on residential amenity to be minimal.

87. In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Local Plan (2018) policies HQ/1.

Amenity for future occupiers of the site

88. The proposal alters the proposed dwelling mix by including unit 7 (a 1 bed mezzanine), unit 37 (a 1-bedroom apartment) and 38 (a 2-bedroom apartment). All units 7, 37, 38 and are compliant or exceed the residential standards as outlined by policy H/12 of the Local Plan.
89. The gross internal floor space measurements for units in this application are shown in the table below:

Table 1:

Proposed Unit	Number of Bedrooms	Number of bed spaces (persons)	Number of storeys	Policy size requirement (m2)	Size of unit (m2)	Difference in size compared to policy (m2)
1	1	2	1	50	55	+5
2	1	2	1	50	55	+5
3	1	2	1	50	65	+15
4	1	2	1	50	55	+5
5	1	2	1	50	55	+5
6	1	2	1	50	55	+5
7	1	2	1 (plus mezzanine)	50	58	+8
8	2	4	1	70	78	+8
9	1	2	1	50	50	0
10	1	2	1	50	50	0
11	1	2	1	50	50	0
12	2	3	1	61	63	+2
13	1	2	1	50	50	0
14	1	2	1	50	50	0
15	1	2	1	50	51	+1
16	1	2	1	50	52	+2
17	2	4	1	70	71	+1
18	1	2	1	50	50	0
19	1	2	1	50	50	0
20	1	2	1	50	50	0
21	2	3	1	61	63	+2
22	1	2	1	50	50	0
23	1	2	1	50	50	0
24	2	3	1	61	65	+4
25	1	2	1	50	50	0
26	1	2	1	50	50	0
27	2	4	1	70	70	0
28	2	4	1	70	82	+12

29	2	4	1	70	83	+13
30	2	4	1	70	97	+27
31	2	4	1	70	97	+27
32	2	4	1	70	99	+29
33	1	2	1	50	50	0
34	1	2	1	50	50	0
35	2	4	1	70	70	0
36	2	4	1	70	82	+12
37	1	2	1	50	50	0
38	2	4	1	70	90	+20

90. Units 37 and 38 meet and exceed respectively the permitted internal residential space standards. Unit 7 is a 1 bed mezzanine which will accommodate 2 bedspaces and meets internal space standards for a two-storey dwelling.
91. As outlined in previous applications and delegation reports, all other units provided by this scheme are compliant with Policy H/12. However, as various internal changes are being proposed, the other units have been measured and included in the above table.
92. Policy H/12 states that all new residential units will be expected to have direct access to an area of private amenity space. All proposed units have access to a private balcony or private garden therefore the proposals are compliant with this aspect of the policy.
93. The proposal provides an adequate level of residential amenity for future occupiers and is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1 and H/12.

#### Size of external amenity space

94. The scheme provides landscaping across the site which occupants will be able to access. An area of communal amenity space will be provided to the southwest of the development. These areas will include various trees and shrubs and three large seating areas. Each apartment will have private amenity space in the form of balconies on the upper floors and terraces on the ground floor.
95. In the opinion of officers, the proposal provides a high-quality (and accessible) living environment and an appropriate standard of residential amenity for future occupiers, and in this respect, it is compliant with Local Plan (2018) policies HQ/1 and H/12.

#### **96. Highways, Access and parking**

97. Under the permitted scheme, a 5.5-metre-wide access to the site will be provided off Cambridge Road, further south in order to allow vehicles entering

and leaving the ramped car park access to avoid movement being blocked by traffic queuing at the northbound approach to the Guided Busway crossing. This application does not seek to vary or change the approved Highway access and therefore officers do not consider highway safety to be a concern.

98. The Local Highways Authority have raised no objections to the proposed new vehicular access. The proposal is considered acceptable in terms of highway safety subject to conditions in regard to the falls and levels of the site, the access being of a bound material and of a suitable material, the existing access being closed prior to first occupation of the proposed site and a traffic management plan and informative in regard to no works to the public highway.
99. The permitted application allows for 33 car parking spaces including two disabled spaces. This application proposes 34 (33 of which are underground) car parking spaces to serve 38 units, one of these spaces will be an EV car share vehicle for resident use (located on the ground level of the development), two spaces will be designated disabled spaces (underground with main car parking area). With regard to policy TI/3 of the South Cambridgeshire Local Plan and policy HIM05 of the Histon and Impington Neighbourhood Plan, the permitted and proposed proposal in respect of car parking provision is not compliant with policy.
100. This application does not seek to increase the provision of parking in line with the addition of three new units. The provision of 33 parking spaces to serve 35 units was deemed acceptable in light of the Local Plan and the Histon and Impington Neighbourhood Plan (officer referenced the NP in their delegation report). Therefore, the provision of parking will be reviewed in light of the 'new' units.
101. The 3 units would require 2 parking spaces each according to the Local Plan, in light of policy HIM05 of the neighbourhood plan the units should have a total of 5 spaces (based on number of bedrooms). The higher figure of 6 will be used for this report.
102. It is acknowledged that the 33 spaces provided are still not compliant with policy TI/3 or HIM05, however, given the location of the site and the high levels of accessibility in regard to local shops, services and the travel network comprising of the bus and the Cambridgeshire Guided Bus, it is considered that the additional spaces required of policy are not necessary. The proposal also seeks to include a club car space for occupants use, the car club space will be secured via condition. Officers consider that the proposed club car space will be a positive addition to the scheme and would be utilised by those who do not have cars and therefore would not require a car space. It is not an unreasonable assumption that some of the occupants of the apartments would choose not to own a car given Histon's proximity to Cambridge and, even if there was some overspill parking onto surrounding streets, this would be likely to be minimal.
103. Cycle storage will be located on the east elevation of the site. The storage will consist of 2 tiered dutch cycle racks which has the capacity to store 52 cycles.

There are also 8 Sheffield hoops for visitor cycle storage located to the right of the entrance lobby on the east elevation. The provision of cycle storage on site is compliant with policy and is therefore acceptable.

104. The proposal provides an appropriate level of residential car parking and cycle parking provision and whilst the level of car parking is not fully compliant with policy T1/3, it is nonetheless acceptable.

#### **105. Trees**

106. The South Cambridgeshire District Council Tree Officer has commented on the application. They have no arboricultural or hedgerow objections to this application. However, clarification on the removal of a birch was requested. The applicant confirmed that the birch tree will be removed and replaced as part of the S278 agreement which has been agreed with the Local Highways Authority. The Trees Officer has confirmed that this is acceptable.

#### **106. Ecology**

107. The applicant provided a Scheme of Biodiversity Enhancement. The building on site was demolished in July 2020. The ivy on the south aspect of the building (breeding bird habitat) was removed some years prior to the demolition of the building, outside of the bird breeding season (which runs from March to August inclusive) and the bat roosting season.
108. The proposed landscaping under planning reference 20/03690/S73 consists of the planting of native trees, native planting in communal garden areas and the creation of an extensive green roof and a green wall on site. These areas provide potential for biodiversity. Several other biodiversity enhancements will be included in the design scheme, including bird and bat boxes integrated into new buildings and bug hotels positioned in external amenity areas.
109. The proposed landscaping plans connected with the application for three additional flats presents an opportunity for further biodiversity enhancements, including the provision of an additional area of extensive green roof. The establishment of green roofs at the site will provide habitat and resources for a range of invertebrates as well as assisting in the control of rainwater.
110. The enhancement scheme provided addresses condition 8 of permission 20/03690/S73 and the ecological department are satisfied that this document can discharge this condition.

#### **112. Carbon reduction and sustainable design**

113. The application seeks permission for the increased size of the solar PV array. The permitted scheme saw a provision of 65m<sup>2</sup> of PV array, the revised scheme sees an increase of 123m<sup>2</sup> (188m<sup>2</sup> in total) of PV array. The increase in the provision will allow for the increase in the capacity from 10kWp up to 22 kWp. The PV array will serve on-site electrical demand to individual

apartments. The influx of the PV arrays is predicted to achieve 17.3% of predicted energy requirements from on-site renewable energy, in excess of the 10% policy requirement.

114. In addition to the PV arrays, the revised scheme also seeks to include a 10kWh central battery and electric vehicle charging infrastructure, installation of electric vehicle charging to 33 car spaces on the lower ground plus an EV car club parking space.
115. The revised scheme has increased the level of renewable technologies on site which officers consider will benefit in the reduction of carbon emissions. The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan (2018) policy CC/3 and CC/1.

#### **116. Security**

117. Cambridgeshire Constabulary Crime Prevention Design Team (CCCPDT) commented on the application and stated that they reviewed the above application and are supportive in regard to community safety and reducing vulnerability to crime. They have requested they are able to comment on the external Lighting Plan when available and that further information is required on the control of the access into the apartment blocks.
118. A condition was imposed regarding an artificial lighting scheme under the previous permission which is yet to be discharged. Officers will consult the CCCPDT when details pertaining to this condition is submitted. Officers are satisfied that the details relating to the control of access can be addressed via condition.

#### **120. Inclusive access**

121. The addition of two lifts to podium stairs will improve disabled access to apartments located off the podium slab, allowing the homes to become accessible to all. Three lifts will be provided in total (two to the centre of the building, one to the front elevation). A passenger lift will provide access to all levels of the main housing block and connect the parking undercroft to the entrance and to the podium slab terrace. Two car parking spaces closest to the lift will be designated for disabled occupants. Two vertical circulation cores off the podium slab will include lifts to those units which face onto the busway. Units 20 and 21 will not be served by lifts but will have stairs which could be accessed by ambulant disabled individuals. A ramp is being provided to allow for access to the lower ground units and entrance forecourt.
122. The applicant has included additional lifts and ramps to allow for better accessibility to the units and wider building.
123. The proposal is compliant with Local Plan (2018) policies HQ/1 and H/9.

## **124. Affordable Housing**

125. Under the previous approved section 73 application (20/03690/S73), a financial viability assessment of the costs was submitted which reviewed the costs of the development and returns of the sale of housing. The previous report concluded that the policy requirement for 40% affordable housing, in line with policy H/10 of the Local Plan would not be viable. As such a £100,000 contribution for offsite affordable housing was provided under a section 106 agreement.
126. The proposed scheme seeks permission for an uplift of 3 units. As a result, officers requested that a revised viability assessment be submitted to account for these additional units.
127. As such, the applicant has submitted a revised viability assessment to demonstrate that building costs have increased but the sale value of the units have not and therefore the development cannot provide affordable housing as it would be unviable. The Council instructed an independent viability consultant to review the submitted viability assessment.
128. The independent viability consultant has concluded that although the previous section 73 scheme would be more viable than what the applicant has suggested, both schemes show a very low net to gross ratio and the proposed scheme would generate a surplus in comparison. Therefore, it is recommended a financial contribution of £106,000.00 (£68,586 to affordable housing) will be included in the section 106 agreement to account for the lack of affordable housing on site.
129. The Council accepts this advice. It is therefore considered that the proposal cannot provide on-site affordable housing due to viability reasons.
130. The proposal is compliant with policy H/10 of the South Cambridgeshire Local Plan.

## **131. Refuse Arrangements**

132. Refuse provisions on site were previously agreed under the S73 application. The scheme provides refuse provision to serve the additional three dwellings. In small developments the Council charge for the bins and not per unit. The large 1100 litre bins are £350 each, these are provided on the basis that 50 litres per person per fortnight for rubbish and same for recycling.
133. The development will have the capacity to accommodate 101 people. The proposed scheme provides 11,000 litres of bin space (5,500l for 5 black bins and 5,500l for 5 blue recycling bins). Based on the number of occupants the applicant would need to provide 10,100l of bin space (refuse and recycle combined). The proposed scheme provides this.

## **134. Drainage**



135. The proposed development comprises of a very similar layout to what was previously approved.
136. The applicant has submitted a Surface & Foul Water Drainage Statement as part of the application, the Statement confirms that (following extensive discussions with Anglian Water and the Planning Authority) discharge into the public foul water sewer network was the only viable surface water drainage strategy for the proposed development.
137. The permitted scheme sees that the surface water runoff from the development discharges via a gravity network into an attenuation tank located beneath the basement car parking area. The discharge from the attenuation tank is restricted to 1.0 l/s and enters the combined package pumping station. The package pumping station is restricted to 3.8 l/s and discharges into the nearby public foul water sewer network.
138. The foul water will discharge via a gravity network into a combined private package pumping station located within the basement car parking area. The discharge from the private package pumping station will be restricted to 3.8 l/s and discharge into the nearby public foul water sewer network.
140. The Statement concludes that the additional elements (namely units) are considered to be minor from a foul and surface water drainage perspective and will not increase the impermeable area of the site when compared with the existing planning consent. The storage capacity of both the foul pumping station and the surface water attenuation tank remains sufficient to cope with any additional foul discharge whilst not exceeding the maximum rate of 3.8 l/s agreed with Anglian Water.
141. The drainage engineers at the Council and Anglian Water consider the development acceptable subject to conditions relating to onsite foul drainage, surface water management strategy and details of long-term maintenance arrangements for the surface water drainage system. The LLFA have objected and have requested further details relating to Hydraulic Calculations, these details have been provided and is being reviewed by the LLFA. The presenting officer will update members on the LLFA view orally.

#### **142. Planning Obligations (s106 Agreement)**

143. The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is
  - (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.
144. In bringing forward the recommendations in relation to the Planning Obligation for this development these requirements have been considered.

145. Contributions to the following items have been deemed acceptable:

- Affordable Housing - £68,586
- Allotment - towards improvements to Homefield Park and the acquisition and subsequent maintenance of Abbey Fields - £3,800.00
- Community space - towards the improvement of The Stable Rooms to create additional hireable meeting space in the villages of Histon and Impington - £12,012.06
- Green Infrastructure - towards the Histon and Impington Green Canopy Project and the purchase of Long Meadow and the Set Aside- £7,600.00
- Healthcare- Towards improvements to or expansion of Firs House Surgery and/or the branch surgery in Telegraph Street Cottenham- £14,300.00
- Indoor Sports - to be used for swimming pool improvements (£10,306.00) and for indoor sports hall (£9,566.00) improvements at Impington Sports Centre- £19,872.00
- Monitoring- £500.00
- Offsite Play Space- towards additional play facilities at the Recreation Area playground and at Histon Green - £16,838.85
- Offsite Sports Space - towards the replacement of the bowls court fence and/or the tennis court fence and/or the upgrade of floodlights and/or the installation of 2 x 3G pitches - £26,457.95
- Household Waste Receptacles – To be confirmed. Authority is sought to delegate this matter to officers

146. It is officers' view that the planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010. The above contributions are considered to be in accordance Local Plan policies H/10, NH/6, SC/5 and SC/7.

#### **147. Third Party Representatives**

148. The third-party representations have been mainly dealt with in the preceding paragraphs, however each point will be taken in turn below. The representations can be summarised as follows.

149. *Development is not in keeping with the conventional 2 storey homes which surround the site;* The height of the building does not increase any more than

is already permitted, but officers do acknowledge that part of the third floor does extend from unit 37 (unit 38) thus increase the height of this part of the building. However, the overall height of the development remains unchanged and was permitted under previous applications.

150. *No increase in amenity space or parking to accommodate these additional units;* Officers consider the parking matter is addressed under paragraphs 39 to 47. Each flat has access to a private amenity space in the shape of a balcony and all occupants will have access to the communal terrace. Officers consider the level of external amenity space to be acceptable.
151. *The site will contribute to parking on village road;* The applicant provided a Transport Statement (which was reviewed by the Local Highways Authority) in which it is confirmed that the provision of 33 spaces would adequately cater for the proposed development. The Local Highways Authority did not raise concerns that the local highways will suffer from an increase in off site parking. Therefore, officers are satisfied that off site parking will be minimal.
152. *No affordable housing has been provided;* Officers consider this matter to be addressed under paragraphs 61 to 66.
153. *The building is too high as buildings in the area are supposed to be limited to 2-3 levels due to the Windmill and Neighbourhood Plan;* Officers consider this matter to be addressed under paragraph 81.
154. *Building will dominate the area and skyline;* Officers consider this matter to be addressed under paragraph 81. The additional unit on the third floor (unit 38) will be set back from the frontage of the building and not prominent from the street frontage. Therefore, officers consider that the building will be no more visually dominating than the structure that was permitted under previous applications.
156. *Additional units will block out light from neighbouring properties;* The only additional unit which is located outside of the permitted envelope of the building is unit 38. Unit 38 is located roughly 5m above the only window on Pine Court. The window is thought to serve a bathroom and is located to the southeast of the dwelling. Given the northwest facing orientation of the window (facing directly onto the roof of Pine Court) and the distance between the window and unit, officers consider that the window does not benefit from an influx of light already and that the additional unit would not contribute to blocking light.
157. *The design of the building is not in keeping with the properties in the area;* The design of the building does not materially change from the already permitted development.
158. *The site is located south of the guided busway while there are existing flats to the north of this busway. The buildings construction would cause a tunnel like impact on the busway;* The permitted envelope of the building borders the guided busway, unit 38 is not located along this elevation. Therefore, as the

wider footprint of the building was approved under previous applications, it is considered that the potential 'tunnel impact' on the guided busway was considered acceptable.

159. *No demand for flats in the area* ; The demand for the development was agreed to be suitable under previous applications. The proposed changes were made for the following reasons: more efficient layout, increase in construction costs in comparison to sale value of units and design requirements (fire safety, building efficiency etc).
160. *Community use facilities have been removed from the scheme*; Details of community use contributions have been addressed under paragraphs 75 to 79.
161. *Missed opportunity to reduce the environmental footprint of each property*; The applicant has made changes to the approved scheme to address renewable technologies, this has been discussed under paragraphs 53 to 55.
162. *The development is not in keeping with the village plan*; As previously mentioned, the wider development of the site is already permitted development and therefore cannot be refused at this point. The changes proposed are appropriate and minor. Officers do acknowledge that the parking provision is not in keeping with the Neighbourhood Plan, however this matter has been addressed under paragraphs 39 to 47 of this report, and is considered to be acceptable.

### **163. Planning balance and conclusion**

164. This application is put forward for full planning permission and includes various changes to the schemes already permitted which see the addition of three units, the addition of two lifts, alterations to balconies on eastern elevation, enlargement of PV arrays, installation of EV charging and battery storage, club car share (and additional space) and the introduction of green and brown roofs.
165. There are policies in the South Cambridgeshire District Council Local Plan 2018 and Neighbourhood Plan that support both the principle of the development and the proposed changes. However, the application is contrary to the policies that relate to parking provision and is contrary to the Neighbourhood Plan for the same reason.
166. However, the provision of 33 parking spaces to serve 35 units was deemed acceptable in light of the Local Plan and the Histon and Impington Neighbourhood Plan (under permission 20/03690/S73). Therefore, the provision of parking was reviewed in light of the 'new' units.
167. The 3 new units would require 2 parking spaces each according to the Local Plan, in light of policy HIM05 of the neighbourhood plan the units should have

a total of 5 spaces (based on number of bedrooms). The higher figure of 6 has been used for this report.

168. Officers consider that whilst the car parking spaces fall beneath the minimum standard, considering the existing car parking allocated to the site and the high levels of accessibility of the site in regard to local shops, services and travel networks comprising of bus and the Cambridgeshire Guided bus, the proposed level of car parking is considered appropriate.
169. Concerns have been raised by the Parish Council regarding Parking and Affordable housing provision. Officers consider the parking provision to be acceptable and that the lack of affordable housing can be addressed via a contribution due to the viability of the development.
170. Concerns raised by Trees and the Crime Prevention Design Team (Estates) have been clarified or addressed via condition.
171. The LLFA have objected and have requested further details relating to Hydraulic Calculations, these details have been provided and are being reviewed by the LLFA. Officers will update members on the LLFA view orally.
172. In light of the above, officers consider the proposed development to be acceptable and should be granted planning permission.

### **173. Recommendation**

174. Approve subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years from the date of this permission

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

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

- 15.563.P23 revB 02.09.2020- Detail Elevation 4
- 15.563.P20B 02.09.2020- Detail Elevation 1
- 15.563.2 Ex01C 22.06.2021 – Site Plan and Location Plan
- 15.563.2 P01B 21.03.2022 – Lower Ground Floor
- 15.563.2 P02D 21.03.2022 – Ground Floor Plan

- 15.563.2 P03B 22.06.2021- First Floor Plan
- 15.563.2 P04B 22.06.2021 – Second Floor Plan
- 15.563.2 P05B 22.06.2021 – Third Floor Plan
- 15.563.2 P06C 22.06.2021 – Revised Proposed Elevations
- 15.563.2 P08A 22.06.2021 – Revised South elevations and sections
- 15.563 P10D 16.10.2020- Revised Lower Ground Daylight Assessment
- Landscape Plan - North Garden (Rev E) 22.06.2021
- Landscape Plan - South Garden (Rev E) 22.06.2021
- Landscape Design Details - Green Screen (Rev A) 22.06.2021
- Landscape Design Details - Green Screen (Rev A) 22.06.2021
- Landscape Design Details - Paving Details 22.06.2021
- Landscape Design Details – Paving 22.06.2021
- Landscape Design Details - Planters (Rev A) 22.06.2021

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

3. The development shall be carried out in accordance with the approved materials comprising render - through colour silicone render system (eg. weberpral M), colour Pearl Grey; vertical and pitched roof cladding - Euroclad Vieo colour RAL 7024 graphite grey; facing bricks - BEA Clay Solutions Nevado to be used in the construction of the external surfaces of the buildings; and in accordance with associated plans P20 Rev B Detailed Elevation 1; P21 Rev B Detailed Elevation 2 ; P22 Rev C Detailed Elevation 3; and P23 Rev B Detailed Elevation 4.
4. Development shall be carried out in accordance with the approved details (unless otherwise agreed in writing).

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

4. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority.

No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.

Reason: To prevent environmental and amenity problems arising from flooding.

5. Development shall be carried out in accordance with the Surface & Foul Water Drainage Statement was submitted by Morrish Consulting Engineers (Ref: B159 - Rev 01 – May 21 ). No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

6. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) is to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted.

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

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

7. All ecological measures and/or works shall be carried out in accordance with the details contained in Scheme of Biodiversity Enhancement (MKA Ecology, May 2021 - as already submitted with the planning application and agreed in principle with the local planning authority prior to determination) and details contained in Recommendations 1 and 2 in the Preliminary Ecological Appraisal (MKA Ecology, August 2016). If any amendments to the recommendations as set out in the report are required, the revisions shall be submitted in writing to

and agreed by the Local Planning Authority before any development commences.

Reason: Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 and to provide a habitat for wildlife and enhance the site for biodiversity in accordance with Policy NE/6 of South Cambridgeshire Local Plan 2018.

8. Prior to occupation 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:

- a) 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

- b) 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: 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.

9. The proposed access 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



highway and shall be constructed from a bound material to prevent displacement of materials onto the highway.

Reason: In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plans 2018.

10. The existing access to the site is to be permanently closed and returned to a full-face kerb prior to first occupation.

Reason: for the safe and effective operation of the highway

11. No works or development above finished ground level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policy NH/6 of the South Cambridge Local Plan 2018.

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

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policy NH/6 of the South Cambridgeshire Local Plan 2018.

13. No works or development above finished ground 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 dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

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

14. No works or development above finished ground level shall commence until details of balconies/terraces, balustrading, parapets, coping, eaves and verges, junctions between different materials, entrances and doors and windows and rooflights to a scale of not less than 1:10 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: Insufficient information was submitted with the application to assure the Local Planning Authority that the proposals to comply with Policies HQ/1 of the South Cambridgeshire Local Plan 2018.

15. Prior to occupation details of access control into the development and car park area are to be submitted to the Local Planning authority for approval.

Reason: To ensure that the development is secure in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

16. Construction works shall commence on site in accordance with the traffic management plan SLR Ref: 406.4374.00002 version no. Final Update dated February 2021 and in accordance with the same plan reference under Appendix 8 of the SLR Ref 406.04374.00002 version no Final dated June 2021 (unless otherwise agreed in writing by the Local Planning Authority). The scheme shall be constructed and completed in accordance with the approved details.

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

17. Development shall be carried out in accordance with the Surface & Foul Water Drainage Statement was submitted by Morrish Consulting Engineers (Ref: B159 - Rev 01 - 26.08.2020) and associated Technical Note - Addendum A and Surface and Foul Water Drainage Statement by Morrish Consulting Engineers (Ref: B159 Revision 01 – 25.05.2021). No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy HQ/1, CC7 CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

18. Development (excluding demolition) shall be carried out in accordance with
  - a) the approved Stage 1, Tier 2 Site Investigation & Generic Quality Risk Assessment;

b) the Stage 2 Options Appraisal Stage 3 Remediation Strategy (ref. TJ2424CR1v1.0 prepared by Terragen Environmental Consultants Limited);

c) prior to occupation, the works specified in the remediation method statement shall have been completed, and a verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme; and

d) if, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed 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 HQ/1 of the South Cambridgeshire Local Plan 2018.*

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

*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 HQ/1 of the South Cambridgeshire Local Plan 2018.*

20. Prior to the occupation of any buildings, the approved renewable and/or low carbon energy technologies shall be fully installed and operational, and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure an energy efficient and sustainable development in accordance with Policies HQ/1 and CC/3 of the South Cambridgeshire Local Plan 2018.*

21. Prior to the occupation of any buildings, a water statement shall be submitted to and approved in writing by the Local Planning Authority. The water statement shall include:

(a) A statement demonstrating that measures to conserve water have been incorporated into the development to achieve a maximum usage of 105 litres/person/day.

*Reason: To ensure conservation of water and sustainable development in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018.*

22. Prior to the installation of any external lighting, an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011". The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

*Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with SC/9 of the South Cambridgeshire Local Plan 2018.*

23. No construction site machinery or plant shall be operated, no construction related deliveries taken at or dispatched from the site except between the hours of 08.00am on weekdays and 08.00am on Saturdays nor after 18.00pm on weekdays and 13.00pm on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.

*Reason: To minimise noise disturbance to adjoining residents in accordance with Policy SC/10 of the South Cambridgeshire Local Plan 2018.*

24. The Piling or any other foundation designs and investigation boreholes using penetrative methods shall be carried out as in accordance with the letter dated 07 August 2020 (SJS/ASG/B159) from Morrish & Partners Structural Engineers and RSA Geotechnics Ltd borehole data (BH101, BH102 and BH103) ref:- 15620GI. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with 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 HQ/1 of the South Cambridgeshire Local Plan 2018.*

25. Development works shall be carried out in accordance with the approved Dust Suppression Statement dated April 2020 (discharged on the 6th August 2020-S/0671/17/COND21). Works shall be undertaken in accordance with the approved details/scheme unless previously agreed in writing with the Local Planning Authority.

*Reason: To protect the occupiers of adjoining buildings (dwellings) from the effect of odour, dust or fumes in accordance with Policy SC/12 and SC/14 of the South Cambridgeshire Local Plan 2018.*

26. No works or development above finished ground level shall commence until, a detailed noise mitigation / insulation scheme for the residential units, to protect future occupants internally and externally from noise from the Cambridge Guided Bus Way and adjacent traffic, shall be submitted to and approved in writing by the Local Planning Authority. The noise attenuation / insulation scheme as approved shall be fully implemented prior to occupation and shall be retained thereafter and not altered without prior approval.

*Reason: To ensure that sufficient noise attenuation / mitigation is provided to all residential properties to protect future occupiers externally and internally from the impact of Cambridge Guided Bus Way and safeguard the health, amenity and quality of life of future residents in accordance with paragraphs 109, 123 of the National Planning Policy Framework March 2019 and Policy SC/10 of the South Cambridgeshire Local Plan 2018.*

27. No works or development above finished ground level shall commence until, an assessment of the noise impact of plant and or equipment including any renewable energy provision sources such as any air source heat pump or wind turbine on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

*Reason: To protect the occupiers of adjoining buildings (dwellings) from the effect of noise in accordance with Policy SC/10 of the South Cambridgeshire Local Plan 2018.*

28. Notwithstanding the details shown on the approved plans, full details of cycle parking provision to be made for the dwellings shall be submitted to and approved by the Local Planning Authority prior to the commencement of the installation of any cycle parking facilities. Development shall be completed in accordance with the approved details.

*Reason: To ensure adequate provision of cycle facilities in accordance with Policy TI/2 Of the South Cambridgeshire Local Plan 2018.*

29. The Green and Brown roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

*Reason: To safeguard the privacy of adjoining occupiers in accordance with HQ/1 of the South Cambridgeshire Local Plan 2018.*

30. The car club space as shown on the approved plans shall be used exclusively by the shared vehicle and the parking space shall be maintained where shown on the approved plans unless it is otherwise demonstrated and agreed in writing that there is no commercial interest from car club operators within the area.

*Reason: In the interests of sustainable transport options*

#### Informatives:

1. **Public Highway:** The granting of 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.  
**Noise & Dust:** The applicant should take all the 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.

**Public Highway:** The use of permeable paving does not provide sufficient long-term surety of drainage and as such the Highway Authority will still seek positive measures to prevent private water entering the adopted public highway.

**Demolition Notice:** Before any existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

**Fires:** During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

**Noise:** To satisfy the noise insulation scheme condition for the residential building envelope and traffic noise, the applicant/developer must ensure that

the residential units are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standards 8233:2014 'Sound Insulation and noise reduction for buildings- Code of Practice' derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30Laeq (Good) and 40 Laeq (Reasonable) for living rooms and 30Laeq (Good) and 35 Laeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort/summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

Surface Water Drainage: If Anglian Water are unable to accept the surface water drainage proposal, the applicant may be required to lay a new surface water pipe to discharge surface water. Should this prove to be the case prior to the granting of this permission, this may require the submission of a separate planning application.

Cycle Storage: All cycle storage and parking proposed as part of the development shall be secure.

Report Author:  
Amy McDonagh– Senior Planning Officer

This page is left blank intentionally.



# Agenda Item 9



South  
Cambridgeshire  
District Council

**Report to:**

South Cambridgeshire District  
Council Planning Committee

13 April 2022

**Lead Officer:**

Joint Director of Planning and Economic Development

---

## **21/03616/FUL –Land Rear Of 90 High Street, Melbourn, SG8 6AL**

Proposal: Construction of a new dwelling & associated alterations to the existing site entrance

Applicant: Mrs Cecilia Murphy-Roads

Key material considerations: Principle of Development  
Character and Heritage  
Local Green Space  
Amenity  
Highways, Access and Parking  
Trees  
Ecology  
Other Matters

Date of Member site visit: None

Is it a Departure Application?: Yes (advertised 18 August 2021)

Decision due by: 29 April 2022 (extension of time agreed)

Application brought to Committee because: The applicant is a member of staff at South Cambridgeshire District Council

Officer Recommendation: Refusal

Presenting officer: Jane Rodens

## **Executive Summary**

1. The application seeks full planning permission for the construction of a new dwelling and associated alterations to the existing site entrance.
2. The application site is located outside of the development framework boundary of Melbourn but within Melbourn conservation area.
3. The proposed development is not supported, being contrary to Policy S/7 of the Local Plan as a matter of principle, being the development of a market dwelling outside of a development framework boundary and in a countryside location.
4. In addition to the in-principle harm, further harm is identified in highway safety terms. The Local Highways Authority has raised objection to the proposal on the grounds that the applicant does not appear to control sufficient land to provide adequate visibility at the site access, resulting in harm to highway safety.
5. The application has therefore been recommended for refusal.

## **Relevant planning history**

6. S/0218/20/FL – Construction of a new dwelling & associated alterations to the existing site entrance – pending.

## **Planning policies**

### **National Guidance**

7. National Planning Policy Framework 2021 (NPPF)  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG)

### **South Cambridgeshire Local Plan 2018**

8. S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/7 Development Frameworks  
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  
HQ/1 Design Principles  
NH/4 Biodiversity  
NH/12 Local Green Space  
NH/14 Heritage Assets  
H/12 Residential Space Standards

TI/3 Parking Provision  
TI/8 Infrastructure and New Developments  
TI/10 Broadband

## **South Cambridgeshire Supplementary Planning Documents (SPD)**

9. Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction – Adopted January 2020  
District Design Guide – Adopted 2010  
Maintenance of Sustainable Drainage Systems – Adopted 2016  
Development Affecting Conservation Areas SPD - Adopted January 2009

## **Consultation**

10. **Melbourn Parish Council:** The Parish Council object to this application on the following grounds:
  - Concerns over shared access with 92 High Street.
  - Highways comments are noted and shared particularly with regard to visibility due to lack of splays.
  - Concern is noted with regard to contractor parking on the High Street and the impact this will have on traffic through the village.
11. **South Cambridgeshire District Council Conservation Officer:** No objection to the application, subject to conditions.
12. **South Cambridgeshire District Council Ecology Officer:** No objection to the application subject to recommended conditions.
13. **South Cambridgeshire District Council Environmental Health Officer:** No objection to the application subject to recommended conditions.
14. **Cambridgeshire County Council Highways:** Objection to the application, recommend refusal due to the proposed visibility splays.
15. **South Cambridgeshire District Council Tree Officer:** No objection to the application subject to a condition.

## **Representations from members of the public**

16. One letter of objection has been received, which is summarised below, the full comments can be found on the Councils Website.
  - The previous application on this site (S/0218/20/FL) is still open and not all of the comments that have been made on that application have been taken into consideration on this application.
  - There is a permanent right of way between no.90 and no.92 High Street, the concern is the change of use of this driveway, from occasional use to a new access for a large dwelling.

- This additional dwelling will increase the risk of loss of privacy and impact on amenity, there are safety issues and there will be increase in the risk to crime.
- There are concerns that the land that is being used as part of this application is not solely in the applicant's ownership. If any land is included in this application it will not be allowed to be used.
- No.90 has not used this access consistently and it has been maintained by no.92 High Street.
- There are issues when existing left out of the driveway as the visibility is not clear. The alterations of the proposed driveway will make this situation worse.
- The changes to the front wall to be able to facilitate this proposal is not acceptable.
- There are already concerns that have been raised to this proposal by the Local Highways Authority.
- There are discrepancies with the plans that have been submitted.

### **The site and its surroundings**

17. The application site is located outside of the development framework boundary of Melbourn which abuts the north-eastern boundary of the site. The site is located within the Conservation Area of Melbourn.
18. To the north east of the site is no.80 High Street and no.90 High Street is to the south east of the site. To the north west of the site is the Local Green Space of Stockbridge Meadows. To the south west of the site is the access lane to the proposed dwelling from High Street and no. 92 High Street.
19. The site contains un-used outbuildings that are associated with No.90 High Street and a pool. The site is overgrown with mature vegetation that surrounds the site.

### **The proposal**

20. The proposal is for the construction of a new dwelling and associated alterations to the existing site entrance.
21. The access to the site is to be from High Street, between no.90 and no.92 High Street. The proposed dwelling is located in the centre of the site with an amenity area to the north and access and parking to the south.
22. There are mature trees that are to be retained as part of the landscaping for the development, with new hard and soft landscaping proposed.
23. The proposed dwelling would comprise single and two storey elements. There is the main range of the house located in the centre with single storey elements that protrude off of this to create a U-shaped building.

## Planning assessment

### Principle of development

24. The application form details that the proposed development is for a new self-build and custom build dwelling.
25. The application site is located outside of the development framework boundary of Melbourn. The framework boundary is located adjacent to the site along the north-eastern boundary.
26. Policy S/7(2) of the South Cambridgeshire District Council Local Plan 2018 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.
27. The supporting text to Policy S/7 sets out that 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. In the countryside development is generally restricted to uses that need to be located there. The plan includes some flexibility for reusing existing buildings, and for development which supports the rural economy.
28. There are no Neighbourhood Plans that have come into force that are relevant to the application site.
29. In considering other policies in the Local Plan, officers acknowledge that the site is associated with no.90 High Street to the south east of the site. However, the site is not considered to form part of the residential curtilage of no.90 High Street, being approximately 70 metres north-west of the rear garden area of no.90. Therefore, although Policy H/16 provides some in-principle support for the development of residential gardens, albeit for those located with development framework boundaries defined by Policy S/7, there is no in-principle support arising from Policy H/16 for the proposed development in this instance.
30. Overall, there are no other policies in the Plan that would give direct support to the proposed development in this location.
31. It is stated by the supporting information of this application that the proposed dwelling is acceptable as there are other dwellings that are located behind the built form of High Street. This includes no.80 High Street (Mulberry Hall). However, these dwellings are located inside the development framework boundary and are therefore not considered to provide material justification for the proposed development.

32. The fact that the proposed dwelling would be a self-build dwelling would not be of sufficient benefit of itself in helping to meet identified need for self and custom build properties to override the presumption against the principle of development on the site or to warrant a decision other than in accordance with adopted development plan policies.
33. As there is no policy support for the application it is considered that the principle of the development cannot be supported and it is recommended that this application is refused, being contrary to Policies S/2, S/3, S/6 and S/7 of the Local Plan 2018 that seek to prioritise the development of new homes as part of a spatial and sustainable development strategy that protects the countryside from encroachment and to help guard against incremental growth in unsustainable locations.

### **Character and Heritage**

34. The site is located within Melbourn Conservation Area and near to existing forms of residential development within the adjacent development framework boundary.
35. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
36. The application is for the development of one dwelling with amenity space and an access track forming part of the proposal. The proposal is similar to the application that submitted under application S/0218/20/FL, which has not been determined, although the design of this application has changed to that previously submitted.
37. The proposed dwelling would comprise single and two storey elements. There is the main range of the house located in the centre with single storey elements that protrude off of this to create a U-shaped building.
38. The application has been subject to formal consultation with the Council's Conservation Officer has raises no objection. The Conservation Officer has commented that the change to the earlier application by reducing the massing and the height of part of the scheme from two storeys to a single storey range is acceptable and information has been provided in this application on the comparative heights with the neighbouring Mulberry Hall. This shows that the two properties are the same height to the apex of the main gable, but that in terms of massing, the proposed dwelling will be less prominent. In addition, the chimney stack for the new building will be lower than those of Mulberry Hall which are important features of that building.
39. The glazing that is proposed around the property is considered acceptable as it will make the dwelling less prominent in the Conservation Area. There is a simplicity of the form to the building making it more discrete in terms of impact on the locality.

40. In terms of the proposed materials, the agents have submitted examples of the range of roofs and walling available in the Melbourn Conservation Area. Considering the location and the more discrete design of the building, these materials could be supported, subject to conditions requiring the submission of samples.
41. It is noted that there will be no formal boundary between the new house and no. 90 High Street, which is responsive to the sites rural locations, although details of boundary treatments would be reserved by condition in the event of approval of the scheme to ensure appropriate treatment to the sites surroundings.
42. The application is supported by a Visual Impact Assessment which provides an analysis of the potential visual impact of the development on the surrounding area. The Assessment concludes that the siting, access to and occupation of the proposed building is considered to have a negligible effect on the character of the surrounding area and the conservation area as the proposed dwelling would be more discrete than the existing houses to the north of the meadows and no more intrusive than Mulberry Hall or Melbourn Lodge.
43. Notwithstanding the fact that the development would represent encroachment into the countryside and the in-principle harm identified above, in design and heritage terms the proposal is considered acceptable and to preserve the character and appearance of the Conservation Area.
44. The proposal would therefore be in general conformity with Policies HQ/1 and NH/14 of the Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Local Green Space**

45. The site is located adjacent to a Local Green Space which abuts the north-western boundary of the site and covers Stockbridge Meadows.
46. Policy NH/12 of the Local Plan details that Local Green Spaces will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community.
47. The site is not located within a Local Green Space but adjacent to one, and therefore its visual impact on the designated area is still considered. The application is supported by information showing the visual impact of the development if there are to be no leaves on the trees that surround the site. Provided that the trees that are shown remain in place, the impact on the surrounding area is considered acceptable in that there will be views of the house, but these will not dominate the surroundings.
48. The proposal would not conflict with Policy NH/12 of the Local Plan.

## **Amenity**

49. It is considered that there would be no overlooking between the proposed dwelling and the neighbouring properties. This is due to the dwelling being located in the centre of its plot and being surrounded by mature vegetation with a reasonable degree of separation between built forms.
50. There are no windows proposed at a two storey level that would overlook the dwelling to the north east of the site. There are no other properties that could be directly overlooked or overshadowed by the proposed dwelling.
51. Concerns have been raised by the neighbouring property in regards of the access and the intensification of this access and the impact that this would have on their amenity. As this access is only for one dwelling it is considered that the impact would be minimal.
52. The internal and external space standards are considered to be acceptable and in accordance with Policy H/12 of the South Cambridgeshire Local Plan 2018 and the District Design Guide.
53. The proposal is in conformity with Policy HQ/1 of the Local Plan.

## **Highways, Access and parking**

54. The access to the site would be taken between no.90 and no.92 High Street, an existing access that serves both of these properties. The access track is to be extended to use a previous cart track, which is to be reinstated as a driveway. This leads to the proposed dwelling where there are to be two parking spaces, all of which are to be external to the property as there is no garage for the dwelling.
55. In terms of parking provision, the level of parking is acceptable as this meets the requirements of Policy TI/3 of the adopted Local Plan.
56. However, concerns have been raised in regards of the intensification of the access track and the impact that this will have on the main Highway of High Street. Information has been provided on drawing number 0508-107- (P1) to show visibility splays, which crosses third party land of no.86 High Street outside of the control of the applicant.
57. The application has been subject to formal consultation with the Local Highways Authority, who object to the proposed development. The Local Highways Authority state that as far as can be determined from the submitted plans, the applicant does not appear to control sufficient land to provide adequate visibility at the site access the visibility splays as shown on drawing number 0508-107- (P1) crosses third party land (86 High Street). The proposed development would therefore be detrimental to highway safety. The Local Highways Authority highlight that inter vehicles visibility splays must be within the existing adopted public highway or land under the control of the applicant.



58. The Local Highways Authority also set out that the use of lower visibility splays could be appropriate but would need to be justified through the provision of empirical data, in the form of speed and traffic flows and subjective observations. However, no such information has been provided in support of the application.
59. The Parish Council has also commented on the application and raised concerns about the visibility of the access and the lack of splays as part of the proposal, alongside concerns about the contractor parking on the High Street and how this will impact on the traffic through the village, although these latter concerns could be addressed through condition.
60. Concerns have been raised by the neighbouring property in regards of the ownership of land and how this access will not be acceptable on their land. Information has been provided to show that there is an area of land that is shared to be able to give vehicle access to no.92 High Street. However, from the information that has been submitted it would appear that the proposed access would not be in land that is in the sole ownership of no.92 but will include some of the shared access land.
61. Therefore, in consultation with the Local Highways Authority and acknowledging local objection, the application does not provide sufficient information or comfort that the development would not result in harm to highway safety.
62. The proposal is therefore contrary to Policies HQ/1 and TI/2 of the Local Plan and paragraphs 110 and 112 of the NPPF that seek to ensure development would not have an unacceptable impact on highway safety.

### **Trees**

63. The South Cambridgeshire District Council Tree Officer has commented on the application. They have no arboricultural or hedgerow objections to this application. This is in regards of the trees on or adjacent site, which have a level of protection through the Conservation Area.
64. An Arboricultural Impact Assessment Report (version 2, December 2019) has been submitted, which is sufficient for the proposed development and would be secured by condition in the event of approval of the scheme.
65. Subject to condition, the proposal would not conflict with Policy NH/4 of the Local Plan.

### **Ecology**

66. The application site is located in the Impact Risk Zones of three SSSIs. However, it has been confirmed with the by the Council's Ecology Officer that the project does not meet the criteria for consultation with Natural England and

the Preliminary Ecological Appraisal (Applied Ecology Ltd., January 2020) concluded that there will be no risk to the sites from this development.

67. The Council's Ecology Officer has reviewed the Preliminary Ecological Appraisal (Applied Ecology Ltd. January 2020) and it is considered that the mitigation measures and ecological information that has been made available is acceptable. The information provides certainty for the Local Planning Authority of the likely impacts on protected and priority species and habitats and demonstrates compliance with its statutory duties.
68. The biodiversity enhancements which are recommended are supported these will secure measurable net gains for biodiversity, as outlined under Paragraph 174(d) National Planning Policy Framework 2021.
69. Therefore, in the event that the scheme was supported, conditions to secure works in accordance with the submitted Preliminary Ecological Appraisal and the provision of a biodiversity enhancement plan would be appropriate.
70. Subject to conditions, the proposal would not conflict with Policy NH/4 of the Local Plan.

#### **Other matters**

71. Policies CC/3 requires that a scheme for renewable energy is submitted, Policy CC/4 required that water efficiency measures are imposed, and Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively; the application does not provide details of any of the above. In the event the scheme was supported, it would be reasonable and necessary to impose conditions to require that the above policies are satisfied.
72. The comments of the Council's Environmental Health Officer are noted and the recommended conditions could be imposed as part of any consent for the proposed development to ensure compliance with relevant planning policy.

#### **Planning balance and conclusion**

73. This application is for a new dwelling located outside of the development framework boundary of Melbourn and in the countryside. Although there are other dwellings located to the rear of the main form of development of High Street, Melbourn, these dwellings are located inside the development framework boundary of Melbourn and do not provide justification for the proposed development.
74. The proposed development is not supported, being contrary to Policy S/7 of the Local Plan as a matter of principle, being the development of a market dwelling outside of a development framework boundary and in a countryside location.
75. The proposal is therefore contrary to Policies S/2, S/3, S/6 and S/7 of the Local Plan 2018 that seek to prioritise the development of new homes as part of a

spatial and sustainable development strategy that protects the countryside from encroachment and to help guard against incremental growth in unsustainable locations.

76. In addition to the in-principle harm, further harm is identified in highway safety terms. The Local Highways Authority has raised objection to the proposal on the grounds that the applicant does not appear to control sufficient land to provide adequate visibility at the site access, resulting in harm to highway safety.
77. The proposal is therefore contrary to Policies HQ/1 and TI/2 of the Local Plan and paragraphs 110 and 112 of the NPPF that seek to ensure development would not have an unacceptable impact on highway safety.

## **Recommendation**

78. Officers recommend that the Planning Committee refuse the application for the following reasons:

### Refusal Reason 1

79. The site is located outside of the development framework boundary of Melbourn and in the countryside. The proposal forms residential development outside of a development framework boundary that does not fall within any of the exceptions cited by Policy S/7 of the South Cambridgeshire Local Plan 2018, nor would the development be supported in principle by other policies in the Plan. The development would therefore result in encroachment into the countryside and a form of unsustainable development that is not compatible with its location. The proposal is therefore contrary to Policies S/2, S/3, S/6 and S/7 of the South Cambridgeshire Local Plan 2018 that seek to prioritise the development of new homes as part of a spatial and sustainable development strategy that protects the countryside from encroachment and to help guard against incremental growth in unsustainable locations.

### Refusal Reason 2

80. The inter vehicle visibility splays that are being provided as part of the proposed development are not solely within the existing adopted public highway or land under the control of the applicant. No justification or evidence has been provided through empirical data in the form of speed and traffic flows and subjective observations to justify that lower visibility splays might be acceptable. Smaller visibility splays can be provided. Therefore, the application has failed to demonstrate that the proposed development would provide safe access to and from the site and would not result in harm to highway safety. The proposal is therefore contrary to Policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework 2021 that seek to ensure development would not have an unacceptable impact on highway safety.

## **Background Papers**

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/03616/FUL and S/0218/20/FL.

## **Report Author:**

Jane Rodens – Principal Planning Officer  
Telephone: (01954) 713192

# Agenda Item 10



13 April 2022

**Report to:** South Cambridgeshire District Council  
Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

---

## **21/03885/FUL - 7 West Green, Barrington, CB22 7RZ**

Proposal: Demolition of an existing dwellinghouse and outbuildings and the erection of 2 No. dwellinghouses together with a single garage associated with each dwelling.

**Applicant(s):** Mrs Patricia Hopkins

**Key material considerations:** The principle of development  
Housing density  
Residential space standards  
Character and appearance  
Residential amenity  
Biodiversity  
Trees  
Highway safety and Parking  
Flood Risk and Drainage  
Other Matters

**Date of Member site visit:** N/A

**Is it a Departure Application:** No (advertised 08 September 2021)

**Decision due by:** 10 February 2022

**Application brought to Committee because:** Referred from Delegation Meeting due to Parish Objection

**Presenting Officer:** Michael Sexton

## Executive Summary

1. The application seeks full planning permission for the demolition of the existing dwelling and outbuildings within the application site and the erection of 2 dwellings with an outbuilding associated with each dwelling.
2. The application was referred to Planning Committee by Barrington Parish Council as they object to the application and recommend refusal. The referral to Planning Committee was agreed at the Greater Cambridge Shared Planning Delegation Meeting on 15 February 2022.
3. A planning application (reference 21/00066/FUL) for a similar proposal was refused by officers in March 2021 for the following two reasons:
4. Refusal reason 1:

“By virtue of unit 1's excessive massing, height and scale, inappropriate design, orientation and relative position to both No.5 West Green and the adjacent protected village amenity area (PVAA), the proposed development would result in unacceptable dominance and harm upon the character and appearance of the Conservation Area and fail to preserve or enhance the character and distinctiveness of both the Conservation Area and character of the adjacent protected village amenity area (PVAA), contrary to Policy NH/14, HQ/1, H/16 and NH/11 of the South Cambridgeshire Local Plan 2018, Paragraph 130 of the NPPF 2019 and the National Design Guide 2019.

The harm to the Conservation Area is considered to be 'less than substantial', therefore engaging Paragraph 196 of the NPPF 2019. In this instance, given the residential nature of the scheme, replacing a dwelling of permanent and substantial construction and the modest increase in housing stock, very limited public benefits would result and therefore the harm of the proposal would outweigh any public benefits and is contrary to Paragraph 196 of the NPPF 2019.”

Refusal reason 2:

“Given that there is a 'reasonable likelihood' of important habitats or protected species being present and impacted by the proposed development, an ecology survey is required prior to determination. No ecological assessment has been submitted as part of the application and therefore the proposal is contrary to Policy NH/4 of the South Cambridgeshire Local Plan 2018 and Paragraph 170, 174 and 175 of the NPPF 2019.”

5. Officers consider that the current application satisfactorily addresses the previous refusal reasons relating to planning application 21/00066/FUL and that the proposed development would have acceptable impacts in respect of the relevant material planning considerations. Furthermore, there are no objections from any technical consultees.

6. Officers recommend that the Planning Committee approves the application, subject to planning conditions set out in this report.

## **Site History**

7. 21/00066/FUL – Demolition of an existing dwellinghouse and outbuildings and the erection of 2 No. dwellinghouses together with a single garage associated with each dwelling – Refused 19 March 2021

## **Planning Policies**

### **National Planning Policy and Guidance**

8. National Planning Policy Framework 2021  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG) 2019

### **South Cambridgeshire Local Plan, Adopted September 2018**

9. Policy S/1 Vision  
Policy S/2 Objectives of the Local Plan  
Policy S/3 Presumption in Favour of Sustainable Development  
Policy S/5 Provision of New Jobs and Homes  
Policy S/7 Development Frameworks  
Policy S/10 Group Villages  
Policy HQ/1 Design Principles  
Policy CC/1 Mitigation and Adaptation to Climate Change  
Policy CC/3 Renewable and Low Carbon Energy in New Developments  
Policy CC/4 Water Efficiency  
Policy CC/6 Construction Methods  
Policy CC/7 Water Quality  
Policy CC/8 Sustainable Drainage Systems  
Policy CC/9 Managing Flood Risk  
Policy NH/2 Protecting and Enhancing Landscape Character  
Policy NH/4 Biodiversity  
Policy NH/11 Protected Village Amenity Areas  
Policy NH/14 Heritage Assets  
Policy NH/15 Heritage Assets and Adapting to Climate Change  
Policy H/8 Housing Density  
Policy H/9 Housing Mix  
Policy H/12 Residential Space Standards  
Policy H/16 Development of Residential Gardens  
Policy SC/10 Noise Pollution  
Policy SC/11 Contaminated Land  
Policy TI/2 Planning for Sustainable Travel  
Policy TI/3 Parking Provision  
Policy TI/8 Infrastructure and New Developments  
Policy TI/10 Broadband

## South Cambridgeshire Supplementary Planning Documents (SPD):

10. Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
District Design Guide – Adopted March 2010  
Listed Buildings SPD – Adopted July 2009  
Development Affecting Conservation Areas SPD – Adopted January 2009  
Trees & Development Sites SPD – Adopted January 2009

## Consultations

11. Barrington Parish Council - Objects and refers to Planning Committee.

“Barrington Parish Council (BPC) considered this proposal at its meeting on Tuesday 16th February 2021 and agreed unanimously to object to the proposal and recommend refusal. 7 West Green is an important plot on the village Green and within the Barrington Conservation Area which is unique because of the length and openness of the village and the Green. Crossing the Green is only possible via “accessways” or “permitted ways” which are licensed by the Trustee of the Green Charity. The Conservation Area – especially the Green and the accessways are susceptible to continued further development on land at and behind properties along the Green.

Visually, the spacing between properties is important to maintain views into and out from the Conservation Area – being able to see trees and open landscape behind properties is important to the character of the Conservation Area. Similarly, BPC is of the view that sympathetic designs should not clash with the vernacular style of buildings. Overall, BPC wishes to see the Conservation Area preserved and enhanced by proposed development. BPC does not believe this proposal meets that test.

The site currently accommodates a 3 bedroom property, screened by a tree line with gaps through to the rear. The proposal is to demolish that property and squeeze into the site a modern 5 bedroom and a 4 bedroom property – each with associated garages. BPC is of the opinion that this is overdevelopment of the site. The frontage of the site will appear cramped in comparison to the current more open feel when looking at the property from the Green and from the listed buildings around and across the Green opposite. Nine bedrooms in place of 3 will inevitably mean increased traffic movement across the Green and the accessways. Construction impacts of this scale in this location will be significant and adverse.

BPC is also aware that the land to the side and rear of the property is of potential ecological significance with a large badger sett along the southern boundary and numerous mature trees offering perfect habitat for feeding, roosting and nesting birds and importantly for bats.

BPC therefore objects to this proposal for the following reasons:

- Inappropriate scale and over-development in a tight setting



- Design and layout are inappropriate for an important part of the Conservation Area
- Adverse effect on the tree line and views from across the Conservation Area
- Construction and future traffic movement across the Green and
- Potential for adverse ecological impacts

Overall BPC is of the view that:

1. This proposal detracts from and does not preserve or enhance the Conservation Area and is in contravention of Sections 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and SCDC Supplementary Planning Document “Development Affecting Conservation Areas” (2009)
2. There is no public benefit associated with this proposal.
3. The Barrington Conservation Area is of significant local community interest and concern.

Should the Planning Officer be minded to approve the boundary change, BPC requests that the application be placed before the full Planning Committee for consideration for the reasons stated above.”

Further Comments 15 September 2021:

It is an overdevelopment of the site; it is likely to have a negative ecological impact. Additionally, it will affect the tree line and detrimentally affect the conservation area of the village. Finally, it will create excess traffic movements across The Green.

12. **SCDC Environmental Health** – No objection.

Recommend conditions restricting construction hours and requiring a Construction Environmental Management Plan to be agreed with the Local Planning Authority. Recommend informatives relating to Demolition Notices, Piling, Air Source Heat Pumps and Statutory Nuisances.

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

No significant adverse effect upon the public highway should result from this proposal.

14. **SCDC Conservation Section** – No objection.

No objection to the demolition of the existing dwelling and the proposal would have any impact on the setting of nearby listed buildings. The addition of a second house, although it involves subdivision of the plot, would not compromise the characteristic pattern of development; significant gaps would remain between the two new houses, and between each of them and its neighbour on the adjoining plot. The configuration, scale, massing, orientation and materials of the proposed houses would closely resemble those of the

existing house, and those of many nearby properties. The new buildings would not alter the general character of this part of the conservation area.

Subject to a condition to requiring external materials to be agreed with the LPA, the proposal complies with policy NH/14 of the Local Plan. Advice has been given with the provisions of the NPPF in mind.

15. **SCDC Trees Officer** – No objection.

Some trees on, or adjacent to, the site have a level of protection through the conservation area and some have no statutory protection.

The submitted Tree Survey and Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan is sufficient for this stage of the application, however a further detailed Tree Protection Plan will be required if the application is approved. Recommends a condition requiring implementation of a detailed Arboricultural Method Statement and Tree Protection Strategy which is to be agreed with the LPA.

16. **SCDC Sustainable Drainage Engineer** – No objection.

Acceptable, subject to a condition requiring a scheme of foul and surface water drainage to be agreed with the Local Planning Authority (LPA).

17. **Natural England** – No objection.

Within Impact Risk Zone of Site of Special Scientific Interests and effects of recreational pressure should be appropriately considered and adverse impacts mitigated through the ecological impact assessment process.

18. **SCDC Ecology Officer** – No objection.

Satisfied that, with appropriate mitigation measures secured, the development can be made acceptable. Supports the proposed biodiversity enhancements. Recommends conditions are appended to any grant of planning permission requiring:- compliance with the ecological measures contained within the submitted Ecology Report; implementation of biodiversity enhancements with further detail to be agreed with the LPA; ecological works to be overseen by a competent person in accordance with a scheme to be agreed with the LPA; implementation of measures to protect badgers during construction; compliance with a lighting design strategy to be agreed with the LPA and a restriction on additional external lighting without agreement of the LPA.

## **Representations from members of the public**

19. Two third party representations have been received from occupiers of neighbouring properties, both objecting to the application. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

20. Occupier of 11 West Green, Barrington:
- Two large houses and outbuildings squashed into a small site.
  - Severe and unsightly crown lifting of the Limes and Horse Chestnuts on Barrington Green to allow passage of lorries onto the building site.
  - That the site will be cleared of most trees and all other vegetation and queries enforceability of conditions relating to tree works and ecology enhancements.
21. KWA Architects, on behalf of the occupier of 5 West Green, Barrington:
- Believes refusal reason 1 of planning application 21/00066/FUL remains applicable.
  - Excessive massing and scale.
  - Height of Unit 1 dwelling should be lowered.
  - Private amenity space of 5 West Green will be dominated by built form and overlooked by window of Bedroom 1 of Unit 1 dwelling.
  - Raises concerns regarding future uses of proposed garages due to them containing windows.
  - In any event of planning permission being approved, requests that the windows be removed from the rear of the garages and conditions are appended which prevent:- alterations to the garage, further outbuildings on the site without permission, and any alternative use or installation of buildings on the land which would fall outside of the remit of an open orchard or paddock.

## **Site and Surroundings**

22. The application site comprises No.7 West Green, situated within the Barrington Development Framework and Conservation Area, with some of the land associated with this property extending out into the countryside beyond. The site is adjacent to a protected village amenity area (PVAA), situated adjacent to the northern boundary. Several Listed Buildings are situated on the opposite side of the PVAA and further along West Green.
23. The existing site consists of a single dwelling which is surrounded by dense vegetation, tree cover and small dilapidated outbuildings. The site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.

## **Proposal**

24. This application seeks planning permission for demolition of an existing dwelling and outbuildings and the erection of 2No. dwellings with an outbuilding associated with each dwelling.

## **Planning Assessment**

25. The key considerations relevant to the determination of this application are:
- Principle of development
  - Housing density
  - Residential space standards

- Character and appearance of the area, heritage assets and Protected Village Amenity Area
- Residential amenity
- Biodiversity
- Trees
- Highway safety and parking provision
- Flood Risk and Drainage
- Other Matters

### **Principle of development**

26. Policy S/7 of the South Cambridgeshire Local Plan 2018 states that, development and redevelopment within development frameworks will be permitted provided that the development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and 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 greens space, landscape, ecological or historic importance; and there is the necessary infrastructure capacity to support the development.
27. Policy S/10 of the South Cambridgeshire Local Plan September 2018 designates Barrington as a 'Group Village'. Within Group Villages, residential development and re-development for up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages, as defined on the adopted policies map.
28. Part of the application site includes land outside of the established development framework. However, this area of land is proposed to be retained as orchard/paddock land and a condition could be appended to any grant of planning permission to restrict the land to that specific use and prevent it being used as garden land.
29. The proposed dwellings, outbuildings and gardens are located wholly within the established development framework. Therefore, the principle of development is considered acceptable, in accordance with Policies S/7 and S/10 of the South Cambridgeshire Local Plan 2018.

### **Housing density**

30. Policy H/8 of the Local Plan states that housing development will achieve an average net density of 30 dwellings per hectare in Rural Centres, Minor Rural Centre villages, and Group villages, although the net density on a site may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
31. The proposed development would achieve an approximate net density of 10 dwellings per hectare. In this case, the low density of the proposed development is considered appropriate for this rural location within a conservation area and on the edge of the development framework where this

side of West Green is characterised by fairly substantial plots interspersed with more moderate sized gardens.

32. Therefore, it is considered that the proposal is in accordance with Policy H/8 of the South Cambridgeshire Local Plan 2018.

### **Residential Space Standards**

33. The internal floor areas of the proposed dwellings comply with the Government's Technical Housing Standards (2015), in accordance with Policy H/12 of the South Cambridgeshire Local Plan 2018.

### **Character and appearance of the area, heritage assets and the Protected Village Amenity Area**

34. Policy HQ/1 of the Local Plan states that development proposals must preserve or enhance the character of the local area and respond to its context in the wider landscape; conserve or enhance important historic assets and their setting; and be compatible with their location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.
35. Policy NH/11 of the Local Plan identifies Protected Village Amenity Areas (PVAA) 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.
36. Policy NH/14 of the Local Plan requires development affecting heritage assets, including Listed Buildings and/or Conservation Areas, to sustain or enhance the character and distinctiveness of those assets.
37. Policy H/16 of the Local Plan supports the use of gardens for residential development where, in respect of character and heritage impacts, there would be no significant harm to the local area, taking account of:- the character of the local area; the proposed siting, design, scale, and materials of construction of the buildings; and any adverse impacts on the setting of a listed building, or the character of a conservation area, or other heritage asset.
38. The National Design Guide (2019) states that a well-designed place is based upon ten characteristics. In this case, 'context' and 'identity' are particularly relevant. Specifically, well-designed places are integrated into their surroundings, respond positively to the features of the site itself and the surrounding context; have a character that suits its context, a coherent identity and are visually attractive, which includes considering the composition of street scenes, height, scale, massing and relationship between buildings and the scale and proportions of buildings.
39. This part of West Green is characterised by dwellings of varying heights, widths, scale and proportions. To the east of the site, the nearby built form

predominantly comprises two-storey height buildings, with wide frontages and shallow roof pitches. To the west of the site, the nearby built form predominantly comprises two-storey height buildings (some including first-floor accommodation within the roof), with wide frontages and steep roof pitches.

40. The existing dwelling of No.7 West Green is smaller in width than the nearby built form but sits within land comprising an uncharacteristically wider frontage than neighbouring properties. The application site has a substantially wider frontage than that which is typical of nearby residential properties, measuring approximately 46 metres wide. The existing dwelling within the site is located within the eastern half of the site, which creates a significant open visual gap between the existing dwelling and the neighbouring dwelling of No.13 West Green (located to the west of the site).
41. The existing dwelling is not listed and has no particular architectural merit. Its demolition would not result in the loss of a heritage asset and would not result in harm to the character of the area or relevant heritage assets.
42. The statutory protected trees and current wide open gaps between the dwelling and neighbouring dwellings to the east and west allows the existing site as a whole to positively contribute to the rural setting of this part of West Green. When viewed from the adjacent PVAA, it is considered that these wide gaps between the dwellings play an important role in ensuring that the rural and open character of this PVAA is maintained.
43. The proposed unit 1 dwelling would be situated approximately 7.6 metres from the neighbouring dwelling of No.5 West Green (to the east), the proposed unit 2 dwelling would be situated approximately 13.4 metres from the neighbouring dwelling of No.13 West Green (to the west), and the proposed dwellings of unit 1 and unit 2 would be situated approximately 9 metres from each other. These separation gaps are characteristic of gaps between existing dwellings along this part of West Green, and in most cases provide greater separation gaps than the gaps between existing dwellings within the area. In addition, the proposed dwellings would be situated in a linear form, fronting towards the PVAA and set back a reasonable distance from it, which is also characteristic of the surrounding area. As such, the case officer and conservation officer are in agreement that the proposed development would not compromise the characteristic pattern of development and that significant gaps would remain between dwellings along this part of West Green. As such, the orientation and relative position of the proposed dwellings to the surrounding built form and the adjacent PVAA are considered acceptable.
44. The existing dwelling on the site has a ridge height of approximately 7.5 metres and the proposed dwellings would have similar ridge heights of approximately 7.5 metres (unit 1) and 7.7 metres (unit 2). There are number of dwellings within the surrounding area with similar ridge heights to those of the proposed dwellings. The proposed dwellings would have widths of approximately 15.6 metres (unit 1) and approximately 11.6 metres (unit 2).

Although the dwellings adjacent to the west of the application site comprise semi-detached dwellings, rather than detached dwellings as proposed, the built frontages of these buildings are approximately 15 metres wide. In addition, the detached dwelling adjacent to the east of the application site has a width of approximately 15.5 metres. As such, the heights and widths of the proposed dwellings would be in keeping with the widths of surrounding built form.

45. The main sections of the proposed dwellings that would be most prominently visible from the public highway and PVAA, comprise modest depths of approximately 6.7 metres, though both dwellings would also have significant two-storey projections to the rear which would be lower in height than the main ridge and less prominently visible from the public highway and PVAA. Although the proposed dwellings would have greater depths than nearby dwellings, given that the rear projections would be subservient to the main frontages of the dwellings and would not be prominent from the public realm, and with consideration given to the height and widths of the dwellings being in keeping with surrounding built form, it is considered that the massing, height and scale of the proposed dwellings are sympathetic to the character and appearance of the surrounding area.
46. Furthermore, in addition to the height, width and overall scale of the proposed unit 1 dwelling being reduced, and its position and orientation being amended, from that of the previously refused application (ref: 21/00066/FUL), the proposed development also includes design changes to the unit 1 dwelling. These include a significant reduction of its two-storey depth and massing to the rear, replacement of dormer window with a less visually prominent roof light within the front elevation of the lower two-storey side element, a reduction to the size of the front porch, and alterations to the proportions of its two-storey side projection, resulting in a design which is more in keeping with the character and appearance of the surrounding area.
47. The previously refused application (ref: 21/00066/FUL) considered the Plot 2 dwelling to be acceptable and would not cause harm to the surrounding area. The current application has not made any amendments to the Plot 2 dwelling, which was assessed as being acceptable under the previous application. However, the current application has reduced the size of the outbuilding to the rear of Plot 2 which ensures that important views through the site towards the countryside would be provided.
48. The proposed dwellings would be situated a significant distance from Grade II and Grade II\* buildings on the opposite side of the Green, situated about 150m north of the application site, and the Grade II\* listed Royal Oak public house is 150m to the west. Given the substantial distance from these Listed Buildings, it is not considered to be any harm upon the significance or character of these heritage assets in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.
49. The proposed outbuildings would be situated to the rear of the site and would be modest in form, design and would use appropriate materials. These would

provide appropriate cycle and car parking space. Whilst the third party comments regarding the windows in these garages are acknowledged, it is not considered that this element would warrant refusal in this instance and the outbuildings would only be able to be used for domestic purposes ancillary to the associated dwellings. Although the outbuildings may be visible to a very minor degree when viewed from the front of the site, given their substantially set back position, ancillary form and modest scale, it is not considered that the proposed outbuildings would result in any harm upon the character and appearance of the Conservation Area or the character of the adjacent PVAA.

50. The Council's Conservation Officer considers that the proposed development would have acceptable impacts on heritage assets, subject to a condition requiring details of external materials to be agreed with the Local Planning Authority. The Conservation Officer considers that the proposed development would not compromise the characteristic pattern of development; and considers that significant gaps would remain between the two new houses, and between each of them and its neighbour on the adjoining plot. The Conservation Officer also considers that the configuration, scale, massing, orientation and materials of the proposed houses would closely resemble those of the existing house, and those of many nearby properties; and considers that the new buildings would not alter the general character of this part of the conservation area.
51. For the reasons set out above, and subject to conditions requiring the agreement of the Local Planning Authority in respect of external materials, it is considered that the massing, height and scale, design, orientation, and relative position to both No.5 West Green and the adjacent protected village amenity area (PVAA), is acceptable and would not result in an unacceptable dominance or harm upon the character and appearance of the conservation area or the PVAA, satisfactorily addressing the reasons for refusal relating to planning application 21/00066/FUL.
52. Furthermore, for the reasons set out above and subject to conditions requiring the agreement of the Local Planning Authority in respect of external materials, landscaping details and tree impacts; it is considered that the proposed development would not have an adverse impact on the character, amenity, tranquillity or function of the village, and would not result in any harm to heritage assets including the conservation area and nearby listed buildings.
53. It is therefore considered that the proposed development would preserve the character and appearance of the conservation area and nearby listed buildings, and would not have an adverse impact on the character, amenity, tranquillity or function of the village, in accordance with Policies HQ/1, NH/11 NH/14 and H/16 of the Local Plan, the provisions of the NPPF, and guidance contained within the District Design Guide SPD and the National Design Guide 2019.
54. Given the sensitive location of the proposed development, within the conservation area, adjacent to countryside and adjacent to the PVAA, it is considered reasonable and necessary, in the interests of preserving the



character and appearance of the area and heritage assets, to remove permitted development rights under Class A - F of Part 1, Schedule 2 of the General Permitted Development Order 2015 as amended.

## **Residential Amenity**

55. Policy HQ/1(n) of the South Cambridgeshire Local Plan 2018 states that proposals should protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.
56. Policy H/16 of the South Cambridgeshire Local Plan 2018 states, in respect of residential amenity impacts, that development will only be permitted where there would be no significant harm to the local area taking account of any direct and on-going impacts on the residential amenity of nearby properties.
57. The proposed unit 1 dwelling would be located approximately 5.1 metres from the eastern boundary shared with No.5 West Green and approximately 7.6 metres from the dwelling of this neighbouring property. Although windows would be situated in the east side elevation of the proposed unit 1 dwelling, the windows at ground-floor level would not cause significant overlooking of the neighbouring property due to their height and the windows at first-floor level are proposed to be obscure-glazed and can be reasonably restricted as such by a planning condition.
58. Although the neighbour comments regarding overlooking from the first floor rear facing windows upon their rear amenity space are acknowledged, the nearest rear elevation window to No.5 West Green is proposed to be obscure-glazed and can reasonably be restricted as such by a planning condition, whilst any views towards the neighbouring rear amenity space from the other rear elevation first-floor windows would only be achievable at a considerably oblique angle and reasonable separation distance. It is therefore considered that the proposed development would not result in any significant overlooking impacts to No.5 West Green.
59. In addition, given the considerable distance of over 17 metres from the closest first floor windows in western elevation of Unit 1 to the rear amenity space of Unit 2, it is considered that there would not be any significant overlooking impacts to Unit 1.
60. Unit 2 would be situated approximately 14 metres from the neighbouring dwelling of No.13 West Green and, other than windows which are marked as being obscured glazed, this proposed dwelling would not consist of any first floor side elevation windows facing either No.13 West Green or Unit 1. Therefore, subject to a condition in relation to obscure glazing of these windows, the proposal would not result in any significant overlooking impacts upon either the neighbouring dwellings or Unit 1.
61. Third party comments received concerning overbearing impacts to No.5 West Green are acknowledged. However, Unit 1 would be located approximately

5.1 metres from the boundary, and approximately 7.6 metres from the dwelling of No.5 West Green at its closest points. These separation distances relate to the main front section of the proposed dwelling. The separation distances between the part two-storey, part single-storey projection to the rear of Unit 1 and the neighbouring boundary and dwelling of No.5 West Green is even greater.

62. Whilst the two-storey depth of Unit 1 would project only approximately 2.6 metres to the rear, and its overall depth would project only approximately 5.1 metres to the rear, of No.5 West Green, the separation distances of these elements of Unit 1 would have a good separation distance of 6.2 metres from the boundary and 8.2 metres from the dwelling of this neighbouring property. The physical relationship between the dwellings of Unit 1 and No.5 West Green would ensure that any views of the proposed dwelling from the rear facing windows in this neighbouring dwelling would be outside of the 45 degree rule of thumb. With consideration given to the physical relationship and separation distances between the proposed development and No.5 West Green, it is considered that the proposed development would not result in any significant overbearing impacts to this neighbouring dwelling.
63. Whilst there exist some side windows in the neighbouring dwelling of No.5 West Green facing towards the application site, given that these windows are secondary windows to the habitable rooms or serve non-habitable rooms, and also with consideration given to the proposed development being located to the west and reasonably separated in distance from this neighbouring property, it is considered that the proposed development would not result in any significant loss of light to this neighbouring property.
64. Given the reasonable distances between Unit 1 and Unit 2, no significant harm on account of overbearing or loss of light impacts would result.
65. Given the reasonable distance of approximately 13 metres between Unit 2 and the neighbouring dwelling of No.13, it is not considered that the proposed dwelling would result in significant harm on account of overbearing or loss of light impacts would result.
66. Given the locations and modest scale of the proposed garage/stores, they would not result in any significant harm to neighbouring properties in respect of overlooking, overbearing or loss of light impacts.
67. Taking the above into account, it is considered that the proposed development would not result in any significant harm to the residential amenity of neighbouring properties, in accordance with Policies HQ/1 and H/16 of the Local Plan and guidance contained within the district Design Guide SPD.
68. To ensure that neighbours are not significantly affected as a result of noise levels during construction, the recommended hours condition can be attached on any consent granted, in addition to informatives, as recommended by the Environmental Health Officer.

69. Taking into account the recommendation from the Council's Environmental Health Officer, and with consideration also given to the proximity to neighbouring dwellings and the development including significant demolition works and the construction of two dwellings, it is considered in this instance that it would be reasonable that a Construction Environmental Management Plan can be conditioned as part of any planning consent granted, in accordance with Policy HQ/1 of the Local Plan.
70. The amenity spaces which would serve the proposed dwellings would exceed the amenity space requirements set out within the district Design Guide SPD and the proposed development would provide a high standard of amenity for future occupants of the dwellings, in accordance with Policy HQ/1 of the Local Plan.

### **Biodiversity**

71. Policy NH/4 of the Local Plan states that new developments must aim to maintain, enhance, restore or add to biodiversity and opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.
72. The proposed development includes the demolition of the existing dwelling and outbuildings, and the removal of several trees and other landscaping, within the site.
73. Ecological concerns raised by Barrington Parish Council and the occupier of No.11 West Green are acknowledged. Barrington Parish Council states that they are aware that the land to the side and rear of the property is of potential ecological significance, with a large badger sett along the southern boundary and numerous mature trees offering perfect habitat for feeding, roosting and nesting birds and importantly for bats.
74. The application is supported by a Preliminary Ecological Appraisal (PEA) Report and a Bat Survey Report.
75. The PEA Report identifies the primary ecological features of importance within the application site as being the potential bat roosting features of the buildings, and the patches of broad-leaved woodland and disused orchard which have potential to support a range of notable and protected species. The PEA report states that the rest of the site is generally of low ecological value, although in the whole it probably provides bird nesting and bat foraging habitat of local value.
76. In addition to the above, the PEA Report specifically identifies that the hedges and trees around the site are likely to be of some value for commuting and/or foraging bats and that there is abundant evidence indicating badgers use the site for foraging and commuting, whilst a main sett was located 100m away from the site.

77. The PEA Report assesses the ecological impacts of the proposed development and makes recommendations to preserve and enhance ecology. This includes recommendations for the protection of bats and badgers, in addition to other ecological species, which could be secured by planning conditions. The PEA Report also recommends ecological enhancement measures, which could also be secured by planning a condition.
78. The PEA Report also identifies the statutory and non-statutory designated ecology sites near to the application site.
79. In respect of non-statutory sites, the PEA Report identifies one County Wildlife Site within 2 kilometres of the application site; the River Rhee County Wildlife Site, which is 200m to the south of the site. The PEA considers that, given the location of site and the nature and scale of the proposed development, and the fact that all foul-water drainage will be linked to the existing mains system, it is very unlikely it will impact the River Rhee County Wildlife Site.
80. In respect of statutory sites, the PEA Report identifies two Sites of Special Scientific Interest (SSSI) within 2 kilometres of the application site. However, both of these SSSI's are designated for their geological interest rather than their ecological interests. The report also identifies the nearest ecological SSSI's as being L-Moor, Shepreth (2.3km to the southwest) and Orwell Clunch Pit (3km to the northwest). However, both of these SSSI's are designated for their calcareous grassland habitat and botanical interest, which are habitats not present within the application site. As such, the proposed development would not result in any significant impacts on the ecological interests of the nearby SSSI's.
81. Even further in distance from the application site (4.9 kilometres to the northwest) is Eversden and Wimpole Woods SSSI/Special Area of Conservation (hereon referred to as Eversden SSSI) which are of international significance for their breeding population of barbastelle Bat *Barbastella barbastellus*, which are listed on Annex II of the European Habitats Directive. Ecological impacts in respect of Bats are considered later within this Committee Report.
82. Natural England's Cambridgeshire Recreational Pressure Impact Risk Zones for SSSI's table requires that any new residential development within 2km of a 'lower potential risk' SSSI, or within 5km of a 'higher potential risk' SSSI, is screened for potential recreational pressure impacts. L-moor SSSI and Orwell Clunch Pit SSSI are listed as being at 'lower potential risk' and, as they are located further than 2 kilometres from the site, do not require further consideration. However, Eversden SSSI is listed as being at 'higher potential risk' and, as the application site is located 4.8 kilometres from this SSSI, consideration has been given to impacts of the proposed development on recreational pressure to Eversden SSSI. Natural England guidance states that development proposals below 50 dwellings can be screened out of requiring assessment of recreational pressures, unless the Local Planning Authority considers a smaller proposal closer to a SSSI is likely to have significant effect. The proposed development would result in a net increase of only one

dwelling and would be located 4.8 kilometres away from Eversden SSSI, therefore resulting in only one additional household and it falling only just within the 5 kilometre Impact Risk Zone. It is therefore considered that the proposed development is unlikely to result in any significant recreational pressure on Eversden SSSI. The consultation response from the Council's Ecology Officer agrees with this conclusion, commenting that there would be no likely significant effect through increased recreational disturbance.

83. The Bat Survey Report identified a non-breeding roost of a common pipistrelle bat in the brickwork of the existing dwelling, though none were identified throughout the rest of the site. The proposed development would therefore result in the loss of a non-breeding roost of a common pipistrelle bat due to the demolition of the existing dwelling. There would also be potential for bats to be injured, killed, or harmed during the demolition of the dwelling, without appropriate mitigation in place.
84. The Bat Survey Report states that a protected species licence will be required from Natural England to allow the works to the existing dwelling to proceed lawfully, and that an Ecological Clerk of Works will be required to supervise the deconstruction of the roof, chimneys and brickwork of the west-facing gable end of the dwelling. In addition, the Bat Survey Report states that mitigation in the form of applying precautionary methods when stripping the roof tiles and dismantling the chimneys, under the supervision of an Ecological Clerk of Works, will be required during the demolition of the house to avoid the death, injury or harm to bats roosting within the building.
85. The Bat Survey Report states that compensation for the loss of the bat roost site can be provided by an integrated bat box inset into the south or east facing façade of one of the proposed new dwellings.
86. The Council's Ecology Officer has reviewed the application and is satisfied that, with appropriate mitigation measures secured, the development can be made acceptable.
87. The Ecology Officer recommends conditions are appended to any grant of planning permission requiring:- compliance with the ecological measures contained within the submitted PEA Report; implementation of biodiversity enhancements with further detail to be agreed with the LPA; ecological works to be overseen by a competent person in accordance with a scheme to be agreed with the LPA; implementation of measures to protect badgers during construction; compliance with a lighting design strategy to be agreed with the LPA and a restriction on additional external lighting without agreement of the LPA. These conditions are considered to be reasonable and necessary in the interests of conserving and enhancing ecology.
88. Subject to the recommended conditions, it is considered that the proposed development would maintain, enhance, restore and add to biodiversity, in accordance with policy NH/4 of the Local Plan.

## **Trees**

89. Third party comments in respect of the impacts of the proposed development upon trees and enforceability of ensuring tree works are carried out in accordance with approved details are acknowledged.
90. The Council's Trees Officer has reviewed the submitted Tree Survey and Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan and recommends that this document is sufficient for to enable determination of the application.
91. The Trees Officer states that a further detailed Tree Protection Plan will be required if the application is approved and recommends a condition requiring implementation of a detailed Arboricultural Method Statement and Tree Protection Strategy which is to be agreed with the LPA.
92. A condition can also be appended to any grant of planning permission requiring agreement and implementation of a soft landscaping scheme, in order to ensure high quality landscaping is provided as part of the proposed development and aids mitigation of trees which would be lost as a result of the proposed development, in accordance with policy HQ/1 of the Local Plan.
93. The recommended conditions meet all of the relevant tests of a planning condition, including being enforceable which has been raised as a third party concern.
94. With consideration given to the comments received from the Trees Officer, and subject to conditions, it is considered that the proposed development would have acceptable impacts in respect of trees and landscaping, in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

## **Highway safety and parking provision**

95. The Local Highways Authority has no objections and states that no significant adverse effect upon the public highway should result from the proposed development.
96. Given the location of the site and distance from the public highway, no highways safety issues would result. Whilst the comments received from Barrington Parish Council in respect of increased traffic movements are acknowledged, given that the proposal would result in a net increase of only one dwelling on the site, it is not considered that traffic would substantially increase, whilst any impact with regards permitted ways and traffic movements across the green are a civil matter.
97. Policy TI/3 of the South Cambridgeshire Local Plan 2018 states that for residential dwellings, indicative car parking provision of two spaces per dwelling with additional provision for visitors should be provided. Furthermore, policy HQ/1 of the South Cambridgeshire Local Plan 2018 states that

proposals must ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues.

98. Whilst third party comments regarding the proposed development including an overprovision of parking (against the Council's adopted parking standards set out in policy TI/3 of the Local Plan) are acknowledged, the adopted parking standards are not a limit.
99. The proposed development would provide a sufficient level of car parking to serve the proposed development and it is considered that the amount of car parking proposed is not unduly excessive nor harmful in this instance. This is particularly the case since the parking would be to the rear of the dwellings and would be appropriate given the size of the dwellings proposed. Therefore, the parking arrangement is not considered to dominate the development or its surroundings, nor would it cause any safety or amenity issues, in accordance with policies TI/3 and HQ/1 of the South Cambridgeshire Local Plan 2018.

### **Flood Risk and Drainage**

100. As the site is located in flood zone 1 (low risk) and outside of areas which are at risk of surface water flooding, the site is considered as having low probability of flooding.
101. The development is not considered to increase the risk of flooding to the site and surrounding area, subject to an acceptable scheme of surface water and foul drainage that is maintained for the lifetime of the development. Officers therefore consider it reasonable and necessary to impose a condition for details of foul water and surface water drainage that can be maintained for the lifetime of the development to ensure the development is acceptable in terms of flood risk and drainage.
102. Subject to the recommended condition, the proposal would accord with policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

### **Other matters**

103. Policy CC/3 of the Local Plan states that proposals for new dwellings 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. In addition, 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. Officers consider it reasonable and necessary to impose conditions requiring a scheme to demonstrate a minimum reduction of 10% of carbon emissions for the new dwelling and that the new dwelling 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). Subject to the recommended conditions the proposal would accord with policies CC/3 and CC/4 of the Local Plan.

104. 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.

## **Conclusion**

105. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

## **Recommendation**

106. Officers recommend that the Planning Committee approve the application subject to conditions.

## **Conditions**

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

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

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

Plans to be listed:

Site Location Plan (1:1250)

19-1096-DD05B (Unit 2 Floor Plans)

19-1096-DD08 (Unit 2 Elevations)

19-1096-DD15B (Unit 1 Floor Plans)

19-1096-DD16B (Unit 2 Elevations)

19-1096-DD18D (Overall Site and Roof Plan)

19-1096-DD20 (Units 1 and 2 – Garage and bins and cycle stores)

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

3. No development shall take place until a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development has 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 a satisfactory method of surface water drainage and foul water drainage to prevent the increased risk of flooding and pollution to the water environment in accordance with policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

4. No brickwork, stonework, roofing materials, chimneys, render or elevational joinery shall be erected or installed until details of the materials to be used have been submitted to, and approved in writing by, the local planning authority. Construction thereafter shall proceed only in accordance with the approved details.

Reason: To ensure the external appearance of the development does not harm the character and appearance of the conservation area or the Protected Village Amenity Area, in accordance with policies HQ/1, NH/11 and NH/14 of the South Cambridgeshire Local Plan 2018.

5. No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-180 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public Holidays.

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

6. No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. Details shall provide the following, which shall be adhered to throughout the period of development:
  - a) Full details of any piling technique to be employed, if relevant
  - b) Contact details for the site manager, including how these details will be displayed.

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

7. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - a) car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials;

- b) 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;
- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected, including gaps for hedgehogs
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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.

8. 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 2021 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.

9. 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.

10. The dwellings 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.

11. The development, hereby permitted, shall not be occupied until the proposed first floor windows in the east and west elevations of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. 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.

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

Reason: To ensure the adequate protection of trees to be retained, in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

13. All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Denny Ecology, August 2021), Bat Surveys (Samsara Ecology, August 2021) and the Site Plan Showing Ecological Mitigation Measures (Graham Handley Architects, June 2021) 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.

14. Prior to the commencement of development above slab level, a specification and location plan for a scheme of biodiversity enhancements contained within the Preliminary Ecological Appraisal Report (Denny Ecology, August 2021), Bat Surveys (Samsara Ecology, August 2021) and the Site Plan Showing Ecological Mitigation Measures (Graham Handley

Architects, June 2021) shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

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

15. No development shall commence until the role and responsibilities and operations to be overseen by an appropriately competent person e.g. an ecological clerk of works, have been submitted to and approved in writing by the local planning authority. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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

16. No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe culverts are in place. The measures may include:
  - a) Creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day.
  - b) Open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

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

17. Prior to occupation 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:
  - a) 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
  - b) 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 enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

18. Notwithstanding the provisions of Article 3 Schedule 2 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), the area of land to the south of the outbuildings, hereby permitted, and specified on the approved plans as being for use as orchard/paddock, shall be used as orchard/paddock land only and for no other purpose.

Reason: To prevent gradual encroachment of residential development and associated domestic paraphernalia into the countryside and to protect the character and appearance of the area, in order to prevent conflict with policies S/7 and HQ/1 of the South Cambridgeshire Local Plan 2018.

19. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouses; the construction of additional storeys; additions or alterations to the roof; porches; incidental buildings within the curtilage; the provision of hard surfaces; chimneys, flues; and microwave antenna, shall not be allowed within the curtilage of the dwelling without the express grant of planning permission from the Local Planning Authority.

Reason: To preserve the character and appearance of the area and heritage assets, to prevent conflict with policies HQ/1, NH/11 and NH/14 of the South Cambridgeshire Local Plan 2018.

## **Informatives**

1. Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
2. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

3. 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.
4. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

## **Background Papers**

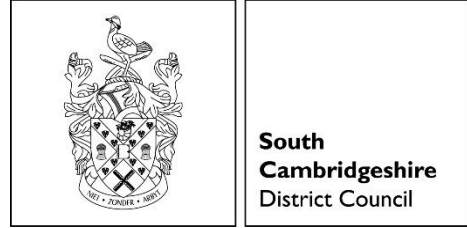
The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/03885/FUL, 21/00066/FUL.

## **Report Author**

Richard Fitzjohn, Senior Planning Officer  
Telephone: 07704 018426

# Agenda Item 11



13 April 2022

**Report to:** South Cambridgeshire District Council  
Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Application Number:** 21/04954/HFUL

**Parish(es):** Longstanton

**Proposal:** Removal of uPVC porch & conservatory, new rear extension, roof dormer extension, external insulated render system, installation of renewables

**Site address:** 65 Woodside Longstanton Cambridge

**Applicant(s):** Alexandra & Alan Malyon & Shillitoe

**Recommendation:** Delegated Approval

**Key material considerations:** Principle of Development  
Character / Visual Amenity / Impact on Heritage Assets  
Access, Highway Safety and Parking Provision  
Trees / landscaping

**Committee Site Visit:** No

**Departure Application:** No

**Presenting Officer:** Alice Young, Senior Planner

**Application brought to Committee because:** Applicant is SCDC Councillor

**Date by which decision due:** 05.01.2022

## **Executive Summary**

1. The application seeks planning permission for the removal of uPVC porch & conservatory, new single storey rear extension, front roof dormer extension, external insulated render system and installation of renewables. The applicant is a SCDC Councillor and thus by virtue of the Scheme of Delegation, the application is referred to Planning Committee.
2. The proposed alterations are considered relatively modest in scale and contemporary in design which result in the additions contrasting with the existing form. Considering this, alongside the significant distance from the highway and the sustainability improvements, officers consider that the proposal would not harm the character of the area. In terms of the impact on residential amenity, noting the existing conservatory and the modest scale of the proposed additions, officers consider that no significant adverse impacts to neighbours would arise.
- 3.

Taking this into account, it is considered that the proposed development would not be contrary to policy HQ/1.

## **Site History**

4. 21/00787/HFUL- Entrance porch and single storey rear extension - withdrawn
5. S/1062/02/F- 2 Dormer Windows - Permitted
6. S/0194/01/F- Porch Dormer Window and Pitched Roof to Garage - Permitted
7. S/2240/00/F- Conservatory - Permitted
8. S/0959/95/F – Extensions – Permitted

## **National Guidance**

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

## **Development Plan Policies**

10. **South Cambridgeshire Local Plan 2018**  
S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
S/7 – Development Frameworks  
S/10 – Group Villages



CC/1 – Mitigation and Adaptation to Climate Change  
CC/6 – Construction Methods  
CC/8 – Sustainable Drainage Systems  
CC/9 – Managing Flood Risk  
HQ/1 – Design Principles  
NH/4 – Biodiversity  
NH/14 – Heritage Assets  
TI/2 – Planning for Sustainable Travel  
TI/3 – Parking Provision

15. **South Cambridgeshire Supplementary Planning Documents (SPD):**  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
District Design Guide SPD - Adopted March 2010  
Biodiversity SPD - 2022  
Trees & Development Sites SPD - Adopted January 2009

### **Consultation**

16. **Longstanton Parish Council – No objection.**

The extension at the rear is not visible from the road.

17. **SCDC Tree Officer – No objection.**

Trees off site are protected by TPO and conservation area location. The proposed alterations will have no material impact on arboricultural amenity. There are therefore no formal objections relating to works to or within the public highway has also been requested.

### **Representations**

18. There has been no representations raising objection, neutral or supportive comments on the proposed development.

19. **Planning Assessment**

#### **Site and Surroundings**

20. The site is located on the north-eastern side of Woodside, Longstanton and falls within the Longstanton development boundary. The application site comprises a bungalow with attached garage, single storey flat roofed extension and rear garden office. The application site falls within a predominately residential area with residential units bordering the site to the south-east and

north-west. To the north-east of the site there is a forest area which has TPO status. The application site falls outside the Longstanton Conservation Area but is visible from it.

### **Proposal**

21. This application seeks planning permission for the removal of uPVC porch & rear conservatory and the erection of a new single storey rear extension, front roof dormer extension and external insulated render system alongside the installation of renewables.

### **Key Issues**

22. The key issues to consider in the determination of this application are the character / visual amenity / impact on heritage assets, residential amenity, access, highway safety and parking provision, trees / landscaping, flood risk and drainage, renewables / climate change and other matters.

### **Character / Visual Amenity / Impact on Heritage Assets**

23. Woodside is characterised by detached properties set significantly back from the street, set within a green and rural streetscape. Mature trees line the south-western side of Woodside and the frontages of Woodside properties. The site forms one of a collection of bungalows on the north-eastern side of Woodside which appear to be the same period. Given the significant set back from the highway, properties have large front driveways with the majority having landscaped frontages obscuring to some degree views of the main house.
24. The proposal comprises the removal of the existing porch, a replacement single storey rear extension, a front dormer extension, external render and PV solar panels.
25. The existing porch is not considered of high architectural merit and thus its removal is considered to have a neutral impact on the visual appearance of the dwelling.
26. The proposed single storey rear extension would replace the existing conservatory, would be modest in scale and massing and would conform to the flat roof character of the existing rear extension. Given this, officers consider that the extension would appear as a subservient addition which responds to the existing dwelling in terms of scale, materiality and form.

The proposed dormer would project 2.8m from the front hipped roof plane, spanning 4m in width and 2.3m in height with a sloping roofline sited 0.4m from the existing ridge. Given the scale and siting of the dormer, the extension would project beyond the existing front hipped gable. A large horizontal front window is proposed. By reason of the scale, massing and fenestration of the proposed dormer, it would not read as a subservient addition to the roof slope,

- particularly as it would not adhere to the hierarchy of windows. Despite its scale and fenestration, the dormer would successfully contrast with the existing form due to its contemporary design and material palette and, given the distance from the street alongside the partial hedging at the front, the proposed dormer would not appear overly dominant within the street scene. Taking these factors into account, officers consider that the proposal would have a neutral impact on the character of the area.
- 27.

- While render is not common within the immediate vicinity, it is noted that this would aid the thermal performance of the existing dwelling. Moreover, the set back from the street, separation distance between the property and other properties, and the greenery along the street frontage and along the common boundaries creates visual separation of the property in views from the street. Therefore, harm arising from the installation of the render system would be negligible, provided it is an appropriate colour. A condition to secure the materials used in the construction of the proposal is considered reasonable and necessary to impose to ensure the materials are appropriate to the character of the area.
- 28.

29. The installation of the solar panels would not harm the architectural lines or visual appearance of the dwelling.

Taking the above into account, officers consider that the proposal would not harm the character of the area. Therefore, officers are satisfied that the proposal complies with policies HQ/1 and NH/14 of the Local Plan.

### **Access, Highway Safety and Parking Provision**

30. The existing access and parking provision, where there is ample space for at least two car parking spaces, will be retained on site.
31. The proposal would therefore accord with policies TI/3 of the Local Plan.

### **Residential Amenity**

32. The proposed rear extension, which would replace the existing conservatory, would be similar in scale to the existing conservatory and therefore would not give rise to a significant impact on adjacent neighbours outlook or light levels. Moreover the extension would be single storey so would not result in overlooking or a loss of privacy. The proposed front dormer would look out over both neighbours' front gardens which are publicly visible and thus is not considered to adversely affect either neighbours' amenity. Officers consider it reasonable and necessary to impose conditions restricting the hours of works on site to mitigate against any excessive noise and disturbance arising during the construction phase of development.
- 33.

The proposal is considered to accord with policies HQ/1(n) of the Local Plan.

## **Trees / Landscaping**

34. The site is located south-west of a woodland area which has TPO status. The proposal would be significantly separated from these TPO trees and would not include the removal of any of the landscaping to the front of the dwelling. The Tree Officer has no objections to the proposal. Taking this into account, officers consider that the surrounding trees would not be harmed by the proposal.

35. The proposal is considered to accord with policies HQ/1, NH/2 and NH/4 of the Local Plan.

## **36. Conclusion**

37. The proposed domestic alterations are visually acceptable and would result in a dwelling which is more thermally efficient and utilises renewable energy generation to create a more sustainable and functional home.

For the reasons set out in this report, officers consider the planning application to be acceptable subject to conditions and the application is recommended for approval.

## **Recommendation**

38. Officers recommend that the Planning Committee **APPROVE** the application subject to the following conditions:

### **Conditions**

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

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

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

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

3 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-180 Monday to

Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public Holidays.

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

- 4 No development shall take place above ground level, other than demolition, 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.

## **Background Papers**

None

## **Report Author:**

Alice Young, Senior Planning Officer  
Telephone: 07704 018434

This page is left blank intentionally.



13 April 2022

**Report to:**

South Cambridgeshire District  
Council Planning Committee

**Lead Officer:**

Joint Director of Planning and Economic Development

---

## **S/2553/16/CONDO – Ward Linton / Parish Linton (Land Off Horseheath Road)**

Proposal: Submission of details required by condition 11 (surface water drainage) of planning permission S/2553/16/OL for outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares)

Applicant: Croudace Homes

Key material considerations: Surface Water Drainage and Flood Risk

Date of Member site visit: NA

Is it a Departure Application?: No

Decision due by: May 2021

Application brought to Committee because: The application is one that in the opinion of officers, in consultation with the Chair and Vice-Chair, should be determined by Committee because of the complexity of the application arising from the specific circumstances surrounding the site and its history.

Presenting officer: Stephen Kelly

### **Executive Summary**

1. The application seeks to agree the surface water drainage details in relation to condition 11 of planning consent S/2553/16/OL for the erection of up to 42 dwellings on the site and allotments.

2. The application was deferred by members at the planning committee meeting on 9 March 2022 for the following reasons: -
  - i) To allow for publication by the Lead Local Flood Authority of the Flood Investigation Report in relation to the flood event on 20 July 2021 in Linton.
  - ii) To provide for further details to be provided of the drainage solution particularly details of the exceedance flows from the infiltration basin.
  - iii) To provide for clarification of the applicant's land ownership and the ability to deliver elements of the proposed drainage strategy.
3. Since the meeting, the Lead Local Flood Authority has published its Flood Investigation Report in relation to the flood event on 20 July 2021 in Linton and further information has been received from the applicants with regards to the exceedance flows and land ownership.
4. The surface water drainage system will consist of sustainable drainage methods in the form of an infiltration basin to the south of the public open space, bunds along the southern and western boundaries of the site, piped highway drainage, permeable paving to tanks, banks within the landscape buffers along the northern and eastern boundaries, and the access road to be constructed to prevent on street water flows to enter the site at its junction with Horseheath Road.
5. The application submission has been subject to significant scrutiny and engagement as a result of a surface water flooding event in July 2021. Following that event, the Lead Local Flood Authority (LLFA) initiated a peer review of the surface water drainage proposals which culminated in a revised drainage submissions in November 2021, December 2021 and a further revised submission in January 2022. Following deferral of the item by the Planning Committee, further details have been received from the applicants clarifying the exceedance flow route, and providing further calculations outlining the design performance of the scheme in relation to rainfall events.
6. The concerns from the Parish Council and local residents in relation to the method of surface water drainage and the impacts upon flood risk have been subject to discussion and review. This engagement has led to additional information, revision and clarification of the proposals.
7. Council officers and the statutory consultee consider the surface water drainage scheme reflects the principles set out in the surface water drainage strategy prepared by Thomas Consulting as contained in the appellant's Proof of Evidence (Ref: 4760) referenced in the appeal decision. The peer review of the technical details for the LLFA supports the LLFA conclusions that the proposed surface water drainage scheme is acceptable. This view has not changed following publication of the Flood Investigation report or the submission of the additional material. Given the status of development on the site, the proposals include provision for phased implementation/completion of



the measures in accordance with a clear timetable (starting on approval of the application) and for post implementation monitoring and maintenance. For these reasons, and noting the continued and ongoing concerns of local residents and the Parish Council, the proposals are considered to accord with the policies of the Local Plan and would not result in a significant risk of flooding to the site and surrounding area.

## Relevant Planning History

8. **S/2553/16/CONDI** - Submission of details required by condition 11 (Surface water drainage) of planning permission S/2553/16/OL – Refused

The proposed surface water drainage strategy, in terms of insufficient information in relation to the volume, depth and route of the flood exceedance flows on the site would result in an increase in the risk of flooding to the site and surrounding area. The proposal is therefore contrary to Policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and the Cambridgeshire Flood and Water Supplementary Planning Document 2016 that require the provision of sustainable surface water drainage systems (SuDS) appropriate to the nature of the site to demonstrate that the development would not result in an increase in the risk of flooding to the site and surrounding area or pose an unacceptable risk to water quality.

9. **S/4418/19/RM** - Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S/2553/16/OL for the erection of 42 dwellings including the provision of 0.45ha for allotments - Approved
10. **S/2553/16/OL** - Outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares) - Appeal Allowed

## Planning Policies

11. **South Cambridgeshire Local Plan 2018 Policies**  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
CC/9 Managing Flood Risk  
HQ/1 Design Principles
12. **Supplementary Planning Documents (SPD's)**  
Cambridgeshire Flood and Water - Adopted November 2016
13. **National Policy**  
National Planning Policy Framework (NPPF) 2021  
National Planning Practice Guidance (NPPG)  
National Design Guide 2021

## Consultation

14. **Lead Local Flood Authority** – The Lead Local Flood Authority (LLFA) are the statutory authority responsible for reviewing surface water drainage proposals for major developments in the district. The LLFA originally raised an objection to the proposals. That objection related to the following matters.

- i) I would like to echo the Drainage Officer's comments on the safety factor. This should be 10 given that the consequences of infiltration basin failure would be significant as the primary infiltration feature for the site, particularly as the basin is located adjacent to existing homes.*
- ii) Further information should be provided on how basin exceedance flows will be contained within the site. The infiltration basin plan on PDF page 5 of the report suggests that the basin edge will have a slight gradient to the east of the site (54.00 metres AOD at the basin edge to 53.48 metres AOD at the site boundary). This would not appear to correlate with the note on the Exceedance Flow Plan that states 'LANDSCAPED AREA BETWEEN BASIN AND SITE BOUNDARY TO BE GRADED TO DIRECT ANY EXCEEDANCE FLOWS AWAY FROM SITE BOUNDARY AND INTO INFILTRATION BASIN'. The applicant should provide a more detailed cross section plan of this area to provide further information on the landscaped area and how it will enable exceedance flows to be contained within the site boundary.*
- iii) Whilst flood volumes during the 1 in 100 year event plus 40% climate change have been labelled on the exceedance flow plan, the associated flood depths are also required.*

*Following the submission of further information, the LLFA indicated on 1 June 2021 that they were satisfied with the revised drainage proposals. On 20 July 2021 a flooding event locally prompted the LLFA to issue a follow up letter on 27 July 2021 asking the LPA to pause its consideration of the applications whilst the cause of the flooding event was investigated.*

*Following further engagement between the LLFA and applicants, additional details have been submitted including three revised Surface Water Drainage Statements, in November 2021, December 2021 and January 2022.*

*In response to the most recent surface water statement the LLFA revised response on 24 February 2022 is as follows: -*

*As you will be aware, this application has been subject to consultation since March 2021. A brief history of the LLFA involvement is summarised below:*

- i) 19 March 2021 – LLFA requested additional information on 3 points: safety factor of the basin; exceedance flows; depths of exceedance flows.*
- ii) 1 June 2021 – Following submission of additional information, the LLFA removed the objection.*
- iii) 27 July 2021 – LLFA wrote to SCDC advising that whilst we had previously recommended approval of the surface water drainage scheme, significant flooding occurred in Linton on 20 July 2021 and as such we requested any applications in the area were paused until we concluded our formal flood*

*investigation. As part of this we requested some additional information from the developer.*

*iv) 9 September 2021 – LLFA wrote to SCDC following extensive discussions with the developer, SCDC, Linton Parish Council, local residents and the local MP. We advised that whilst some of our points had been addressed we still required clarification of water levels during the flood.*

*Given the significance of the flood event that occurred and the potential relationship to the development the LLFA appointed Capita (a national civil engineering and environmental consultancy) to undertake an independent review of the application submission with a view to ultimately providing reassurance that flood risk matters had been adequately addressed.*

*Upon appointment of Capita, a number of meetings with SCDC, Croudace and local residents have taken place, and this has resulted in several further iterations of the drainage strategy being produced.*

*Both the LLFA and Capita are now of the view that the design of the surface water drainage scheme is sufficient to meet local and national policy and that additional elements have been added to the scheme since it was originally submitted by Croudace in March 2021 to accord with the principles of the original Thomas Consulting report.*

*In summary, the system has been designed to cater for events up to and including the 1 in 100 year plus 40% allowance for climate change. Surface water will be disposed of by an infiltration basin, the size of which has been determined by the results of on-site infiltration testing. In order to treat the surface water and remove as much silt as possible features such as sumps and permeable paving have been included throughout the site. A sediment forebay has been included at the entrance to the basin to provide a final means of treatment and will allow sediments to settle out before water enters the basin. The level of treatment is in accordance with the CIRIA SuDS Manual which presents best practice.*

*A management company will be employed to maintain the drainage features and a table of requirements for regular, occasional and remedial maintenance actions for most features has been included within the strategy. Given the topography of the land, the applicant proposes to reinforce the banks of the infiltration basin with concrete and a freeboard of 300 mm will be maintained above the maximum water level within the basin.*

*We have requested the applicant to definitively include all drainage features within their maintenance plan including the bund/ditch arrangement and the bund along the western boundary of the site and around the basin.*

*A factor of safety of 10 has been used in the design calculations which represents a greater value than we would typically expect to see for a residential site. A safety factor effectively reduces the infiltration rate during the analysis to account for silting up or poor maintenance.*

*No flooding of the drainage system is expected in the 1 in 30 year event, but some flooding is expected during a 1 in 100 year plus climate change event. The applicant has provided a plan of the volumes of water expected during such an event and has confirmed that any water would be contained within the road and would flow towards the infiltration basin. During the events in which exceedance is expected, the applicant has demonstrated there would be sufficient capacity within the basin to cater for these volumes.*

*During the consultation process and following the flooding in July 2021, concerns were raised around the potential for overland flows emanating from off-site to flow through and across the site towards existing properties. In order to mitigate this, the applicant proposes to install a bund/swale arrangement along the eastern boundary, and this will be reinforced by a concrete plug. The applicant anticipates the swale will provide approximately 360 m<sup>3</sup> of storage and water will infiltrate through the swale. Additionally, a bund will be provided along the western and southern boundaries to reduce the risk of water flowing into Lonsdale. This bund will also contain a concrete plug.*

*Upon receipt of a satisfactory updated maintenance plan including all aspects of the drainage scheme (including the bund/ditch arrangement and the bund along the western boundary of the site and around the basin) the LLFA will be in a position to recommend the approval of Condition 11.*

*Please note: We are aware that significant parts of the site have already been built out including some drainage features. We are not able to comment on whether what has been built so far accords with the information contained within the aforementioned drainage strategy. Checks by the Local Planning Authority or Building Control should be undertaken to ensure the scheme is built in accordance with the approved details.*

15. **Drainage Officer** – The LPA initially consulted the Councils drainage officer on the original application proposals. The drainage team at the authority are not however the appropriate statutory consultee for surface water drainage schemes relating to major developments that responsibility rests with the LLFA) and following the flooding event in July 2021, and detailed engagement arising from the consideration of the surface water drainage proposals by the LLFA, no further consultation with the drainage officer has been undertaken. The initial response of the drainage officer (from March 2021) is nevertheless included in this report for completeness.

A number of our comments previously made have now been addressed however our team still have the following outstanding matters which need further clarification.

We understand given underlying ground conditions the infiltration basin sides will need to be lined. From the latest micro drainage calcs it confirms that only the base of the basin (190m<sup>2</sup>) has been allowed to infiltrate, does this correspond with the construction details or rather the area that will remain unlined?

Additionally, there had been an earlier point raised regarding the factor of safety used on the calculations, it is usual that for features solely relying on infiltration that a factor of safety of 10 is required as there is an expectation that the infiltration rates will decrease over a longer period of time. I am still not satisfied that the calculations are robust enough in this area. The reason given for the value used in the last response was not adequate.

16. **Anglian Water** – Has no objections. Comments that the applicant has indicated on the application form that their method of surface water drainage is via SuDS. If the developer wished Anglian Water to be the adopting body for all or part of the SuDS scheme the Design and Construction Guidance must be followed.
17. **Linton Parish Council** – The Parish Council has commented on the proposals throughout the consideration by the LPA. It has also commented on each revision of the surface water drainage scheme, re-stating an objection to the proposals contained in the January 2022 submission for the following reasons:

31 January 2022

Linton Parish Council (LPC) have not received formal notification from SCDC of the most recent documents added on the 18 January 2022 to the planning portal for S/2553/16/CONDO.

As a statutory consultee LPC re-iterate the previous comments sent to SCDC on the 10 and 14 January 2022 as these have not been addressed.

14 January 2022

To date the results of the full inquiry into the flood event of 20th July 2021 have not been provided. The terms of reference for this enquiry have not been provided either. The Environment Agency (EA) does not even have a formal record of the overflow of sewage from approx. 1000 homes and water from the Horseheath Road development (evident from its very distinctive colour) from the foul sewer manhole on Horn Lane into the river Granta for this event, despite the photographic/video evidence sent to all parties AND representatives being present at the formal meeting between LPC, Lead Local Flood Authority (LLFA), EA and LPA on 26th July. This is unacceptable.

It is also unacceptable that Croudace have allowed occupation of homes on this site while the pre-commencement conditions for surface and foul water have not been discharged.

The recent submissions for the surface water condition show plans that conflict with landscape plans that have already been approved. They also change the contouring at the site entrance – this should be reassessed by highways.

Questions raised by LPC regarding the scientific rigour to justify infiltration rates, bund heights, gradients etc. remain unanswered.

The development of this site has seen the removal of roadside grips/rills that previously channelled surface water from the Horseheath Road into a ditch that ran inside the hedge-line at the top of the field. The ditch and hedgerow have also been removed across the front of the site. There is nothing in this scheme that acknowledges or compensates for the loss of this important protection (to the remainder of the village) from flooding.

How does the scheme perform in an event like that of 20th July 2021? Or 18/19th July 2017 (Approx. 125mm rain in 120 minutes for the former and approx. 75mm rain in under 60 mins for the latter?) None of the storm events modelled have figures anything like this – even the 1 in 100 yr plus climate change is only half this amount. Which areas of the site will flood in these events?

Given rain events occur in excess of the 1 in 100 yr events (plus climate change) that are modelled, where is the exceedance route from this proposal? The lowest point of the bank around the infiltration pond appears to be at 54.02m AOD – this is the height recorded between the site and the existing Lonsdale homes – is the exceedance route therefore via the properties in Lonsdale?

The modelling shows long term rainfall events with negative rainfall in Appendix D – surely something is wrong here?

Infiltration rate from the basin is still calculated from the original 2020 test result during which the pit collapse prevented a reading according to BRE Digest 365. Half-drain times calculated from this infiltration rate are therefore optimistic at best. The village has no confidence in the times presented. The infiltration rate achieved is also not consistent with TP2 in approx. the same location from the tests in 2018. It is therefore clear that the infiltration performance of the pond will (unsurprisingly) depend on the ground conditions at any given time. Calculations are not based on a “worst case scenario” which they should be.

The 10cm drop from the site to HH road is not evidently over a 4m length for the whole entrance as stated. It looks from the contours on the road as though the water from Horseheath Road could potentially be channelled straight down to the western dropped kerb to the footpath, overflowing into the development.

The bund to the western edge of the site seems to include the 1m strip of SCDC owned land. The gardens in the already occupied properties along this boundary also conflict with the bund. How will the property boundaries be altered to ensure that the bunds are maintained in perpetuity?

The bund and ditch to the eastern edge of the site and to the north of the area with the allotments is not a consistent 6m width as detailed in the approved OL. This bund and ditch system conflicts with the 6m landscaping buffer. How

has the landscaping been checked to ensure that the planting is suitable for the altered water conditions that will result from the contouring? Part of the reason for the insistence of the planning inspector that construction should not be allowed to start prior to the approval of this condition was to ensure that the conflict in land use was properly accounted for and any layout alterations could be accommodated.

The bund and ditch system will alter how the water in the remaining area of the field will behave, specifically, there is the potential for a large pool of water to build up in a severe weather event. Has the farmer been notified? Are they aware of the implications to their crops of this pooling?

The eastern boundary of the site along the allotments is still not visible in the plans presented.

The concrete plug in the bund between the infiltration pond and Lonsdale, along with the landscaping around this feature are likely to seriously damage the hedge between the sites – the roots of the hedge will be damaged or suffocated resulting in a loss of amenity for the existing residents.

LPC Decision: **Object** and do refer this to the District Council Full Planning Committee

10 January 2022

How does the scheme perform in an event like that of 20th July 2021? Or 18/19th July 2017 (Approx. 125mm rain in 120 minutes for the former and approx. 75mm rain in under 60 mins for the latter?) None of the storm events modelled have figures anything like this – even the 1 in 100 yr. plus climate change is only half this amount. Which areas of the site will flood in these events? And where is the exceedance route?

The model shows rainfall events with negative rainfall in Appendix D – surely something is wrong here?

Infiltration rate from the basin is still calculated from the original 2020 test result during which the pit collapse prevented a reading according to BRE Digest 365. Half-drain times calculated from this infiltration rate are therefore optimistic. The infiltration rate achieved is also not consistent with TP2 in approx. the same location from the tests in 2018. It is therefore clear that the infiltration performance of the pond will (unsurprisingly) depend on the ground conditions at any given time. Calculations are not based on a “worst case scenario” which they should be.

The 10cm drop from the site to HH road is not evidently over a 4m length of the whole entrance as stated. It looks from the contours on the road as though the water could potentially be channelled down the western dropped kerb to the footpath.

The bund and ditch to the eastern edge of the site and to the north of the area with the allotments is not a consistent 6m width as detailed in the approved OL.

This bund and ditch system conflicts with the 6m landscaping buffer. How has the landscaping been checked to ensure that the planting is suitable for the altered water conditions that will result from the contouring?

The bund and ditch system will alter how the water in the remaining area of the field will behave, specifically, there is the potential for a large pool of water to build up in a severe weather event. Has the farmer been notified? Are they aware of the implications to their crops of this pooling?

The eastern boundary of the site along the allotments is still not visible in the plans presented.

## Representations

18. Six specific representations have been received from local residents at Nos. 11, 31 and 36 Lonsdale, 2 and 8 Bakers Lane, and No. 8 Horn Lane who all object to the application. However substantial additional correspondence between the LLFA, LPA and local residents since the flood event in 2021 has also taken place. This has resulted in a number of additional submissions raising continued objections and concern on a number of technical aspects of the submission and seeking clarification on the technical/modelling elements of the submissions.

A summary of the concerns contained in the correspondence is set out below. Copies of the representations raising matters arising from the application can be viewed on the Council's website:

- a. Flood event on 20 July 2021 flooded properties in Lonsdale, Bakers Lane and Bartlow Road.
- b. Torrents of water flooded down through the site and overwhelmed the infiltration basin until it overflowed. The infiltration basin overflowed into gardens on Lonsdale and resulted in the very rapid flooding of local properties and gardens.
- c. This event caused damage to properties, inconvenience/stress to owners, and raised considerable concerns around future threat of flooding to these properties from the site.
- d. Effect on insurance and value of properties.
- e. Need to consider risk from development, higher surrounding land, land levels, and Horseheath Road.
- f. Need to consider fully the risks arising during construction and when complete.
- g. Concern that the proposals follow from a lack of understanding of the Thomas Consulting FRA principles as required by the planning condition and Planning Inspector.
- h. The proposals do not satisfactorily respond to the geology of area and its impact upon infiltration rates.
- i. Poor layout of the site and drainage solution where road cuts across site contours increases flood risk.



- j. An investigation into the material facts of the flood event needs to be carried out.
  - k. Extension to public consultation required for the implication of the facts in relation to the submitted information.
  - l. Seek clarification of the process which you will be following in deciding this matter, including gathering of evidence (through the LLFA investigation and otherwise), assessment of impact and requirements to be placed on the developer.
  - m. Question the calculations, methodology and assumptions underpinning the design of the drainage system, including the size and performance of the infiltration basin and raise concerns around the potential implications for the basins performance once the development is completed.
  - n. Raise concerns about the ability of the developer to fully implement the proposed drainage scheme in line with the Thomas Consulting Principles because of limits to land ownership, the carrying out of landscape works and the recent occupation of dwellings.
  - o. Concern/objection to the continuing implementation of the development without approval of the drainage solution.
  - p. Current plan is inadequate and may be based upon incorrect or out of date computer modelling of rainfall as events are more common now.
  - q. Concern that the proposed new hump on the site access road will direct more water along Horseheath Road towards Lonsdale.
  - r. Removal of topsoil does not help drainage.
  - s. Only viable solution is the land returned to its previous state.
  - t. The Lead Local Flood Authority has not published its report into the investigation of the flood event to date.
  - u. The proposals do not fully detail where any exceedance flows from the basin would be directed contrary to the CCC SPD.
  - v. Question whether the plans can be implemented in full due to occupation of dwellings and the position of the current eastern boundary fence.
  - w. What checks have taken place on what has been constructed to date.
  - x. Concerns that another flood event may occur in the future.
19. A letter was received from Lucy Frazer MP prior to the March committee meeting which was circulated to members and raised the following concerns: -
- a. Very significant flooding which took place at the location of this development in July 2021. A number of my constituents' homes were flooded and at least one family remains in temporary accommodation.
  - b. Ongoing concerns raised by the Parish Council and local residents in respect of the exceedance flow plan, the infiltration rate of the basin and the bund and ditch on the eastern boundary.
  - c. The Lead Local Flood Authority's (LLFA) Section 19c Flood Report into the events of the 20 July 2021 has not been completed and published.
  - d. Asks the Committee to consider delaying a decision until the Section 19 Report is publicly available.
  - e. Very short notice given to the decision to hear these applications at Planning Committee.
20. A number of further representations with photographs and videos have been received in relation to the flood event on 20 July 2021.

21. A representation has been received from Bedfordshire Pilgrims Housing Association who question whether approval of the conditions applications would allow the affordable properties to be handed over and occupied.
22. A representation has been received from a future owner of a property on the development site who advises that because of the delay to the determination of the application, they have had to move into temporary accommodation.

## **Site and Surroundings**

23. The site is located outside the Linton development framework and in the countryside. It is situated to the south of Horseheath Road, east of Lonsdale and north of Martins Lane, Harefield Rise and Kenwood Gardens.
24. The site formerly comprised open agricultural land. The land falls north to south and east to west. Construction on the approved development of 42 dwellings and allotments has commenced and a number of the properties constructed were recently occupied.
25. The site is located in Flood Zone 1 (low risk). The land within the south western corner of the site and some properties in Lonsdale to the south west of the site are nevertheless identified on the Environment Agency maps for long term flood risk from surface water flooding.

## **Proposal**

26. The proposal seeks to discharge condition 11 of planning consent reference S/2553/16/OL dated 14 March 2018 in relation to surface water drainage of the site.
27. The full wording of the condition is set out below.

11. No development shall take place until details of a scheme for surface water drainage have been submitted to and been approved in writing by the Local Planning Authority and including arrangements for subsequent management. The scheme shall reflect the principles set out in the surface water drainage strategy prepared by Thomas Consulting as contained in the appellant's Proof of Evidence (Ref: 4760). The scheme shall include appropriate flood mitigation measures and shall be implemented in accordance with the approved details, and in accordance with an agreed programme.

28. The proposed surface water strategy for the site is through sustainable drainage measures relying on infiltration. The main components are an infiltration basin, permeable paving, and drains/private sewers to the infiltration basin. Banks would be formed along boundaries to manage overland flows of excess surface water from surrounding land to the site, and from the site to surrounding properties. The proposals have been designed to meet or exceed

the Council and County Councils design requirements for all drainage systems to accommodate a 1:100 year rainfall event plus 40% allowance for climate change effects. This is a county wide design standard applied by the Lead Local Flood Authority to all surface water drainage proposals.

## **Flooding Event 2021**

29. On 20 July 2021, Linton experienced a significant rainfall event. Based on rain gauge data from 4.5km away, the LLFA Flood investigation report indicates that 109% of the average monthly rainfall occurred in this location in just 3 hours. Based on rainfall radar data this increases to 180%. According to the Flood Estimation Handbook (FEH20133), the Flood Investigation report suggests this rainfall event has a return period of between 1 in 211 years and 1 in 659 years depending on the rainfall data used (i.e., gauge or radar).
30. The S19 report published on 1 April 2022 records flooding events in three broad locations in Linton as a result of this rainfall - High Street, Balsham Road/Lamb Fair Court and Lonsdale/ Bakers Lane/ Bartlow Road/Finchams Close. Photographs and video footage from residents record how surface water flowed down Horseheath Road and into the construction site temporary access before flowing overland across the construction site towards and into the partially constructed infiltration basin. The LLFA S19 report describes the event as follows:
- *“There is a large surface water catchment area above Horseheath Road, consisting of arable fields and carriageway area, all of which contribute to surface water flowing towards the village. The surface water flows were exacerbated by the absence of crops along with dry compacted ground causing additional runoff from the fields. This, combined with minimal highway drainage along Horseheath Road resulted in a large volume of surface water flowing westerly down Horseheath Road. Due to the topography 11 along the road and the presence of multiple access points leading off Horseheath Road, a large amount of surface water entered the construction site immediately to the south of Horseheath Road through the temporary site entrance. Some surface water continued along the road entering the development site by the main entrance, and the remainder made its way further along the road where it entered and flowed down Lonsdale. Most of the surface water that initially entered Lonsdale was captured by the highway drainage system (apart from an initial report of minor flooding at the bottom of Lonsdale where water entered a garage).*
  - *The surface water that entered the development site combined with the surface water that fell on the site itself and followed the topography to flow in a south westerly direction. The flow picked up debris, earth, sand, and silt and ultimately filled the partially constructed infiltration basin. It is likely that the debris and sediment that settled in the basin reduced its infiltration capacity. It should be noted that as this development site was still under construction, the surface water drainage network was incomplete.*
  - *The infiltration basin overtopped which caused the banks to fail, sending a large amount of surface water into Lonsdale. Due to the nature of the flooding the properties at the bottom of Lonsdale were impacted by this water very*

*quickly. The water from the overtopped basin combined with water flowing down Lonsdale from Horseheath Road to exacerbate the flooding. It is understood that the retaining wall situated between Lonsdale and Bakers Lane initially acted like a dam holding back this in rush of water until this wall then also overtopped, flooding several properties below. The depth of flooding in Lonsdale before the wall overtopped is understood to have been between 15cm and 45cm deep.*

- *The water that overtopped the retaining wall then flowed towards and into properties in Bakers Lane and Bartlow Road to a reported depth of 15cm to 20cm. Water continued towards Finchams Close leading to some external flooding around properties. It is understood that some flooding of the foul drainage network occurred in Finchams Close due to the ingress of surface water to the foul water system.”*

31. As a result of the flood event, 17 properties (across Linton) were reported to have flooded internally and 6 externally in three main areas in the village of the High Street, Balsham Road/Lamb Fair Court and Lonsdale/ Bakers Lane/ Bartlow Road/Finchams Close. At least 5 properties are likely to be uninhabitable for 1-12 months.
32. Following the event, the Lead Local Flood Authority has undertaken walkovers of the areas that flooded and inspected the general topography and relevant features in the areas. It has also met with residents who experienced flooding and with a representative of the Local Highways Authority to establish the state of the highway drains.
33. The S19 report then details a range of actions undertaken or proposed for the LLFA, Highways Authority, Anglian Water, Environment Agency, local landowners, Local Planning Authority, developers, and the Parish Council. This includes engaging with the LPA on the discharge of condition for the drainage proposals and in future, consultation with the LLFA on all Construction Environment Management Plans (CEMPs) for major development to ensure surface water is managed and phased appropriately during construction.

## **Planning Assessment**

34. The key issue to consider in the determination of this application relates to the appropriateness of the proposed SUDS drainage solution outlined having regard to the planning condition, the sites characteristics, the development plan polices and the particular concerns of the Parish Council and local residents following the recent flooding event in July 2021.
35. The site is located in Flood Zone 1 (low risk land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)) but it is recognised that part of the site is identified as an area of flood risk from surface water on the Environment Agency’s flood risk maps.

36. The nearest watercourse is the drainage ditch to the south of Finchams Close 250 metres to the south. The River Granta is 300 metres to the south. The land levels fall from the site towards the river.
37. The site falls to the south and west. Properties to the south in Harefield Rise, and Bakers Lane, and to the west in Lonsdale, are at lower land levels than the site.
38. The soils on the site are of chalk strata.
39. The Proof of Evidence in relation to the Surface Water Drainage Strategy referenced in condition 11 of S/2553/16/OL advises that the development should be able to deal successfully with its own surface water runoff, but will also reduce the flood risk for the Lonsdale and Martins Lane properties which already flood.
40. It suggested the following sustainable drainage measures to mitigate the flood risk:-
  - i) to address overland flow from north and east: banking inside landscape buffer zone and the first 4m of the new access will slope at 1 in 40 towards Horseheath Road.
  - ii) to address surface water flooding to properties to the south: bank along the western and southern boundaries of the site.
  - iii) For highway drainage: pipe to a soakaway at the northern end of the public open space.
  - iv) For house drainage: infiltration trench to southern end of public open space.
41. The submitted Surface Water Drainage Strategy, as amended, comprises a range of sustainable drainage methods to address the risk of surface water flooding from the development and to reduce flood risk to the surrounding area. The proposals have been developed (and further evolved) so as to make clear how, as required by condition 11, they have been based upon the principles set out in the surface water drainage strategy prepared by Thomas Consulting at the time of the outline planning permission appeal. This includes not only addressing and holding water captured by the development on the site for infiltration, but also addressing the risks of overland flows onto and from the site from both the new site entrance on Horseheath Road but also flows from the adjoining agricultural land to the east. These overland flows onto the site partly conveyed into the site by the temporary site access road and exacerbated by the sites partially developed status, are believed to have been a significant contributory factor leading to the flooding of properties in the adjoining Lonsdale development and beyond in July last year.
42. The measures are set out below: -
  - i) Overland flow from the north and east.
    - a) A landscape buffer would be provided along the eastern boundary and the Horseheath Road boundary as per the layout approved under reserved

matters application ref. S/4418/19/RM. The inside edge of the landscape buffer would have a shallow bank, generally 0.5m high and rising to 0.75m high. The contour plan shows the land levels and that the highest point of the bank would be in the north eastern corner. The cross section drawing shows the profile of the banks. The section of the bank adjacent to plots 9 and 10 would be reinforced with a concrete plug.

b) The first 4m of the access road would slope towards Horseheath Road at a gradient of 1:40 (effectively 0.1m above the existing channel level). The contour plan shows the levels.

ii) Surface water flooding to properties to the south.

A shallow bank would be provided along the southern and western boundaries of the site. The bank would measure not more than 0.5 metres high. The contour plan shows the land levels. The cross section drawing shows the profile of the banks. The drawings show that parts of these banks would be reinforced with a concrete plug.

iii) Highway drainage

The adopted road would have standard piped drainage which discharges to the infiltration basin. There would be tanked permeable paving to provide additional storage which will be privately managed.

iv) House drainage

An infiltration basin would be provided within the southern part of the open space to the south west of the site. It has been designed with a volume to accommodate the 1 in 100 year storm allowance plus 40% climate change from impermeable surfaces within the site along with rainfall falling directly onto the basin. In addition, a 300mm freeboard has been incorporated within the basin. Tanked permeable paving would provide additional storage. The system has been checked with a factor of safety of 10. Any storm durations over and above the required volume, would drain via overland flood routes as shown on the drainage plan.

43. Infiltration tests have been carried out on the site to demonstrate that these methods of drainage are suitable. The observed performance of the infiltration tests has been carefully considered by the LLFA and their consultants following concerns raised by the Parish Council and local residents. These suggest that the assumptions on infiltration associated with the proposed SUDS scheme are acceptable. However, their response notes that further verification tests to the infiltration basin will be required if approved to ensure that the scheme functions as designed.
44. The micro drainage calculations were originally modelled on Flood Studies Report (FSR) rainfall data. The calculations have now been updated and are now based on Flood Estimation Handbook (FEH) rainfall data. This increases the capacity required by 41 cubic metres or 60mm.

45. The system will have a range of treatment measures prior to entering the system to filter out debris and ensure that there would not be any pollution to groundwaters. These will include a catch pit with a sump for positive outfalls, a catch pit, block bedding course and geotextile separation membrane for the permeable paving, and sediment forebay for the infiltration basin. The basin would have a dense vegetation layer and 300mm depth soils.
46. As a result of the exchanges between the LLFA, LPA and Locla residents around the design performance of the basin, additional information has been submitted by the applicants over the course of the application in relation to the modelled performance of the drainage system. Following the recent committee deferral, additional information has also been submitted in relation to exceedance flows in addition to the information set out in Section 2.2.16 and Appendix K of the Drainage Strategy.
47. The Cambridgeshire Flood and Water SPD requires a plan if any above ground flooding is expected in the 1% AEP (1 in 100 Year) rainfall event including any allowance for climate change. Limited surface water flooding is expected during this event which would be restricted to the area of permeable paving within the site to the east of the infiltration basin. The maximum volume of overland flow is approximately 22m<sup>3</sup>, which would flow westwards along the pavement and into the infiltration basin. The applicants advise that the infiltration basin would only be around half full during these short duration storms so there is at least 450m<sup>3</sup> of spare capacity to accommodate the overland flow.
48. The applicants modelling, assessed by the LLFA and peer reviewed by their retained consultants indicates that all the surface water runoff for all the 1 in 100 year plus 40% climate change storm durations will be contained within the infiltration basin with at least 300mm freeboard above the maximum water level to the top of the infiltration basin. This is the reason why there are no exceedance flows shown from the infiltration basin.
49. Further modelling with Flood Estimation Handbook data with regards to more extreme events estimates that the infiltration basin will also be able to contain the surface water runoff for all storms up to and including the 0.33% AEP (1 in 300 year) + 40% climate change events. The applicants most recent submission contains further analysis including a series of modelling runs for longer return periods up to 1 in 1000. Their assessment includes a table of the maximum water level in the infiltration basins. They conclude:

*“By comparing the rainfall intensities and water levels for the different events we can estimate that the 0.1% AEP (1 in 100 year) + 40% climate change design rainfall event is approximately equivalent to between the current 1 in 300 to 1 in 400 year event.*

*The results show that the surface water runoff would be contained within the infiltration basin for all of these events and with at least 100mm freeboard in*

*the 1 in 1000 year event. This is a significant and high level of protection that goes well beyond the requirements of planning policy and is also well beyond the severity of the July 2021 event. It also represents an increased level of protection to the surrounding area than the pre-development situation.”*

50. The scheme will be regularly maintained for the lifetime of the development and a revised schedule (February 2022) has been submitted to outline how such maintenance will be addressed. A management company would regularly maintain the majority of the drainage components such as private sewers, the infiltration basin and permeable paving. The surface water sewers within the main access road to the forebay would be offered to Anglian Water for adoption.
51. Surface water will not be directed to Anglian Water main surface water or foul water system.
52. Following the recent flood event and through engagement with the LPA, a series of measures, reflected in the recommendations in the Flood Investigation report were implemented by the applicants through a revised construction management plan. These measures comprise: -
  - i) The temporary site entrance has been altered in terms of its levels and a drainage channel provided along the edge so that potential surface water flooding from Horseheath Road would be redirected into the field.
  - ii) A trench has been dug at the end of the new drainage channel to create a soakaway and encourage the surface water onto the soft landscape of the field. In addition, a temporary bund has been constructed along the edge of the temporary access road to prevent overland flow from the field onto the construction site.
  - iii) Materials have been moved away from water channels to mitigate the risk of any silt and sand being washed into the infiltration basin.
  - iv) The LEAP will be landscaped as soon as possible (Note: this has now been substantially completed) to help mitigate / reduce surface water run off which was one of the main routes for the recent flood waters.
  - v) All new gullies have been cleared from site debris and checked to be clean. They have been relined to reduce the silt and sand build up. This will be monitored during construction.
  - vi) Emergency sand bags have been filled and stored onsite.
  - vii) A number of French drains around the construction compound to stop any surface water running off the fields into the site compound.
  - viii) The levels have been increased around the boundary of the infiltration basin to mitigate the risk of any overflow.



- ix) Along the road boundary of the infiltration basin a course of concrete blocks (bedded on mortar) has been installed to form a barrier to catch any silt and sand that may flow in the surface water before it reaches the basin.
- x) Post Construction, the temporary construction access and site compound will be removed and the field access and verge will be restored to its previous state.
53. The County Council have also undertaken works adjacent to the highway to re-instate roadside rills to reduce surface water flows along Horseheath Road above the site. The above measures are considered appropriate for a temporary period during construction until the main drainage system is completed.
54. Policy CC7, CC8 and CC9 of the South Cambridgeshire Local Plan, address surface water drainage, water quality and flood risk matters arising from drainage schemes on new development. The NPPF seeks to ensure that when making planning decisions, flood risk is not increased elsewhere as a result of a development. The NPPF, echoes the adopted Cambridgeshire Flood and Water SPD and encourages the use of sustainable drainage systems unless there is clear evidence that this would be inappropriate.
55. The Parish Council and residents have raised a number of concerns and objections to the proposed surface water drainage solution. Residents' concerns echo the concerns of the Parish Council but also include detailed concerns arising from the design parameters and calculations, the systems modelled performance and the suitability of the ground for an infiltration-based SUDS solution together with concerns about the management of existing overland flows into and over the site and the management of exceedance flows from the basin itself in the event of extreme rainfall events. Their concern is heightened by the events in July 2021 which led to localised flooding in the adjoining housing areas and from the early submissions made by the applicants. As a result of these concerns, the LLFA have engaged third party consultants to "peer review" the proposed drainage solution.
56. Officers are however satisfied that the proposals engage with the principles contained in the Thomas Consulting water drainage strategy. Through engagement with the LLFA, the design parameters and calculations underpinning the design solution have been thoroughly reviewed by the LLFA and scrutinised/challenged by local residents and are considered to be appropriate and acceptable. This includes consideration of the proposals against the Local Plan policies and Cambridgeshire Flood and Water SPD.
57. In March 2022, the Committee deferred consideration of the application in order that the applicant provide evidence of the exceedance route for surface water in the event that the infiltration basin was overtopped. Alongside the further micro-drainage calculations to demonstrate the performance of the infiltration basin beyond the baseline design requirement of 1 in 100 year (plus 40% Climate change) return events, the applicants have also now provided an

exceedance flow plan which indicates that surface water overtopping the infiltration pond in extreme events would leave the site in the south western corner – reflecting that this point is the lowest point in the site – and follow the prevailing ground levels. This routing corresponds with the existing maps from the Environment Agency which also show overland flows across the site towards this point. A number of structures within the gardens of properties in Lonsdale (which are at a lower level to the site) may intercept or influence the flow of surface water beyond the site boundary in these exceedance events.

58. The applicants have satisfactorily demonstrated that the proposals would capture and manage surface water flows on the site to a level greater than if no development had taken place. Having regard to the principles explored in *Menston Action Group vs City of Bradford MDC and BDW Trading 2016* officers are of the view that Policy CC/9 - which requires applicants to explore and take opportunities to reduce flood risk elsewhere has therefore been satisfied.
59. During the consideration of this application, the applicant has continued to construct homes on the site. Some of these homes have been occupied. This does mean that as the scheme has been developed, concerns have also been raised about whether the proposed drainage strategy is capable of implementation in full, and whether the below ground (especially) drainage installed on the site, will perform in accordance with the calculations forming part of any agreed drainage details.
60. As the Parish Council comments also note, landscaping works have taken place in a way that do not reflect the details contained in the submitted proposals. Further works are also known to be required to replace the temporary bunds around the infiltration basin, to ensure that embankments/bunds required on the western, southern, and eastern site boundaries and forming part of the principles to the original FRA are incorporated into the finished scheme and that necessary changes to the site access road are carried out. The measured performance of the infiltration basin also requires validation. The applicants have therefore submitted a scheme for implementation of the proposals alongside a revised scheme for maintenance of the SUDS system. They have also committed to a post implementation assessment and monitoring of the scheme.
61. A further question has arisen surrounding the applicant's ability to implement the eastern site boundary works – comprising a bund. Third party representations suggest that the applicants do not control the land necessary to implement and maintain the bund proposed. The applicants however maintain that they control all of the land necessary. Based upon the submissions made, officers are satisfied with the applicants assertion that they are able to implement the proposals outlined. In the event that the proposed drainage scheme is not implemented in full, the LPA would be able to secure completion through enforcement action where appropriate.

## **Planning Balance and Conclusion**

62. The concerns from the Parish Council and local residents in relation to the method of surface water drainage and the impacts upon flood risk have been carefully considered by the LPA and the LLFA and their consultants. noted.
63. Following the recent deferral of the application for further information, officers remain satisfied that the surface water drainage scheme reflects the principles set out in the surface water drainage strategy prepared by Thomas Consulting as contained in the appellant's Proof of Evidence (Ref: 4760) referenced in the appeal decision and required by condition 11. The role of planning conditions in addressing existing flood risk has also been considered by the courts previously and expectations that the development should remove all existing flood risk to surrounding properties cannot be reasonably achieved. Significant amount of technical work has been undertaken to seek to demonstrate that the drainage solution proposed is appropriate for the site and responds to observations and lessons learnt from the recent flood event.
64. The LLFA have now published their S19 report which outlines the exceptional nature of the rainfall conditions and the incomplete works on the application site at the time of the flood event. The conclusions of the S19 report do not change officers earlier conclusions on the acceptability of the proposals.
65. For these reasons whilst noting the continued objection and concern of the Parish Council and local residents and following the receipt of the information requested by members at the committee meeting on 9 March 2022, officers are nevertheless satisfied with the assessment of the LLFA that the surface water drainage scheme is consistent with the objectives of policies CC7, CC8 and CC9 of the adopted Local Plan, and the Cambridge Flood and Water SPD and can now be approved.

## **Recommendation**

66. Officers recommend that the Planning Committee accept the following surface water drainage details but do not formally discharge the condition as the development has commenced.
  - Surface Water Drainage Statement reference DES/035/410 Revision G dated January 2022 by Croudace Homes
  - Construction Management Plan (CMP) Revision D dated September 2021 by Croudace Homes
  - SuDS Maintenance Requirements dated February 2022 by Croudace Homes
  - Drawing number 035/360 Scope of Drainage Works
  - E-mail and enclosures dated 25 March 2022 from Croudace to Planning Director
  - Email and Drwg No 035/361 dated 30 March 2022 from Croudace to Planning Director

## **Background Papers**

Planning applications S/2553/16/CONDO, S/2553/16/CONDH, S/2553/16/OL, S/1969/15/OL, S/3405/17/OL and S/4418/19/RM.

## **Report Author:**

Stephen Kelly/Karen Pell-Coggins – Senior Planning Officer  
Telephone: 07704 018456

# Agenda Item 13



South  
Cambridgeshire  
District Council

13 April 2022

**Report to:** South Cambridgeshire District  
Council Planning Committee

**Lead Officer:** Director of the Greater Cambridge  
Planning Service

---

## **S/2553/16/CONDH – Ward Linton / Parish Linton (Land Off Horseheath Road)**

Proposal: Submission of details required by condition 12 (foul water drainage) of planning permission S/2553/16/OL for outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares)

Applicant: Croudace Homes

Key material considerations: Foul Water Drainage and Neighbour Amenity

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: September 2021

Application brought to Committee because: The application is one that in the opinion of officers, in consultation with the Chair and Vice-Chair, should be determined by Committee because of the complexity of the application having regard to the sites history

Presenting officer: Karen Pell-Coggins

### **Executive Summary**

1. The application seeks to agree the foul drainage details in relation to condition 12 of planning consent S/2553/16/OL for the erection of up to 42 dwellings on the site and allotments.
2. The application was deferred by members at the planning committee meeting on 9 March 2022 to enable the application to be considered at the same time as the surface water drainage application which was deferred.

3. The foul drainage system will consist of discharge of foul drainage from the dwellings via foul water sewers to a private foul pumping station which would then direct the flows via foul water sewers towards manhole 1801 in Lonsdale to connect to main foul sewerage system.
4. The concerns from the Parish Council and local residents in relation to the method of foul drainage and the impacts upon the foul drainage system and the amenities of existing and new dwellings is noted. This includes a related concern about the relationship between the surface water drainage solution and the proposals for foul water drainage.
5. However, the statutory consultees consider the foul drainage scheme to be acceptable and it would not result in significant harm to the quality of water resources or adversely affect the amenities of neighbours of the existing or new dwellings.

### **Relevant planning history**

6. **S/4418/19/RM** - Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S/2553/16/OL for the erection of 42 dwellings including the provision of 0.45ha for allotments - Approved
7. **S/2553/16/OL** - Outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares) - Appeal Allowed

### **Planning policies**

8. **South Cambridgeshire Local Plan 2018 Policies**  
 CC/7 Water Quality  
 HQ/1 Design Principles  
 SC/10 Noise Pollution  
 SC/14 Odour and Other Fugitive Emissions to Air
9. **Supplementary Planning Documents (SPD's)**  
 Cambridgeshire Flood and Water - Adopted November 2016  
 Greater Cambridge Sustainable Design and Construction - Adopted January 2020
10. **National Policy**  
 National Planning Policy Framework (NPPF) 2021  
 National Design Guide

### **Consultation**

11. **Anglian Water** – Has no objections, as amended.

***Comments 6 September 2021***

**Foul Water:**

We can confirm that after visiting the area we discovered our asset map was incorrect, as the resident correctly states. We have carried out an investigation of this part of the foul network and have now corrected our asset records. We have also re-assessed the application based on the submitted documents and our updated records, our capacity assessment concludes that the foul only network has capacity to receive the additional foul flows from the development proposal.

**Surface Water:**

We have been involved in discussions with residents, Linton Parish Council and the LLFA regarding the recent flooding. The flooding was caused by surface water. Surface water enters our foul only network which causes surcharging. This surface water should not be in the foul system, and on new major development sites we work with and rely on the expertise of the LLFA as they are the statutory body for surface water management. This development site is not proposing to connect the surface water into Anglian Water assets, we therefore cannot comment on the suitability of the surface water proposals, this is the responsibility of the LLFA.

***Previous comments 16 October 2020***

No objections.

***Response to Linton Parish Council response to the Anglian Water comments on Linton Parish Council Drainage Consultant's report 26 July 2021***

We can confirm that our senior engineer has reviewed the assessment supplied to the parish by A E Designs and we made the following observations

In general the flow rates used are substantially higher than we would use to determine demand loading. Although Sewers for Adoption is a recognised standard the flow rate employed (4000 lts/house/day) is a factored value rather than a limit state parameter. It is used to ensure sufficient allowance is made for areas of uncertainty in design when considering the most appropriate minimum pipe size. It is not intended as representative of actual demand.

In evaluating actual demand ahead of flow measurement, our practice is to base the initial assumptions on the values derived from our observations of water consumption, occupancy and asset performance. We refer to this in our minimum asset standards (MAS) and calculate the base dry weather flow value as follows:

Occupancy rate of 2.35 people per dwelling  
Consumption rate of 125 lt/head/day  
Diurnal peak factor of 2.12  
Infiltration allowance of 25%

These represent an average of values across our region.

Whereas using the Sewers for Adoption rate produces a peak dry weather flow of 0.046 l/s per property, the MAS calculation for demand is 0.008 l/s per property.

There is in general, a pronounced diurnal pattern in demand flow from residential areas. Consequently sewerage is designed to allow for a degree of flow balancing. Therefore, along with the instantaneous flow rate when assessing capacity, we also consider the volumetric loading in cubic metres over a given time (eg. m<sup>3</sup>/hr or m<sup>3</sup>/day).

In this context the 10-fold disparity between our average observed volumetric loading and that extrapolated from the Sewers for Adoption rate becomes very significant.

***Response to Linton Parish Council Drainage Consultant's Report - Assessment of Foul sewerage facilities in Linton Village August 2016 15 April 2021***

Anglian Water was consulted on both planning applications for Land Off Horseheath Road Linton and Bartlow Road, Linton. We can confirm that there is a capacity to accommodate the foul flows from both developments. We note that both planning applications were approved by the Local Planning Authority South Cambridgeshire with drainage conditions applied to the decision notices. Anglian Water works closely with the Local Planning Authority and the developer to ensure that the approved drainage strategy is complied without causing detriment to our network and to the local area.

We have checked the reported incidents to Anglian Water for this area. We can confirm that our field technicians who visited the area have investigated these issues accordingly and resolved them on site. We can confirm these issues within our foul network were related to blockages in our foul network which are caused by non-flushable items being flushed into our network. These items can cause issues and prevent the foul sewerage flows from moving within the network causing blockages until our field technicians from our operations team do visit the affected area and flush the network.

Our network capacity assessment is based on the number of dwellings as well as the applicant's drainage strategy such as the point of connection and the proposed discharge rates. Our engineers when carrying out their capacity assessment take into account the additional foul flows from the proposed development to be discharged into our network. They also take into account the existing developments and local growth in the area as well as any incidents of flooding that are network capacity related incidents. The available capacity within the network and within our water recycling centre will be dependent upon the development proposal, location of any connection point and proposed discharge rates proposed by the applicant.



Please note we don't take into account the incidents of flooding that are not related to capacity in our network such as blockages caused by non-flushables, tree roots, operational maintenance issues and surface water flooding. Such incidents need to be reported to our operation team on 0345 714 5145. During the heavy rainfall storm events our foul drainage network may become overwhelmed with the sudden surge of surface water caused by heavy rainfall which can enter our network for not having anywhere else to drain. These incidents are also not related to capacity in our network.

12. **SCDC Drainage Officer** - No objections, as amended.

***Comments 10 March 2021***

Information has been supplied to confirm the outstanding points raised. The foul water scheme shall be constructed and maintained in full accordance with submitted information supplied on 10 December 2020.

The foul water pumping station is still within close proximity of a dwelling, whilst this may have the potential for smell nuisance this is outside of our remit to comment on.

***Previous comments 8 September 2020***

Croudace Drainage Statement referenced DES/035/410 (C) and dated July 2020 has been reviewed.

The Croudace Drainage Statement appears to propose a private foul water pumping station with 24 hour storage capacity and telemetry system 'which will provide the management company with a direct contact should a failure occur'.

The foul water pumping station will discharge at a yet to be agreed rate to an existing foul water public sewer manhole within the neighbouring Lonsdale Estate.

Confirmation of the private pump station rate that has been agreed with Anglian Water is required.

Consideration of the risk of flooding following failure of the on-site pumping station and how this risk will be managed - supported by calculations - is required.

Detailed construction drawings of the proposed foul water drainage system and onsite pump station are required.

Confirmation that an agreement has been made with the necessary landowners/consenting authorities to cross third party land is required.

A Management and Maintenance Plan for all proposed drainage features that are to be adopted and maintained by a third party management company is required.

Please submit the MicroDrainage Network Model for the foul water drainage network.

With reference to Appendix G (Foul Water Drainage Strategy) of the Drainage Statement, the minimum distance of the private foul water pumping station to habitable buildings appears to be around 2.5m. Sewers for adoption guidance indicates 15m may be more appropriate to minimise the risk of odour, noise and nuisance. Please provide justification for the distance of the private foul water pumping station to any habitable buildings

13. **Environment Agency** – No objections, as amended.
14. **Environmental Health Officer** – No objections, as amended.

***Comments 29 April 2021***

Accepts that the noise is unlikely to be an issue given the attenuation that is likely to be achieved through the siting of the electric pump in the underground concrete tank.

In relation to the odour, a pump rate of 2 or 3 a day is unlikely to allow septicity to occur whilst it is waiting to be pumped (particularly as it will be diluted material with other waste water such as baths, sinks, showers, etc.) and it is accepted that it is unlikely that odour nuisance will occur.

***Previous comments 29 March 2021***

I understand a number of concerns have been raised by local residents and Linton parish council concerning the suitability of the proposal, citing amongst concern, issues of noise and odour. In response, I make the following comments.

**Noise**

The applicant has not provided any details of the noise that may arise from the equipment or how this will be attenuated. Whilst I do not feel it necessary for a full noise survey to be undertaken, some information concerning the noise levels from the pump (or any other significant noise contributors) would be useful as well as the expected attenuation any housing would provide could allow me to ensure that these concerns are unlikely to affect local residents to the proposal.

**Odour**

Generally speaking, odour may arise from pumping stations if the waste is allowed to go septic. Whether this material is likely to go septic will depend on multiple factors including how often the pumping station discharges into the mains sewer, whether any chemical dosing is undertaken as well as the concentration of waste to the water. It would be useful for the applicant to confirm how they calculate the capacity of the pumping station and how frequent they estimate that the waste will be pumped.

15. **Lead Local Flood Authority** – The condition application is for the discharge of a foul condition, which we do not comment on. As stated in our previous response, the application does not appear to have any surface water flood risk or drainage implications therefore we have no comments to make.
16. **Linton Parish Council** – Objects to the application, as amended.

***Comments on application 29 September 2021***

Linton Parish Council has repeatedly raised material concerns about SCDC's handling of applications for the Bartlow Road and Horseheath Road sites. This has come to a head and LPC has reluctantly started Judicial review.

Planning Committee are being asked to tick the boxes retrospectively for:

1. The revival and alteration of a planning consent that lapsed in 2019.
2. Unauthorised work to continue despite evidence of serious harm to the environment.
3. Approval of drawings that have not been publicly consulted on.

Planning Committee is not being provided with the full case to consider –

1. Technical consultee responses are based on different drawings to the ones being determined.
2. Planning Committee are not being provided with the evidence provided by local people, which includes photographs, videos and other relevant evidence. LPC responses have repeatedly been abridged including on the planning portal which removes the relevant illustrations.

The published Enforcement report does not include the works at Bartlow Road including connection to the defective old 6" foul drain in contravention of S/1963/15/OL Condition 11 and construction of sand filled pits in the porosity test positions.

The report on unauthorised work on Horseheath Road fails to mention its flooding of the village (page 621).

The report fails to tell you:

Horseheath Road

1. The work on site has continued apace without consent and the show home and its roadside neighbours are almost complete, contrary to the SCDC enforcement agreement.
2. On 20 July 2021, there was a rainstorm at Linton (not unusual). During the rainstorm, there was a major flood on the site, where the flood attenuation basin proved totally incapable of dealing with the demand. It overflowed into adjoining homes, roadways and gardens around the site, and then down the slopes into the rest of the village. The village is still clearing up.
3. The developer brought in a tanker, and instead of removing the floodwater, they pumped it into the village's drainage system. As a result, the flooding of the homes, roadways and properties became a distinctive light brown silt colour and texture which showed the source.

4. The contents of the drain left sewage in the village and contaminated the rare chalk stream.
5. The extent of silted water showed that the Anglia Water maps for Linton are wrong. The drainage from Lonsdale does not go in the direction plotted, and the flood water, surface water and foul water pipework all go into the old defective 6" foul water pipework. The Bartlow Road sewer pipe is a shared drainage pipe carrying surface and foul water.
6. Committee is being asked to sign off approval on a failed scheme where promises of a redesign are made, but no drawings are available or consulted on, and there are substantial discrepancies between the claims for the infiltration, and the photographic evidence that it fails to drain.

#### Village drainage

7. The Minutes of Bartlow Road S/1963/15/OL explain fully that the independent drainage report was fully accepted by SCDC and Anglia Water, that there was evidence of greater historic river flooding, and that Conditions 10 and 11 were required to protect the village against the risk of flooding. The report showed that numerous sections of pipework within the old 6" Bartlow Road section failed basic foul water capacity and technical requirements. Connection to the newer village drain was required. The S73 and unauthorised works blatantly ignore this.
8. All calculations by all parties have been based on Linton drainage being a foul water system only. The events of 20 July showed this was a gross underestimate as Linton has a mixed sewer system which also takes surface water flooding from the hillsides and the village.
9. The photographic evidence showed that even the newer section of drain was incapable of dealing with the demands of a mixed system. The foul drainage from approximately 1000 houses and the silt from Horseheath Road ran directly into the River Granta, our Protected chalk stream.
10. None of the responsible authorities recorded this as a major contamination incident, which the evidence shows it is. The people extracting along this river would not have been aware they were extracting substantial amounts of sewage as well as silt.
11. LPC has repeatedly asked for there to be a moratorium on development until the drainage situation at Linton is fully investigated and resolved. The statutory authorities agreed.
12. The Planning Report and LLFA letter refers to an 'investigation' (as a result no action would be taken). This did not comply with the basics of an investigation as no procedure was published, no person qualified as an inspector was appointed and no local witnesses were interviewed.

Summary The evidence shows that the Committee Report lacks transparency.

LPC hopes that this Planning Committee will properly question this report and if still required to decide on the applications, to test the clarity and evidence, and properly consider the Council's responsibilities to carry out a transparent decision process and to protect against the risk of flood

***Letter dated 23 July 2021***

Linton Parish Council have grave concerns regarding your consideration of LPC comments, which appear to be being ignored or not treated with due seriousness. Also, weight appears to be given to information that is based on inconsistent drawings, out-dated, inaccurate or inappropriate. We request that the conditions for drainage schemes, surface water and foul water conditions are re-considered and that your objections to these are re-instated.

Following the heavy rainfall of 20th July 2021 which, although not unprecedented, has served to highlight the special issues of flooding in this village, LPC request a full inquiry into flooding and a moratorium on development and the use of SUDS schemes. The inadequacy of the sewage system and poor maintenance of drains are contributing factors to the flooding. The need to review the systems that affect the village and lead to the problems have been seen so clearly over the past few days and solutions need to be found. These are issues that LPC has been raising for many years.

Please see comments previously raised by LPC on SUDS and surface water drainage schemes. These include:

- i) Inadequate porosity and infiltration tests - wrong time of year, inappropriate sites, following long dry spells, unable to repeat accurately due to changed surface and substrate of test holes.
- ii) The routes of surface water flooding - down spine roads, following contours rather than the route that developers would like them to follow
- iii) Historic flooding levels
- iv) Local knowledge of flooding routes and levels of water.
- v) Inadequacy of flood prevention measures such as loss of bunds as shown in the OL applications
- vi) Inaccurate EA flooding maps, or the wrong/outdated/inaccurate maps being used.
- vii) Conflict between plans and drawings in different applications.
- viii) Impact of balance ponds and hard structures on the landscape
- ix) Failure to take into account the cumulative effect of development on the drains.

Full details are in the comments submitted by LPC to the applications and amendments.

LPC has not been given the right of response and in a number of cases has only discovered retrospectively that the specialist drainage report that the planning condition was based on has been ignored.

The parlous state of the foul water and sewage systems have been repeatedly raised. The cumulative effect of development and additional pressure on the system has been ignored. The disputed calculations of Anglian Water appear to have over-ridden the LPC commissioned engineering reports, the informed comments of our own engineers on LPC and consultants, in making decisions on development.

In the documents recently forwarded to LPC as part of the appeal process. we see that a document has been used to inform the decision to remove the LLFA

objections to the Bartlow Road drainage scheme. This probably refers to work done on the river around 1968. This work would have been done by the EA and is probably the cement lining of the river to change the drainage through the village near the High Street bridge and Dog and Duck. This did not change the floodplain or affect the river near the development sites; it merely turned a section of the rare chalk stream into a drainage channel (work that is currently being reviewed with a view to returning the stream to its natural state). Being so far downstream, there is no effect on the development site.

Later work, by LPC, has helped restore the floodplain (helped by a grant from SCDC) but this is again downstream of the development site and has no bearing on flooding or surface water drainage in that area. In fact we are acutely aware that the development sites could undo the work done by LPC to protect the village, FYI all this work by LPC was advised by experts and appropriate authorities and with full permission.

The points raised by the developer that these works have any bearing on flooding on site is refuted. The surface water flooding schemes proposed by the developers would add to flooding problems in the village, downstream and the state of our rare chalk stream.

The unique geological, geographical and flooding sensitivity of Linton need to be fully understood and the proposals of the developers reviewed - current housing development is not appropriate and not sustainable. Linton is in a river valley with a rare chalk stream. It can flood from the river, from surface water and also from the gravel beds beneath the village. It lies over a main aquifer which, like the river, may be full or nearly dry due to over abstraction; a sensitive area. This, combined with a dated sewage system, already at overcapacity, leaves us vulnerable to climate changes or even seasonal changes - the latest flood is nothing new.

If developers would design houses suited to needs, in appropriately small numbers and with proper provision for the welfare of neighbours and the situation, then they might be acceptable. As it is, a full review of housing development and its effects on the established community need to be re-considered and the development proposals rejected.

For the moment we need building work to be stopped at Horseheath Road, and any supposed pre-commencement work to be forbidden at Bartlow Road.

It is clear that the drainage and foul water schemes for both sites are not appropriate, will not work, are detrimental to the village and will add to the long-term problems of Linton.

NB A recent short burst of heavy rain had the Horseheath Road "balance pond" overflowing, flooding neighbouring gardens and houses in Lonsdale, and causing flooding downstream into the village. The developer saw fit to pump out the pond into the yellow pipe leading to the manhole on Bartlow Road (not currently a permanent connection, and one that LPC object to most strongly) the result was, as expected, muddy water and grit flooding out near the Fire

Station. This is what will happen should a permanent connection be made, though then it will be sewage that floods out. The capacity of the system cannot cope with additional waste added to the Bartlow Road manholes, as LPC have said repeatedly.

***Previous comments on application 14 April 2021***

Please read in conjunction with the comments on S/4418/19/CONDD, Foul Water Pump. The recent amendments/information only refer to noise and odour (relying on manufacturer assertions rather than data) but LPC now comment on the drainage scheme.

LPC are aware that a connection has been laid to the Lonsdale manhole, for which SCDC approval has not been given, indeed this connection has been specifically objected to by LPC, as it links to the already over-capacity Bartlow Road sewer pipe (see below and also the Bartlow Road development).

Anglian Water has been cavalier, if not negligent, in its assessment of the connections, and hold vicarious responsibility and would be liable should the foul water scheme fail.

When this condition came to LPC for comment, we responded (along with the Sustainable Drainage Engineer) that there was insufficient information to give fully informed comments. We now submit comments on the (still incomplete) information that has been submitted.

A drainage layout is included which gives insufficient detail regarding the route of the foul water drains and how they might link to the main sewer (the 6 inch victorian pipe) , which runs down Bartlow Road. The link across the easement is not drawn nor is the link to the main sewer. It appears that the link to the village sewage system is expected (by the developer) to be via the manhole in Lonsdale that then links to the already overburdened sewer on Bartlow Road. This is not acceptable and the condition should be refused.

i) The sewage pipe is planned to go through the "easement" of the SCDC Ransom Strip to link to the already-overburdened Lonsdale manhole. This is not part of the original plan and has not been sufficiently assessed i.e. in conjunction with the overall sewage system.

ii) This will then link to the 6inch Victorian sewer on Bartlow Road; a link expressly forbidden in the Bartlow Road development due to lack of capacity. Since that OL application, there have been several infill houses and extensions that also feed into this sewer pipe. However, the connection at Lonsdale has not been evaluated to consider the additional burden.

LPC request that Anglian Water is engaged in discussion regarding the connection of this development to the sewage system via Lonsdale.

iii) We do not contest that there is capacity at the pumping station and sewage treatment works at Cow Gallery Woods, west of Linton. However, we do argue that the pipes and drains through the village are already at or over capacity (development in Linton includes recent infill areas, house expansion and other outline planning applications, not considered by the reports)

- iv) Linton Parish Council commissioned an independent report on the state of the drains on the western side of the village (AE Design report to be sent through to be considered with LPC comments). Our expert refutes the patency of the existing drain network.
- v) The recommendations of the AE Design Assessment of Foul Water Sewerage Facilities in Linton Village in August 2016 concluded that the foul water main from this area into the village was the worst part of the village's pipework, 'in a parlous configuration' and should not be put under additional stress by being added to. The report identified that these sections through the village had insufficient capacity to convey the loads, had poor velocity and were unable to self-cleanse. The charts referred to in Appendices show these sections failed as they were already at over capacity of 105% to 134% and had varying slopes of between 1in5 and 1in75, all of which failed.
- vi) The concern of LPC is that our expert is correct and that the High Street and historic core of the village will have to be dismantled (most houses in the Special Conservation Area have cellars and fragile foundations or baseplates) in order to accommodate larger pipes to carry the foul waste generated by the development. The pipework from this site does not just lie under the modern developments of the 1970's, as shown in both the analyses, but also under the historic core of the village - the Outstanding Conservation Area with the highest density of listed buildings in Cambridgeshire and its narrowest High Street.
- vii) The difficulties of installing new sewer pipes across the Recreation ground at the west of the village show how problematic it would be and the disruption that would be caused to the village to improve the sewage system to cope with the burden of the development.
- viii) The Diocese report (for the OL application) and Anglian Water do not assess the capacity of the main village drainage, only the local capacity close to the point of connection. Our expert assessed beyond this, where the old village main drain is undersized and defective. A connection to a different sewage pipe is required.
- ix) Recent moderate rainfall caused the contents of the Victorian sewer to overflow near the Fire Station (a regular event) the odour of sewage overflow was obvious and lasted for days. If this happens now, how much worse will it be when the additional houses (recent infill and being built) and this estate are added to the over-capacity system?

Please also see the comments on the Bartlow Road development which also contest the use of the Bartlow Road sewer for their estate.

***Previous comments on application 28 September 2020***

Concerns remain due to the proximity of the pumping station to houses with issues of noise, odours and loss of amenity (nuisance). This is placed at the area of the site that is prone to flooding, in SPZ2. Overflow or flooding from the foul sewage would contaminate the SUDS pond and the aquifer (which supplies our drinking water), immediately below or to Lonsdale. Please see previous comments, which still stand.

Please see Appendix A for a copy of the comments in relation to application S/4418/19/CONDD.



Please see Appendix B for a copy of the comments in relation to the Bartlow Road development.

***Report from Linton Parish Council Drainage Consultant - Assessment of Foul sewerage facilities in Linton Village August 2016***

The extant foul sewerage that may serve the proposed development is currently (allowing for variations in the assessment and discharge units calculations) delicately balanced between sufficiency and failure. Any loading additions to the sewerage under review should demonstrate the suitability of the extant installation. In particular, flow additions from surface water highway drainage and informal connections should be fully investigated before any drainage infrastructure proposals are offered.

From the desktop assessment carried out using Anglian Water sewerage data it is considered that the extant sewerage should not be further stressed by additional connections.

Please see Appendix C for a full copy of the above report.

***Response to Anglian Water's response to report 28 April 2021***

We disagree with the contents of your letter and do not accept the assessment of capacity of the foul water system at that end of the village. The capacity to accommodate the foul flows from these developments is strongly doubted, knowing the parlous state of the sewerage system in this area ( see the report of AE designs and that SCDC has previously identified Lonsdale as an area where drains are a problem). Since that report more housing has been linked to the Bartlow Road pipe, with more small developments to come, exacerbating the issue of over-capacity.

Neither the surface water drainage nor the foul water conditioning (for either Horseheath Road or Bartlow Road developments) have been approved by the Local Planning Authority. Without this approval Anglian Water must not allow the proposed connections to be made. Nor can the planning process be circumvented by the developer adding the sewer linkages to TTRO submissions. The approval of conditions by the LPA is a requirement that takes precedence over any "approvals" given by Anglia Water. The drainage strategies have not been approved nor the conditions complied with.

You refer to the reasons for blockages. The network would not block if the gradient and flow through the system were sufficient to cope with what is put into the system. It is evident that the diameter of the pipe and self-cleansing velocities are inadequate to deal with even the current input.

LPC would like to see the calculations and assessments that have been made that lead them to consider that the connections are suitable. We consider your capacity assessment to be flawed.

We note that surface water flooding has not been taken into account, as you have acknowledged.

This is a particular problem in Linton due to its situation in the Granta Valley, with water from the hills surging into the village; these are now a regular feature of our climate. As you state, the foul water system may become overwhelmed by the surface water floods. This will enter your system as there is nowhere else for it to go, and surely must be taken into account when making your assessments as this is part of the required capacity of the network.

The various incidents of flooding (pluvial, fluvial and upward through the gravel beds) have been regularly reported and are subject to investigation and discussion with the LLFA and EA. The incidents of overflow due to heavy rainfall, which then goes into the drains and sewers are definitely related to capacity in the network- sewage overflow from the inadequate pipes is hardly a new thing in Linton.

You note that Anglian Water "don't take into account incidents of flooding. ..caused by heavy rainfall which can enter the network for not having anywhere else to drain".

The principle of using SUDS schemes to deal with surface water flooding is that there is a natural watercourse to take the overflow, otherwise this is discharged into the sewage system.

SUDS maintenance will be undertaken by Anglian Water "From the end of the intermediate SUDS management area, where the adoption break point is identified and agreed ...up to the point where flows infiltrate into the ground, flow into a watercourse or enter the sewer network (Anglian Water Services Limited "Towards sustainable water stewardship" - Sustainable drainage systems (SUDS) adoption manual). The SUDs schemes to deal with surface water flooding do not meet conditions and have not been approved.

There is no natural watercourse for overflow on Horseheath Road - Martins Lane is not a watercourse but a footway and lane - so not to be considered as a natural watercourse for overflow, as the developer seems to consider. The overflow of surface water will join the already over-capacity sewer at Bartlow Road, causing sewage overflow.

There are clear issues with any of these end-points - the natural watercourse does not exist and the sewers are already overburdened. Dealing with this overflow is an issue for Anglian Water to deal with, and which has not been taken into account.

The attachment of more sewers to the current system is not acceptable.

## Representation from Local MP

### 17. *Letter dated 29 September 2021*

As I am sure you will be aware there is significant concern within the village of Linton about flooding, following the flood event on 20 July. This has caused a significant amount of distress for a number of residents, some of whom have suffered damage to their property and have had to temporarily vacate their homes as a result. I am grateful to Stephen Kelly, Joint Director of Planning and Economic Development, Greater Cambridge Planning for joining a recent meeting I held on this issue along with other relevant parties, as well as for the correspondence I have received from him following that meeting regarding the situation in the village.

As the Lead Local Flood Authority (LLFA), Cambridgeshire County Council have acknowledged that there is evidence that the building works and the actions of Croudace Homes during the development of the land of the South of Horseheath Road contributed substantially to the pollution and flooding on 20 July. I understand that further mitigations have been proposed by the developer as a result, which have been approved by the LLFA. However, following a meeting I held with residents on the evening of 28 September, it is clear that significant concern remains and that residents and the Parish Council do not believe their views are being taken into consideration by South Cambridgeshire District Council. Linton Parish Council have said that they *“...want a full investigation into the major flooding and pollution of the village, homes and the Protected chalk stream and a moratorium on all new development until that investigation has been held and all identified failures rectified in order to properly protect the village from flooding.”*

Concerns have also been raised with me regarding a lack of compliance by the developer in relation to the principles upon which outline planning permission for the Land south of Horseheath Road was granted by the Planning Inspector. I am aware that these points have been raised with South Cambridgeshire District Council officials and I have enclosed an objection by a resident that has already been sent directly to the Planning Committee, which I wanted to ensure had been received and was being considered as part of today's Planning Committee meeting.

I understand that today's session of the Planning Committee will look at condition 12 (foul water drainage) of planning permission S/2553/16/OL, whilst the 13 October session will look at the condition 11 (Surface water drainage). Linton Parish Council have informed me that Anglian Water comments added to the planning portal on 6 September acknowledge that the foul water system in the village is taking surface water as well as foul water. It is therefore the Parish Council's view that these conditions should be considered together (preferably with the surface condition before the foul condition) as the foul sewer has to accommodate any excess.

Given the significant amount of technical concerns that have been raised in recent days, I believe that the District Council and the Planning Committee may want to consider whether it would be appropriate to allow more time to look at the evidence that has been shared with members and officials and also whether there is merit to the view that has been strongly expressed to me by residents and the Parish Council that pre-commencement conditions 11 and 12 should not be considered in isolation and as such today's session which looks at condition 12 should be delayed until 13 October, when I understand condition 11 will be considered.

## **Representations from members of the public**

18. Five representations have been received from local residents at Nos. 7, 11, 13, 34 and 36 Lonsdale. A summary of the concerns is set out below. A full copy of the representations can be viewed on the Council's website.
  - i) Capacity of the package pump station and sewers.
  - ii) Siting of the pump – noise and odours
  - iii) health hazard and lack of a risk assessment.
  - iv) Alternative routing more appropriate.
  - v) Consideration of the foul drainage application at a different time to the surface water drainage application.

## **The site and its surroundings**

19. The site is located outside the Linton development framework and in the countryside. It is situated to the south of Horseheath Road, east of Lonsdale and north of Martins Lane, Harefield Rise and Kenwood Gardens.
20. The site measures approximately 2.8 hectares in area and formerly comprised open agricultural land. The land falls north to south and east to west. Construction on the approved development of 42 dwellings and allotments has commenced.
21. The site is located in Flood Zone 1 (low risk). The land within the south western corner of the site and some properties in Lonsdale to the south west of the site are subject to the risk of surface water flooding.

## **The proposal**

22. The proposal seeks to discharge condition 12 of planning consent reference S/2553/16/OL dated 14 March 2018 in relation to foul water drainage of the site.
23. The full wording of the condition is set out below.

No development shall take place until details of a scheme for foul water drainage have been submitted to and been approved in writing by the Local

Planning Authority, and including arrangements for subsequent management, and the details shall be implemented as approved and in accordance with an agreed programme.

24. The foul water drainage strategy for the site is discharge from the dwellings via a network of sewers to a private foul pumping station on the northern part of the public open space on the south western part of the site and then to a manhole in Lonsdale and the main public sewer.

## **Planning Assessment**

25. The key issues to consider in the determination of this application relate to impact of the method of foul drainage upon the foul drainage system in Linton and the impact of the method of foul drainage upon the amenities of existing neighbours and the occupiers of the new dwellings.

### **Foul Drainage System**

26. The pumping station tank would be underground. It would have a total capacity of 24,480 litres and would accommodate 150 litres per person for 24 hours storage in accordance with Building Regulations Part H requirements. It would be pumped 2 to 3 times per day. A telemetry system would be installed which will provide the management company with a direct contact should a failure occur. The pumping station will be set to a rate agreed by Anglian Water at 5 litres per second.
27. The effluent will be then pumped through a rising main that will be laid within the footpath of the main estate road and pass between plots 33 and 34 and across land owned by SCDC before outfall to a break chamber and then to a gravity sewer that connects into an existing manhole (MH 1801) within Lonsdale. This will then connect to the existing main foul water sewer system on Bartlow Road.
28. Anglian Water has confirmed that there is adequate capacity within the system for the foul water flows from development at this site and the proposal would not be detrimental to the foul sewerage network or the local area. The method of calculation is based upon actual demand taking into account the development proposal, location of the connection point and proposed discharge rates together with initial assumptions on the values derived from its observations of water consumption, occupancy, asset performance and volumetric loading over a given time. This is different to the calculation from the Parish Council's Drainage Consultant that has assessed the capacity with regards to the rate in the Sewers for Adoption document which produces a higher rate as it is based upon design uncertainties. This is explained further in the response to the Parish Council's Drainage Consultants report from Anglian Water in paragraph 10. It has also been confirmed that the combined impact of foul drainage from this site and the Bartlow Road site has been taken into consideration.

29. The Drainage Officer has advised that the method of foul water disposal is acceptable based upon the detailed information, drawings and calculations submitted for discharge to the foul pumping station and its connection to the main foul sewer.
30. The Drainage Plan shows the route of the system from the foul pump to the manhole in Lonsdale where it joins the existing system. The Drainage Statement Anglian Water Pre Planning document in the appendices shows the route of the existing system from Lonsdale towards Bartlow Road.
31. Surface water from the site has been subject to careful review (and multiple revisions) and is subject to a separate application under reference S/2553/16/CONDO.
32. Sudden rainfall that may discharge into the wider network is an existing situation and not as a result of the development.
33. Based upon the commentary and conclusions from the Councils drainage team and Anglian Water, officers consider that the foul drainage schemes impact upon the public sewers is acceptable and is not considered likely to adversely affect the quality of water resources.
34. The proposal would therefore comply with Policy CC/7 of the Local Plan.

### **Neighbour Amenity**

35. The foul pumping station would be sited approximately 29 metres from the existing dwelling at No. 7 Lonsdale, approximately 32 metres from the existing dwelling at No. 9 Lonsdale, approximately 4 metres from the new dwelling on plot 31, approximately 17 metres from the new dwelling on plot 20, and approximately 23 metres from the new dwelling on plot 8. It would be sited approximately 14 metres from the boundary of the existing dwelling at No. 7 Lonsdale.
36. Whilst it is acknowledged that the pumping station would be situated closer to the dwelling on plot 31 than the 15 metres recommended if it was to be adopted by Anglian Water, the impact upon the amenities of existing dwellings and occupiers of the new dwellings has been considered. .
37. The Environmental Health Officer has not raised any significant concerns in relation to noise or odours as a result of the siting of the foul pump station and its management and maintenance. Concluding that noise from the pump would be limited given that it would be underground and encased by concrete that would provide appropriate attenuation measures.
38. The EHO officer also consider that odours from the pump are not likely to be septic given that it will be pumped 2 to 3 times per day and the waste would be diluted by wastewater. Whilst noting the concerns expressed about this issue, officers advised by the EHO team are therefore satisfied that The siting/location of the foul water pump and enclosure is acceptable and would

not adversely affect the amenities of neighbours of the existing or new dwellings. The proposal would therefore comply with Policies HQ/1, SC/10 and SC/14 of the Local Plan.

## **Planning Balance and Conclusion**

39. The concerns from the Parish Council and local residents in relation to the method of foul drainage and the impacts upon the foul drainage system and the amenities of existing and new dwellings is noted. However, for the reasons set out above, the Council's specialist advisors and statutory consultees consider the foul drainage scheme to be acceptable and it would not result in significant harm to the quality of water resources or adversely affect the amenities of neighbours of the existing or new dwellings.

## **Recommendation**

40. Officers recommend that the Planning Committee accept the following foul drainage details but do not formally discharge the condition as the development has commenced.

Response to Condition 12 foul water planning consultation comments from Chris Gray on 08/09/2020 (REF:S/2553/16/CONDH)

E-mail dated 29 March 2021 from Croudace Homes

Drainage Calculations

Anglian Water letter dated 13 August 2020

Foul Pump Station details

Drawing numbers:-

035/032 Revision G	Drainage Layout
035/042	Foul Water Pumping Station Detail
035/345	Drainage Maintaining Body Plan
5.3-01	Access Point (Type H)
5.3-06	GRP Inspection Chamber (Type J)
5.3-07	Manhole Concrete Ring (Type M)
5.3-08	Manhole Concrete Ring (Type N)
5.3-11	Pipe Bedding Detail

## **Background Papers**

Planning applications S/2553/16/CONDH, S/2553/16/OL, S/4418/19/RM and S/4418/19/CONDD.

## **Appendices**

Appendix A: Linton Parish Council comments in relation to application S/4418/19/CONDD.

Appendix B: Linton Parish Council comments in relation to the Bartlow Road application.

Appendix C: Report from Linton Parish Council Drainage Consultant - Assessment of Foul sewerage facilities in Linton Village August 2016

## **Report Author:**

Karen Pell-Coggins – Senior Planning Officer  
Telephone: 07704 018456



# Consultee Comments for Planning Application

## S/4418/19/CONDD

### Application Summary

Application Number: S/4418/19/CONDD

Address: Land South Of Wheatsheaf Barn Horseheath Road Linton Cambridgeshire

Proposal: Submission of details required by condition 4 (Foul Pump) of planning permission S/4418/19/RM

Case Officer: Michael Sexton

### Consultee Details

Name: Mrs jenny seaward

Address: First Floor, Linton Village Hall 15 Coles Lane, Linton Cambridge, Cambridgeshire CB21 4JS

Email: Not Available

On Behalf Of: Parish - Linton

### Comments

S/4418/19/CONDD - Croudace Homes - Land South of Wheatsheaf Barn Horseheath Road, Linton - Submission of details required by condition 4 (Foul Pump) of planning permission S/4418/19/RM. For Information.

Linton Parish Council Comments:

Please read this in conjunction with LPC comments submitted for S/2553/16/CONDDH - the foul drainage condition - LPC previously had insufficient information to give a properly informed response.

LPC are aware that works have been allowed to take place regarding foul connections, without having been approved, and are appalled at this serious error.

The additional information submitted refers only to noise and odour from the pump station without giving specific data on either of these. There is no evidence that these issues have been dealt with, only assertions from the manufacturer.

The issues raised by LPC have not been addressed, and ask that our previous comments stand: There is no illustration of the foul pump and how this will impact upon the landscape.

The maintenance and management of the system has not been specified, as raised by the Sustainable Drainage Engineer in his comment of 29th May 2020. Conditions cannot be approved without this. Who takes responsibility when/if it fails?

Despite the condition still being outstanding, the sewage storage tank has been installed. This tank, and its site, does not appear on the OL or site plans and has not been approved.

The storage capacity of the tank is only 5 days. If a breakdown occurs the supply chain for parts and time for repair will be more than this. Who has signed off that this tank and system is adequate for the development?

There is no data to show that this waste can be dealt with by the Lonsdale manhole and its link to Bartlow road sewer.

There is no data to show that the current sewer can take this additional burden.

There is insufficient information given regarding the pump, its housing, the site and its effect on the neighbours.

There is no illustration of the pump housing nor detail of the effect on the landscape.

The tank has already been sited within the aquifer without due regard to its potential negative effect on our drinking water.

The drainage plan:

A drainage layout is included which gives insufficient detail regarding the route of the foul water drains. The link across the easement is not drawn nor is the link to the main sewer.

It appears that the link to the village sewage system is via the manhole in Lonsdale that then links to the already overburdened sewer on Bartlow Road.

LPC commissioned an independent report on sewerage in this area (AE Design report to be sent through to be considered with LPC comments). A report by SCDC also noted that the sewers in the area of Lonsdale were of concern and inadequate.

Recommendations of the AE Design Assessment of Foul Water Sewerage Facilities in Linton Village in August 2016 concluded that the foul water main from this area into the village was the worst part of the villages pipework, in a parlous configuration and should not be put under additional stress by being added to. The report identified that these sections through the village had insufficient capacity to convey the loads, had poor velocity and were unable to self-cleanse. The charts referred to in Appendices show these sections failed as they were already at over capacity of 105% to 134% and had varying slopes of between 1in5 and 1in75, all of which failed. The plans supplied do not fulfil the conditions and should be refused.

Please see previous comments and the updated comments on Foul Drainage.

It is imperative that the drains of this area, and how additional links to the Bartlow Road sewage pipe will affect the rest of the village, should be discussed with Anglian Water. They appear to assess each link in isolation and not as part of a cumulative system, which is overloaded, threatening the village.

Cllr John Bald proposed to object and refer to the SCDC Full Planning Committee. Cllr Amy Smith seconded. All Agreed.

Linton Parish Council Decision:

Object and do refer this to the District Council Full Planning Committee

# **Consultee Comments for Planning Application**

## **S/1963/15/CONDE**

### **Application Summary**

Application Number: S/1963/15/CONDE

Address: Land To North And South Of And Immediate Linton Cambridgeshire

Proposal: Submission of details required by condition 11 (Foul Drainage) of planning permission S/1963/15/OL

Case Officer: Michael Sexton

### **Consultee Details**

Name: Mrs jenny seaward

Address: First Floor, Linton Village Hall 15 Coles Lane, Linton Cambridge, Cambridgeshire CB21 4JS

Email: Not Available

On Behalf Of: Parish - Linton

### **Comments**

S/1963/15/CONDE - Abbey Developments Ltd - Land To North And South Of And Immediate Linton - Submission of details required by condition 11 (Foul Drainage) of planning permission S/1963/15/OL. For Information Only.

Linton Parish Council Comments:

Response to Foul Water Sewage Facilities by Graham Eves.

The report submitted by LPC from AE Design refers to the general state of the sewage system at the eastern end of the village, which it notes was "parlous" even at the time of commissioning. Since then several extensions and infill houses have been added, so the situation has worsened in those few years. The report includes the potential harm of adding any extra load to the 6inch Victorian sewer on Bartlow Road - the one to which the developer proposes to link. It is irrelevant which development this was originally commission for, any extra loading will have the same effect.

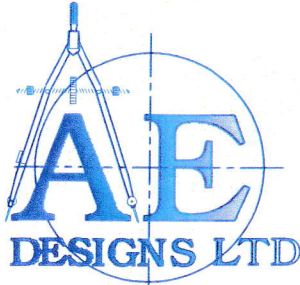
Indeed, the proposed link by the developer would be in addition to the burden imposed by that of the Croudace homes development, which itself would exceed the capacity of the sewer and is being opposed.

The report is additional information that indicates that linking the development site to an already overburdened system is not feasible. The main point is that the state of the drains was understood by SCDC and was the reason for the specific condition that the sewage link should be by manhole 7501. The arguments presented by Mr Eves are spurious and irrelevant to the weight that should be given to the report.

Response to Parish Objections - no new information has been submitted on the planning portal.  
Previous comments stand.

Previous decision from LPC still stand.

Linton Parish Council Decision: Object and do refer this to the District Council Full Planning Committee



Flood Defence and  
Drainage Engineers

August 46  
RECEIVED  
24/08/16  
emailed to all 26/8  
+ planning committee  
1/9 mtg,  
for information

A E Designs Ltd.  
20, Short Road,  
Stretham, Ely,  
Cambridgeshire.  
CB6 3LS  
Tel: 01353 649002  
Mob: 07708 185915  
alan@aedesignsltd.co.uk

**ASSESSMENT OF FOUL WATER SEWERAGE  
FACILITIES IN LINTON VILLAGE, CAMBS.**

**LINTON PARISH COUNCIL**

AUGUST 2016

**Reference: 1400 Report**



23 August 2016

## **FOUL WATER DRAINAGE REPORT**

**Site Address:** Linton Village, Cambridge.

**Brief:** To consider foul water sewerage capacities for extant and proposed housing loads.

**Appendices:** A. Location Plan.

B. Anglian Water record drawings.

C. Capacity Calculations for the extant sewerage loads.

D. Capacity Calculations for the proposed sewerage loads.

**Discussion:** Linton Parish Council have expressed concerns with regard to the capacity of the foul water sewerage system serving the Village of Linton. Their concerns are expressed by their perception that foul water drainage issues are becoming more frequent. Their concerns are further heightened by proposals to develop lands bounded by Lonsdale to the west and Harefield Rise and Kenwood Gardens to the south. The development proposals are for 50 dwellings. Refer to **Appendix A** for Location Plan

**Foul Water Sewerage loadings and capacities:** The foul water sewerage system has been considered using the Sewers for Adoption 7th Edition standards and the 'discharge unit' methodology. All of the occupied buildings have been assessed with a standard 3.5 discharge units (DU's) per building. No allowances have been used to consider highway drainage or informal connections. The Colebrook-White formula has been used for determining the necessary pipe capacities. The sewerage data has been taken from Anglian Water record plans attached as **Appendix B**. The principal foul sewerage is shown upon the record plan highlighted red with the pipe numbers (Pn) shown for reference to the spreadsheets. The sewage loadings have been calculated within the spreadsheet to consider foul water flows and pipe capacities relative to the available gradients.

The potential flow rates have been calculated using the standard formula from BS EN 12056-2:2000 given as  $Q = k_{DU} \sum n_{DU}$  with a frequency factor ( $k_{DU}$ ) used to represent intermittent discharges from dwellings, quest houses and offices.

The Anglian Water data provision is not complete and where there are gaps in the data the nearest upstream and downstream invert levels have been used in the spreadsheets to give an average gradient for the sewer sections.

The flow capacity and flow velocity of the individual sewers has been calculated and is presented within the spreadsheets as FAIL or OK. The capacity check is between the calculated flow and the capacity of the sewer, whilst the velocity check is in comparison to the minimum requirement of 0.75 meters per second (m/s).

With reference to the spreadsheet for the extant situation (please refer to **Appendix C**) it can be seen that a number of sewer sections are in a parlous configuration. Sewer sections Pn1.07, Pn1.08, Pn1.09, Pn 1.10, and Pn1.11 all fail as not being able to generate sufficient self-cleansing velocities, whilst sewer sections Pn1.10, Pn1.11, Pn1.12, and Pn1.13 all fail as having insufficient capacity to convey the flows. The above calculated velocities at 0.613m/s are only 82% of the required standard. The above referenced sewers have capacities ranging between 101% and 119% over-subscription from the capacities available. Similarly, with reference to the spreadsheet for the proposed situation (please refer to **Appendix D**) it can be seen that the referred to sewer sections do not have any variation in the poor velocities for self-cleansing but have a notable increase in capacity failings with ranges between 105% and 134% over-subscription from the capacities available.

**Conclusion:** The extant foul sewerage that may serve the proposed development is currently (allowing for variations in the assessment data and Du calculations) is delicately balanced between sufficiency and failure. Any loading additions to the sewerage under review should demonstrate the suitability of the extant installation. In particular, flow additions from surface water highway drainage and informal connections, should be fully investigated before any drainage infrastructure proposals are offered.

From the desktop assessment carried out using Anglian Water sewerage data it is considered that the extant sewerage should not be further stressed by additional connections.

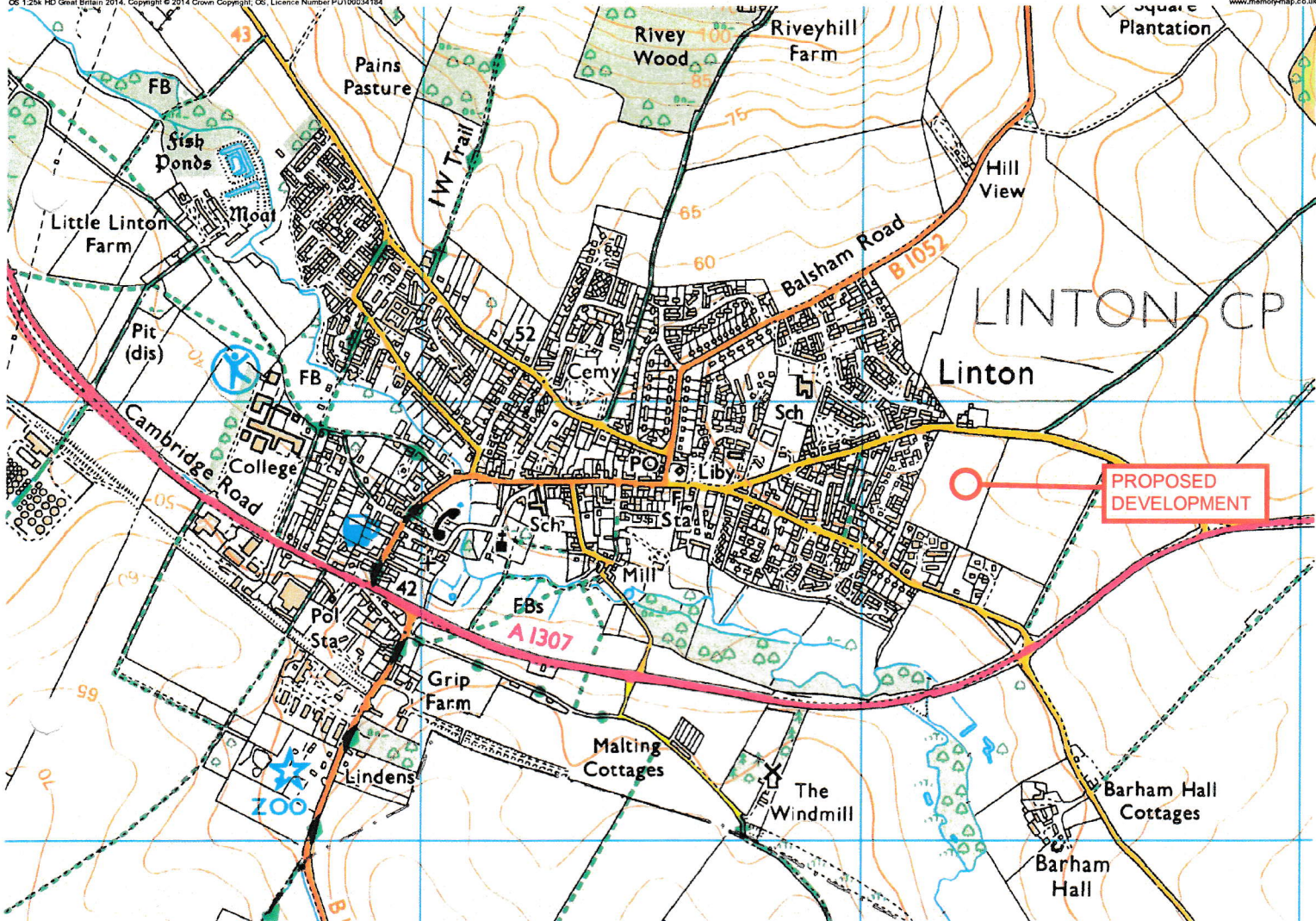


.....A D Rich.

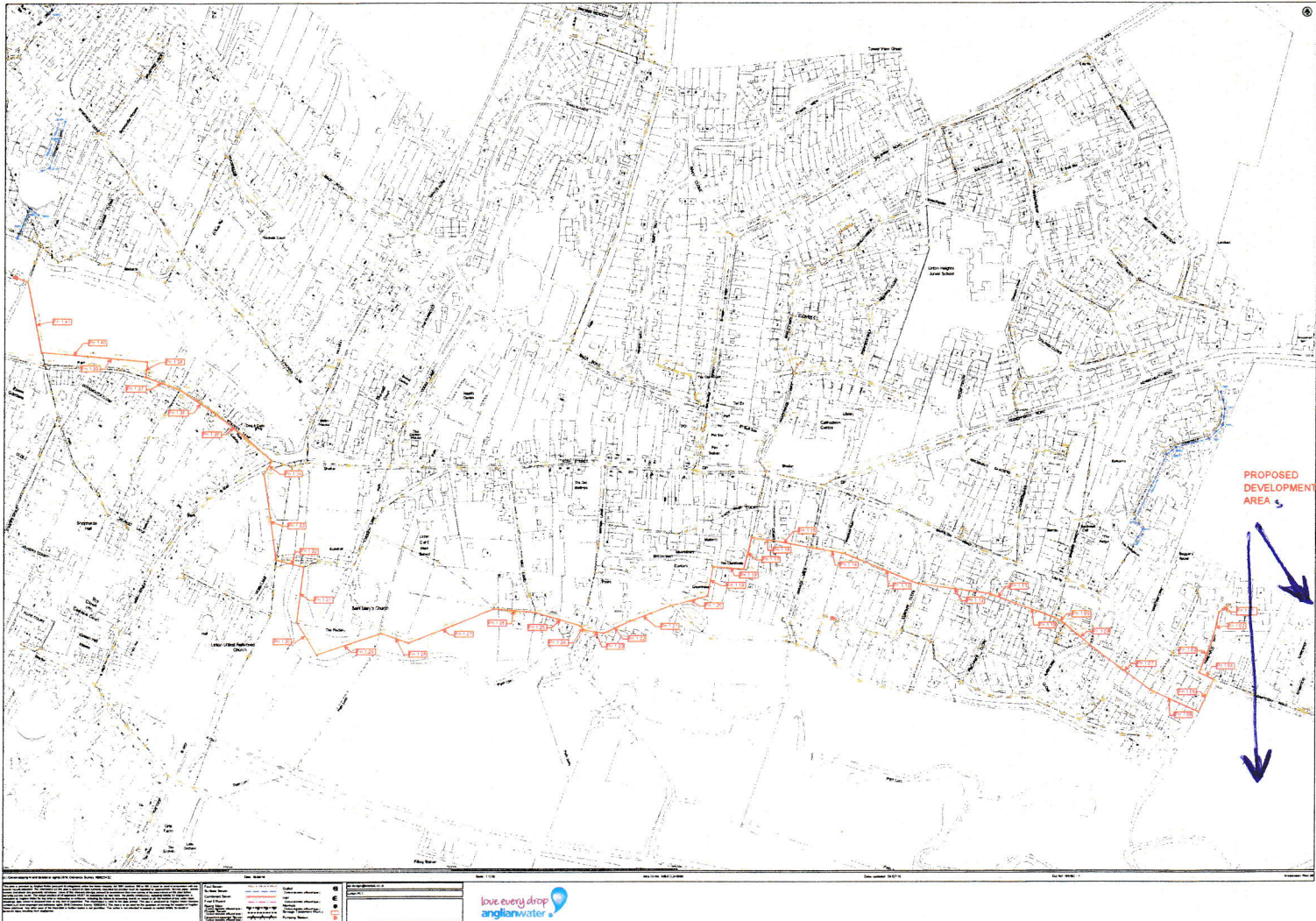
A E Designs Ltd. Ref: 1400 Rpt

# Appendix A





# Appendix B





# Appendix C

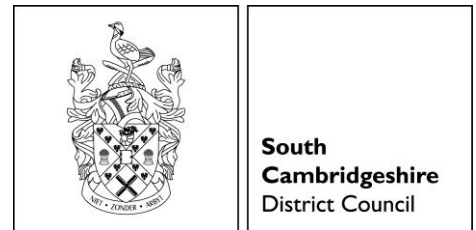
FOULWATER SEWERAGE ASSESSMENT OF PRINCIPAL SEWERS (EXTANT)																			A E Designs Ltd	
Client: Linton Parish Council																			Flood Defence and Drainage Engineers	
Job No: 11400																			20, Short Road,	
Address: Linton Village																			Stretham	
																			Combs	
																			CB6 3LS	
Kv' = 1500																			01353 649002	
ks' = 0.650																			07708 185915	
K <sub>DU</sub> = 0.50																				
Discharge rate taken at 3.5 Discharge Units per dwelling																				
Flow calculation used Q=K <sub>DU</sub> SQRT(d <sub>DU</sub> )																				
Sewer No	U/s to D/s Manholes	Upstream Easting	Coordinates Northing	Downstream Easting	Coordinates Northing	Houses Connected	Cumulative No of DU's	K <sub>DU</sub>	Design flow rate Q l/s	Pipe Diam	Gradient m/m	Gradient 1:P	Sewer Length	Pipe Q capacity	Capacity Check	V m/s	V Check	Sewer capacity % used	U/s Invert Level	D/s Level
Pn 1.01	1605-1604	557148	246663	557136	246655	4	14	0.50	1.87	150	0.0194	52	14.422	24.53	OK	1.386	OK	8	55.520	55.241
Pn 1.02	1604-1603	557136	246655	557130	246626	4	28	0.50	2.65	150	0.0194	52	29.614	24.53	OK	1.386	OK	11		
Pn 1.03	1603-1503	557130	246626	557114	246587	1	31.5	0.50	2.81	150	0.0194	52	42.154	24.53	OK	1.386	OK	11		
Pn 1.04	1503-1501	557114	246587	557130	246579	0	31.5	0.50	2.81	150	0.0194	52	17.889	24.53	OK	1.386	OK	11		47.720
Pn 1.05	1501-1502	557130	246579	557112	246543	45	189	0.50	6.87	150	0.2931	3	40.249	96.12	OK	5.431	OK	7	47.720	45.520
Pn 1.06	1502-0503	557112	246543	557060	246568	22	266	0.50	8.15	150	0.0097	103	57.697	17.29	OK	0.977	OK	47	45.520	44.960
Pn 1.07	0503-9601	557060	246568	556991	246618	22	343	0.50	9.26	150	0.0039	258	85.212	10.84	OK	0.613	FAIL	85	44.960	44.630
Pn 1.08	9601-9609	556991	246618	556999	246635	5	360.5	0.50	9.49	150	0.0039	258	36.235	10.84	OK	0.613	FAIL	88	44.630	
Pn 1.09	9609-9502	556999	246635	556923	246559	5	378	0.50	9.72	150	0.0039	258	84.095	10.84	OK	0.613	FAIL	90		
Pn 1.10	9502-9604	556923	246559	556908	246665	75	640.5	0.50	12.65	150	0.0039	258	107.056	10.84	FAIL	0.613	FAIL	117		44.275
Pn 1.11	9604-8602	556908	246665	556879	246675	7	665	0.50	12.89	150	0.0039	258	30.676	10.84	FAIL	0.613	FAIL	119		44.149
Pn 1.12	8602-8601	556879	246675	556799	246687	12	707	0.50	13.29	150	0.0058	172	80.895	13.34	FAIL	0.754	OK	101	44.149	43.678
Pn 1.13	8601-7702	556879	246675	556717	246721	12	749	0.50	13.68	150	0.0058	172	59.666	13.34	FAIL	0.754	OK	103	43.768	43.192
Pn 1.14	7702-6705	556717	246721	556682	246729	3	759.5	0.50	13.78	150	0.0174	58	35.903	23.22	OK	1.312	OK	59	43.192	
Pn 1.15	6705-6704	556682	246729	556637	246735	1	763	0.50	13.81	150	0.0174	58	45.398	23.22	OK	1.312	OK	59		
Pn 1.16	6704-6703	556637	246735	556614	246738	328	1911	0.50	21.86	150	0.0174	58	23.195	23.22	OK	1.312	OK	94		
Pn 1.17	6703-6702	556614	246738	556605	246703	4	1925	0.50	21.94	150	0.0174	58	36.139	23.22	OK	1.312	OK	94		41.594
Pn 1.18	6702-5703	556605	246703	556571	246706	3	1935.5	0.50	22.00	150	0.0243	41	34.132	27.53	OK	1.556	OK	80	41.594	40.763
Pn 1.19	5703-5601	556571	246706	556565	246673	2	1942.5	0.50	22.04	150	0.0666	15	33.541	45.68	OK	2.581	OK	48	40.763	38.530
Pn 1.20	5601-5602	556565	246673	556524	246662	1	1946	0.50	22.06	150	0.0411	24	42.450	35.83	OK	2.025	OK	62	39.908	38.164
Pn 1.21	5602-4605	556524	246662	556478	246645	1	1949.5	0.50	22.08	375	0.0411	24	49.041	403.35	OK	3.647	OK	5	38.164	
Pn 1.22	4605-4603	556478	246645	556449	246631	7	1974	0.50	22.21	375	0.0125	80	32.202	221.81	OK	2.005	OK	10		38.031
Pn 1.23	4603-4604	556449	246631	556427	246635	7	1998.5	0.50	22.35	375	0.0035	287	22.361	116.48	OK	1.053	OK	19	38.031	37.953
Pn 1.24	4604-4601	556427	246635	556423	246639	0	1998.5	0.50	22.35	375	0.0071	141	5.657	166.46	OK	1.505	OK	13	37.953	37.913
Pn 1.25	4601-3602	556423	246639	556373	246655	4	2012.5	0.50	22.43	375	0.0031	322	52.498	109.82	OK	0.993	OK	20	37.913	37.75
Pn 1.26	3602-3601	556373	246655	556327	246659	3	2023	0.50	22.49	375	0.0025	395	46.174	99.07	OK	0.896	OK	23	37.750	37.633
Pn 1.27	3601-2800	556327	246659			0	2023	0.50	22.49	375	0.0025	395	103.270	99.07	OK	0.896	OK	23		
Pn 1.28	2800-2601					0	2023	0.50	22.49	375	0.0025	395	0.000	99.07	OK	0.896	OK	23		

# Appendix D

FOULWATER SEWERAGE ASSESSMENT OF PRINCIPAL SEWERS (PROPOSED)																			A E Designs Ltd Flood Defence and Drainage Engineers 20, Short Road, Stretham Cambs CB6 3LS	
Client: Linton Parish Council																			01353 649002	
Job No: 1400																			07708 185915	
Address: Linton Village																				
'kv' = 1.150																			Discharge rate taken at 3.5 Discharge Units per dwelling	
'ks' = 0.650																				
K <sub>DU</sub> = 0.50																			Flow calculation used Q=k <sub>du</sub> SQRT(ān <sub>du</sub> )	
Sewer No	U/s to D/s Manholes	Upstream Easting	Coordinates Northing	Downstream Easting	Coordinates Northing	Houses Connected	Cumulative No of DU's	K <sub>DU</sub>	Design flow rate Q l/s	Pipe Diam	Gradient m/m	Gradient 1:?	Sewer Length	Pipe Q capacity	Capacity Chek	V m/s	V Check	Sewer capacity % used	U/s Invert Level	D/s Level
Pn 1 01	1605-1604	557148	246663	557136	246655	54	189	0.50	6.87	150	0.0194	52	14.422	24.53	OK	1.386	OK	28	55.520	55.241
Pn 1 02	1604-1603	557136	246655	557130	246626	4	203	0.50	7.12	150	0.0194	52	29.614	24.53	OK	1.386	OK	29		
Pn 1 03	1603-1503	557130	246626	557114	246587	1	206.5	0.50	7.19	150	0.0194	52	42.154	24.53	OK	1.386	OK	29		
Pn 1 04	1503-1501	557114	246587	557130	246579	0	206.5	0.50	7.19	150	0.0194	52	17.889	24.53	OK	1.386	OK	29		47.720
Pn 1 05	1501-1502	557130	246579	557112	246543	45	364	0.50	9.54	150	0.2931	3	40.249	96.12	OK	5.431	OK	10	47.720	45.520
Pn 1 06	1502-0503	557112	246543	557060	246568	22	441	0.50	10.50	150	0.0097	103	57.697	17.29	OK	0.977	OK	61	45.520	44.960
Pn 1 07	0503-9601	557060	246568	556991	246618	22	518	0.50	11.38	150	0.0039	258	85.212	10.84	FAIL	0.613	FAIL	105	44.960	44.630
Pn 1 08	9601-9609	556991	246618	556959	246635	5	535.5	0.50	11.57	150	0.0039	258	36.235	10.84	FAIL	0.613	FAIL	107	44.630	
Pn 1 09	9609-9502	556959	246635	556923	246559	5	553	0.50	11.76	150	0.0039	258	84.095	10.84	FAIL	0.613	FAIL	108		
Pn 1 10	9502-9604	556923	246559	556908	246665	75	815.5	0.50	14.28	150	0.0039	258	107.056	10.84	FAIL	0.613	FAIL	132		44.275
Pn 1 11	9604-8602	556908	246665	556879	246675	7	840	0.50	14.49	150	0.0039	258	30.676	10.84	FAIL	0.613	FAIL	134		44.149
Pn 1 12	8602-8601	556879	246675	556799	246687	12	882	0.50	14.85	150	0.0058	172	80.895	13.34	FAIL	0.754	OK	111	44.149	43.678
Pn 1 13	8601-7702	556879	246675	556717	246721	12	924	0.50	15.20	150	0.0058	172	59.666	13.34	FAIL	0.754	OK	114	43.768	43.192
Pn 1 14	7702-6705	556717	246721	556682	246729	3	934.5	0.50	15.28	150	0.0174	58	35.903	23.22	OK	1.312	OK	66	43.192	
Pn 1 15	6705-6704	556682	246729	556637	246735	1	938	0.50	15.31	150	0.0174	58	45.398	23.22	OK	1.312	OK	66		
Pn 1 16	6704-6703	556637	246735	556614	246738	328	2086	0.50	22.84	150	0.0174	58	23.195	23.22	OK	1.312	OK	98		
Pn 1 17	6703-6702	556614	246738	556605	246703	4	2100	0.50	22.91	150	0.0174	58	36.139	23.22	OK	1.312	OK	99		41.594
Pn 1 18	6702-5703	556605	246703	556571	246706	3	2110.5	0.50	22.97	150	0.0243	41	34.132	27.53	OK	1.556	OK	83	41.594	40.763
Pn 1 19	5703-5601	556571	246706	556565	246673	2	2117.5	0.50	23.01	150	0.0666	15	33.541	45.68	OK	2.581	OK	50	40.763	38.530
Pn 1 20	5601-5602	556565	246673	556524	246662	1	2121	0.50	23.03	150	0.0411	24	42.450	35.83	OK	2.025	OK	64	39.908	38.164
Pn 1 21	5602-4605	556524	246662	556478	246645	1	2124.5	0.50	23.05	375	0.0411	24	49.041	403.35	OK	3.647	OK	6	38.164	
Pn 1 22	4605-4603	556478	246645	556449	246631	7	2149	0.50	23.18	375	0.0125	80	32.202	221.81	OK	2.005	OK	10		38.031
Pn 1 23	4603-4604	556449	246631	556427	246635	7	2173.5	0.50	23.31	375	0.0035	287	22.361	116.48	OK	1.053	OK	20	38.031	37.953
Pn 1 24	4604-4601	556427	246635	556423	246639	0	2173.5	0.50	23.31	375	0.0071	141	5.657	166.46	OK	1.505	OK	14	37.953	37.913
Pn 1 25	4601-3602	556423	246639	556373	246655	4	2187.5	0.50	23.39	375	0.0031	322	52.498	109.82	OK	0.993	OK	21	37.913	37.75
Pn 1 26	3602-3601	556373	246655	556327	246659	3	2198	0.50	23.44	375	0.0025	395	46.174	99.07	OK	0.896	OK	24	37.750	37.633
Pn 1 27	3601-2800	556327	246659			0	2198	0.50	23.44	375	0.0025	395	103.270	99.07	OK	0.896	OK	24		
Pn 1 28	2800-2601					0	2198	0.50	23.44	375	0.0025	395	0.000	99.07	OK	0.896	OK	24		



# Agenda Item 14



South  
Cambridgeshire  
District Council

**REPORT TO:** Planning Committee

March 2022

**LEAD OFFICER:** Joint Director of Planning and Economic Development

---

## Enforcement Report

### Executive Summary

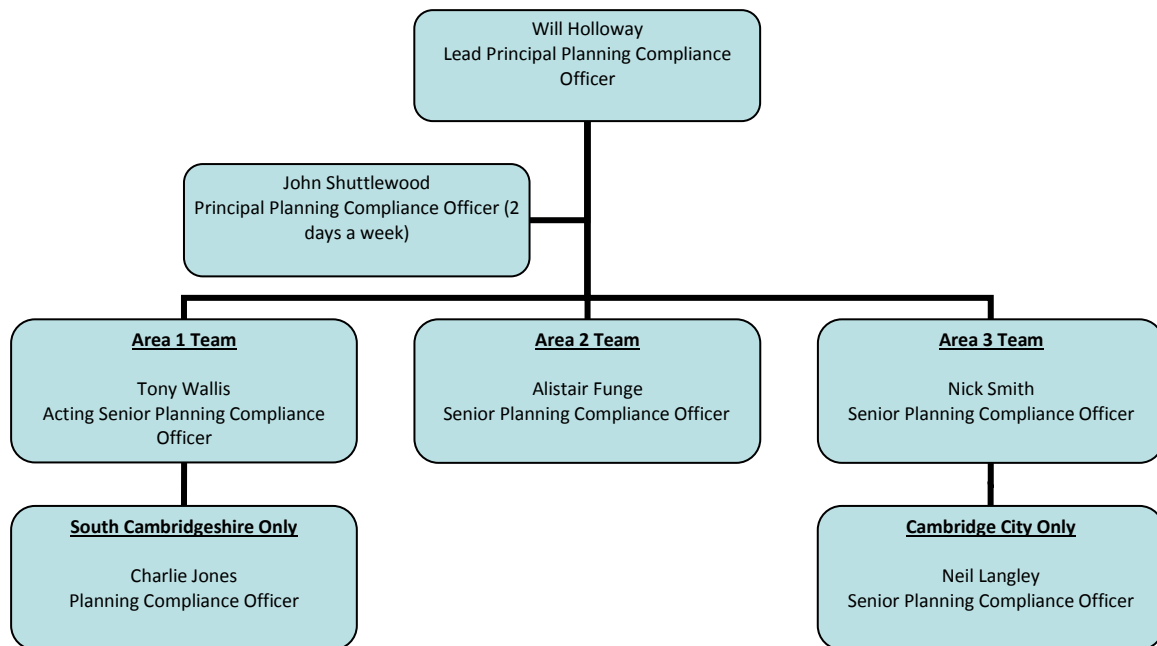
1. On 29<sup>th</sup> March 2022 there were 155 open cases.
2. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
3. Statistical data is contained in Appendices 1 and 2 to this report.

### Updates to Service Delivery

Due to ongoing improvements within the service delivery of some changes will come into effect within the Team from 4<sup>th</sup> April 2022.

John Shuttlewood, Principal Planning Compliance Officer, has been seconded to the Cambridge Investment Partnership and the South Cambridgeshire Investment Partnership for three days a week. He will still be with us for two days a week but on a limited availability. Will Holloway has therefore been made Lead Principal Planning Compliance Officer for the Greater Cambridge Shared Planning Service.

The Planning Compliance Team will also now mirror the Development Management side of the Greater Cambridge Shared Planning Service and I have attached below an organisational chart for your information.



We have made huge strides to improving the service delivery recently including the reduction of officer case load, ensuring that those cases that require formal action to be taken are done so as a priority, that speed in decision making of cases has improved by adopting certain checks and also updating members in a more timely manner.

I hope that you can already see and feel the improvements being made to the service and we are continuing to make changes behind the scenes to ensure the best service delivery.

## Updates on significant cases

Should Members wish for specific updates to be added to the Enforcement Report then please request these from the Lead Principal Planning Compliance 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 Lead Principal Planning Compliance 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 Planning Compliance 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 2<sup>nd</sup> 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 23<sup>rd</sup> August 2021. It has further been agreed through Stephen Kelly and the developer, Croudace Homes that although we have gone beyond the end of January no further occupations will take place until drainage matters resolved.

Planning Compliance 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 9<sup>th</sup> July 2020. Compliance visit to be carried out after 7<sup>th</sup> 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 16<sup>th</sup> 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 30<sup>th</sup> 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. A multi-agency meeting was held with Ivy Legal on 25<sup>th</sup> February 2022 to agree the approach with regards to Planning Contravention Notices on site and support needed.

### **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. Planning Compliance Team 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 23<sup>rd</sup> 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 7<sup>th</sup> October 2021 and a further meeting on 29<sup>th</sup> October 2021.

No requirement for further action, though it will be 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 8<sup>th</sup> 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 27<sup>th</sup> January 2022. Email received to confirm the Environment Agency are dealing with the matter and no need for Local Planning Compliance action at this stage.

### **Pleasant View, Ely Road, Landbeach, CB25 9NW**

This complaint relates to the positioning and residential use of mobile homes on the site and the raising of land levels to the rear of the site where it is close to Bluebell Woods.

The LLFA have assessed the site and the land raising and are of the opinion that the raised land of 30-45cm has little to no effect on the site at both Pleasant View and Bluebell Woods and that the drainage present is adequate. There are civil remedies available to neighbours that would not require consent.

A Planning Contravention Notice was served on 11<sup>th</sup> February 2022 requiring information on the status of the mobile homes and tourers on the site and their relationship to the dilapidated residential dwelling on the site. Matthew Green from Green Planning Studio Ltd is in the process of responding on behalf of the owner and we have agreed an extension of time for the response to come forward to ensure that we have the relevant information to make an informed decision.

## **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 – Lead Principal Enforcement Officer

Date: 29/03/22

This page is left blank intentionally.

## Enforcement Cases Received and Closed

Month – 2022	Received	Closed			
		No Breach	Resolved	Not Expedient	Application Approved
February 2022	35	33	12	8	4
January 2022	40	24	8	3	3
1 <sup>st</sup> Qtr. 2022	75	57	20	11	7
1 <sup>st</sup> Qtr. 2021	118			91	
2 <sup>nd</sup> Qtr. 2021	92			214	
3 <sup>rd</sup> Qtr. 2021	156	60	29	12	16
4 <sup>th</sup> Qtr. 2021	91	77	50	15	13
1 <sup>st</sup> Qtr. 2020	123			84	
2 <sup>nd</sup> Qtr. 2020	101			60	
3 <sup>rd</sup> Qtr. 2020	135			33	
4 <sup>th</sup> Qtr. 2020	114			103	
1 <sup>st</sup> Qtr. 2019	135			134	
2 <sup>nd</sup> Qtr. 2019	146			155	
3 <sup>rd</sup> Qtr. 2019	177			154	
4 <sup>th</sup> Qtr. 2019	157			198	
1 <sup>st</sup> Qtr. 2018	161			148	
2 <sup>nd</sup> Qtr. 2018	156			167	
3 <sup>rd</sup> Qtr. 2018	176			160	

<b>4<sup>th</sup> Qtr. 2018</b>	<b>177</b>	<b>176</b>
<b>1<sup>st</sup> Qtr. 2017</b>	<b>122</b>	<b>122</b>
<b>2<sup>nd</sup> Qtr. 2017</b>	<b>157</b>	<b>165</b>
<b>3<sup>rd</sup> Qtr. 2017</b>	<b>148</b>	<b>118</b>
<b>4<sup>th</sup> Qtr. 2017</b>	<b>175</b>	<b>158</b>
<b>2021 - YTD</b>	<b>457</b>	<b>495</b>
<b>2020 - YTD</b>	<b>473</b>	<b>190</b>
<b>2019 - YTD</b>	<b>615</b>	<b>641</b>
<b>2018 - YTD</b>	<b>670</b>	<b>651</b>
<b>2017 - YTD</b>	<b>602</b>	<b>563</b>
<b>2016 - YTD</b>	<b>565</b>	<b>563</b>
<b>2015 - YTD</b>	<b>511</b>	<b>527</b>
<b>2014 - YTD</b>	<b>504</b>	<b>476</b>



Notices Served

1. Notices Served in February 2022

Type of Notice	Period	Calendar Year to date
	February 2022	2022
Enforcement	1	4
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	2	3
S215 – Amenity Notice	0	0
Planning Contravention Notice	3	11
Injunctions	0	0
High Hedge Remedial Notice	0	0

2. Details of Notices served in February 2022

Ref. no.	Village	Address	Notice issued
EN/00069/22	Meldreth	30 Chiswick End, Meldreth	Breach of Condition Notice
EN/00394/21	Great Abington	16a Chalky Road, Great Abington	Breach of Condition Notice
EN/00562/21	Litlington	Back Cottage, Malting Lane, Litlington	Planning Contravention Notice
EN/00056/22	Hatley	The Manor House, 72 East Hatley, Hatley	Planning Contravention Notice
EN/00615/21	Harston	Byeways Station Road Harston	Enforcement Notice
EN/00482/21	Landbeach	Pleasant View, Ely Road	Planning Contravention Notice

Date: 29/03/22

This page is left blank intentionally.

# Agenda Item 15



**Report to:** Planning Committee

13 April 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 24 March 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

This page is left blank intentionally.

## Appendix 1

### Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
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.	Allowed	1/3/2022	Refused
20/02565/HFUL	The White Horse 3 High Street West Wickham	Erection of new dwelling	Dismissed	4/3/2022	Refused
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 accommodati on access public open space and landscaping (including details of access and with all other matters reserved)	Dismissed	14/3/2022	Refused
21/02020/HFUL	133 The Causeway Bassingbourn	Retrospective garage/outbuil ding	Dismissed	17/3/2022	Refused

This page is left blank intentionally.

Appeals Received

Reference	Address	Details	Date Appeal lodged
21/04745/FUL	41 Back Road Linton	Erection of replacement dwelling and associated garage	28/2/2022
21/04874/HFUL	North Farm, North Farm House Long Lane Fowlmere	New vehicle access onto Long Lane. 'Resubmission of 21/03818/HFUL'.	3/3/2022
21/04211/HFUL	26 Toft Lane Great Wilbraham	First floor extension including balcony	8/3/2022
21/05121/HFUL	11 The Lawns Melbourn	Ground floor rear extension and associated landscaping works.	14/3/2022
21/03731/PRI16A	Land Opposite 35 New Road Impington Cambridge	Installation of a 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	16/3/2022
EN/00615/21	Byeways Station Road Harston	Breach of condition 2-21/02100/HFUL (extension being built bigger than approved) (erection of outbuilding in rear garden exceeding PD)	22/3/2022

This page is left blank intentionally.



## 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	24/05/2022 5 days

- **Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
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

This page is left blank intentionally.

Appeals Awaiting Decision from Inspectorate

Reference	Address	Description	Reason for appeal
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
20/05079/FUL	17 Heydon Road Great Chishill	Erection of one and a half storey dwelling.	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
21/02979/PRI16A	Newmarket Road Stow Cum Quy	Prior approval for the installation of a 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	Against Refusal of Permission
21/01607/FUL	59 Ermine Way Arrington	Erection of 1 No. eco dwellinghouse	Against Refusal of Permission

## Appendix 4

S/4521/19/FL	Martins Farm 53 Boxworth Road Elsworth	Erection of 9 dwellinghouses and associated infrastructure and works including formation of new vehicular access following demolition of existing buildings	Against Refusal of Permission
21/00684/FUL	Horse And Groom Baldock Road Steeple Morden	Demolition of existing building and the erection of a B8 self-storage unit with ancillary office	Against Refusal of Permission
20/03339/FUL	Land West Of 80 West Street Toft	Erection of a convenience food retail store with associated car parking	Against Refusal of Permission
20/04987/FUL	8 Parkway Shudy Camps	Erection of a dwelling with access off Carsey Hill	Against Refusal of Permission
20/04125/FUL	86 Mill Lane Impington	Conversion and single storey extension of existing bungalow to two dwellings - Resubmission of S/1987/19/FL	Against Refusal of Permission
21/01518/PIP	64 Hay Street Steeple Morden	Erection of a single residential dwelling	Against Refusal of Permission
21/01485/FUL	2A North Brook End Steeple Morden	Conversion and adaption of an existing building to a Self-Build Dwelling	Against Refusal of Permission
21/03223/PRI16A	Horningsea Road Horningsea	Proposed 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Against Refusal of Permission

## Appendix 4

20/02066/FUL	180 High Street Harston	Erection of a residential development containing nine units comprising a mixture of houses and apartments along with access, car parking, landscaping and associated infrastructure following demolition of existing buildings	Against Refusal of Permission
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	Against Refusal of Permission

This page is left blank intentionally.

Appeals Pending Statement

Reference	Address	Details	Date Statement due
21/02835/FUL	Land At Church Farm Buildings Park Street Dry Drayton	Erection of single storey detached dwelling of three bedroom design with associated amenity space, parking, bin and cycle storage	28/3/2022
21/00567/FUL	Land At 12 Horningsea Road Fen Ditton	Demolition of existing conservatory and garage and the erection of 3 No. three bedroom dwellings together with new access onto Horningsea Road	30/3/2022
21/01799/HFUL	50 High Street Willingham	Two storey rear and side extension	13/4/2022
20/04431/FUL	The Arches Schole Road Willingham	Removal of existing mobile chalet unit and erection of new single storey dwelling with new 'link' to existing brick and tile 'medical Unit', with temporary provision for the siting of 2 no static caravans for occupation during construction phase.	13/4/2022
21/01102/FUL	Land Between 2 And 4 High Street Great Eversden	Erection of dwelling	13/4/2022

## Appendix 5

20/01992/FUL	Bennell Farm West Street Toft	Erection of 41 dwellings, including two self-build plots and associated development	18/4/2022
21/01975/FUL	Eastern Counties Leather Industrial Estate London Road Pampisford	Removal of two temporary buildings and the construction of a new single storey footwear good store	18/4/2022
21/01134/FUL	Land Adjacent To 283 St Neots Road Hardwick	Erection of 1no single storey dwelling and associated works	18/4/2022
20/05051/FUL	113 Cambridge Road Wimpole	Conversion of ancillary granny annexe to residential dwelling house	21/4/2022



Document is Restricted

This page is left blank intentionally.