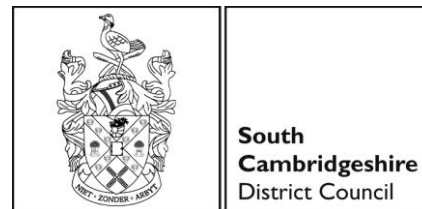


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Tuesday 28 February 2023

To: Chair – Councillor Peter Fane
Vice-Chair – Councillor Geoff Harvey
All Members of the Planning Committee - Councillors Henry Batchelor,
Ariel Cahn, Dr. Martin Cahn, Bill Handley, Dr. Tumi Hawkins,
William Jackson-Wood, Peter Sandford, Heather Williams and
Dr. Richard Williams

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Brian Milnes,
Richard Stobart, Dr Lisa Redrup and Helene Leeming

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, 8 March 2023** 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**

Minutes to follow

5. **P120 - Application to stop up part of Public Footpath No. 12, Sawston and Public Footpath No. 9, Babraham and replace them with a Public Bridleway and two Public Footpath Connections** **5 - 24**

Proposal to stop up part of Public Footpath No. 12, Sawston and Public Footpath No. 9, Babraham and replace them with a Public Bridleway and two Public Footpath connections. Appendix to follow as a supplement.

6. **22/03363/FUL - Dale Manor Business Park, Sawston** **25 - 72**

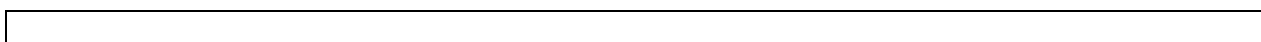
Erection of Research and Development buildings (use class E) and associated decked car park, landscaping and associated infrastructure.

7. **22/04540/S73 - Former Barrington Cement Works, Haslingfield Road, Barrington** **73 - 92**

S73 variation of conditions 1 (Approved plans), 2 (Reserved matter details), 6 (Arboricultural Method Statement), 7 (boundary treatments), 8 (refuse storage), 10 (housing mix), 12 (energy statement), 13 (contamination), 14 (noise assessment), 17 (drainage strategy), 19 (access) and 23 (fire hydrants) pursuant to planning application 21/01474/S73 (Variation of condition 2 (reserved matters details) pursuant to planning application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise

insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC))

8.	22/04011/FUL - The Bungalow, Haden Way, Willingham Replacement dwelling following demolition of existing	93 - 114
9.	23/00113/FUL - Land North of Pathfinder Way, Northstowe Construction of a temporary Modular Community Building for a period of 3 years with associated parking, landscaping, boundary treatment and access.	115 - 136
10.	22/05313/HFUL - 19 Foxtan Road, Barrington Installation of 12 No. solar panels on a rear flat roof.	137 - 142
11.	22/04758/HFUL - 64 Gables Close, Meldreth Single storey rear extension, raised rear garden to ground Level, removal of brick shed, installation of external ramp on south side of the house and Internal alterations.	143 - 150
12.	Enforcement Report	151 - 154
13.	Appeals against Planning Decisions and Enforcement Action	155 - 176



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'.

To: South Cambridgeshire District Council – Planning Committee
From: Tom Ruzsala, Asset Information, Definitive Map Officer
Ref: P120
Date: 22 February 2023

Report on the proposal to stop up part of Public Footpath No. 12, Sawston and Public Footpath No. 9, Babraham and replace them with a Public Bridleway and two Public Footpath connections.

1 Purpose

- 1.1 To report on a proposal to stop up part of Public Footpath No. 12, Sawston and all of Public Footpath No. 9, Babraham and replace them with a bridleway and two footpath connections at a development site in Sawston and Babraham.
- 1.2 **Appendix A** comprises a copy of the application form. A plan showing the effect of the proposals is at **Appendix B**, along with a plan showing the effect of the proposals combined with the planning layout of the site is attached at **Appendix C**.

2 Background

- 2.1 On 11 November 2021 Redrow Homes Limited ('the Applicant') applied to Cambridgeshire County Council for a Public Path Order to stop up part of Public Footpath No. 12, Sawston ('Sawston Footpath 12') and all of Public Footpath No. 9, Babraham ('Babraham Footpath 9') which crosses through the middle of a development site at Sawston and Babraham and replace them with a bridleway.
- 2.2 The application for a Public Path Order is necessary in order to implement a planning permission in relation to planning application reference 21/03955/FUL to erect 280 dwellings at land south of Babraham Road, Sawston (see **Appendix D**). Condition 12 of the planning permission sets out that the developer must submit a Public Rights of Way scheme to the Local Planning Authority prior to the commencement of development. This condition was in accordance with Policy TI/2 of the South Cambridgeshire Local Plan and paragraph 100 of the National Planning Policy Framework. The approved layout plan of 21/03955/FUL is available at **Appendix E**.
- 2.3 The development site was originally allocated for residential development in the South Cambridgeshire Adopted Local Plan in 2018. Policy H/1:c of the Local Plan stated that any development of the site would be required to 'include additional cycle and pedestrian link into Sawston along the western boundary of the site including to The Green Road, Church Lane and Plantation Road.' The required link follows part of Public Footpath No. 14, Sawston ('Sawston

Footpath 14') which connects into Church Lane to the southwest of the development site.

- 2.4 Under the Town and Country Planning Act 1990 the powers to make Public Path Orders to enable a development to take place are held by the relevant planning authority, South Cambridgeshire District Council, under section 257.
- 2.5 In February 2007, South Cambridgeshire District Council entered into an Agreement with Cambridgeshire County Council providing that all Public Path Order applications under section 257 of the Town and Country Planning Act 1990 should be processed by the County Council, acting as agents for the District Council. A copy of the Agreement explaining the procedure is attached at **Appendix F**.
- 2.6 Sawston Footpath 12 was first recorded on the Definitive Map for Cambridgeshire (relevant date 4th October 1952) as a 4-foot wide cross-field footpath over an arable field from a lane connecting to a Vicarage through to the Babraham parish boundary, where the footpath continued across another field eventually to meet the former Great Eastern Railway. Much of the alignment and character of Sawston Footpath 12 has changed since the formation of the Definitive Map in the 1950s as Sawston village expanded eastwards in the 1960s and 1970s. The part of Sawston Footpath 12 and Babraham Footpath 9 which are proposed to be stopped up are the last remaining sections of the paths across arable fields, which have now been granted planning permission for development.

3 Site Description

Existing public footpath A-B-C

- 3.1 The public footpath to be stopped up commences as part of Sawston Footpath 12 from a point at a bollard at the edge of a field at OSGR TL 4941 4964 (point A) and proceeds along a field edge track, then a cross-field path, generally north-east for approximately 291 metres to the Babraham parish boundary at a field edge at OSGR TL 4964 4982 (point B). The footpath to be stopped up then continues as Babraham Footpath 9 from the parish boundary with Sawston at a field edge at OSGR TL 4964 4982 (point B) and proceeds generally north-east across a field for approximately 132 metres to a junction with Public Footpath No. 1, Pamisford at OSGR TL 4975 4989 (point C) ('The Footpath to be Stopped Up'). The total length of The Footpath to be Stopped Up is 423 metres. Photographs of The Footpath to be Stopped Up taken on 27 May 2022 are available at **Appendix G**.

Bridleway to be created D-E-F-G-I-J-K-L-M

- 3.2 The bridleway to be created, in compensation of the footpath to be stopped up and in enhancement of the public rights of way network, commences at a

junction with Church Lane at OSGR TL 4913 4945 (Point D) and proceeds along the alignment of Public Footpath No. 14, Sawston ('Sawston Footpath 14') along a proposed field edge tarmac path generally east for approximately 354 metres to OSGR TL 4948 4946 (Point E). The bridleway to be created then continues along a proposed field edge hoggin path generally east for approximately 106 metres to a gap in the hedgerow at OSGR TL 4959 4947 (Point F). The bridleway to be created then diverges from Sawston Footpath 14 generally north-north-east, along a proposed hoggin path through a green corridor, for approximately 213 metres to a gap in a hedge at OSGR TL 4962 4968 (point G). The bridleway to be created then continues generally north-north-east, along a proposed hoggin path for approximately 138 metres to the Babraham parish boundary at OSGR TL 4965 4981 (point I). The bridleway to be created then continues generally east-south-east along a proposed hoggin path for approximately 56 metres to OSGR TL 4970 4979 (point J). The bridleway to be created then continues generally north-north-east along a proposed hoggin path through a green corridor to the east of a residential street for approximately 110 metres to a point adjacent to a road to be constructed at OSGR TL 4974 4990 (point K). The bridleway to be created then continues generally north-north-east along a proposed hoggin path for approximately 63 metres to OSGR TL 4975 4996 (point L). The bridleway to be created then continues generally north-west along a proposed hoggin path for approximately 144 metres to a junction with Sawston Road (public road) at OSGR TL 4962 5003 (point M) ('The Bridleway to be Created'). Photographs of The Bridleway to be Created taken on 27 May 2022 at available at **Appendix H**.

Footpath connection to be created between The Bridleway to be Created and Public Footpath No. 1, Pampisford ('Pampisford Footpath 1')

- 3.3 A new footpath connection between The Bridleway to be Created and Pampisford Footpath 1 commences at a proposed hoggin path, to the east of a road, at OSGR TL 4974 4990 (point K) and continues generally east-south-east for approximately 14 metres to a junction with Pampisford Footpath 1 at OSGR TL 4975 4989 (point C).

Footpath connection to be created between the Bridleway to be Created and Public Footpath No. 2, Pampisford ('Pampisford Footpath 2')

- 3.4 A new footpath connection commencing at a gap in a hedge at OSGR TL 4962 4968 (point G) generally east for approximately 13 metres to a junction with Pampisford Footpath 2 at OSGR TL 4963 4968 (point H).
- 3.5 Part of The Bridleway to be Created between points D and E forms part of the routes which have been offered to the County Council for adoption under Section 38 of the Highways Act 1980 (**Appendix I**). The specification for The Bridleway to be Created between points D and E is available at **Appendix I**. This section of The Bridleway to be Created is proposed to be a 4-metre-wide tarmac path constructed in line with the County Council's standards for

housing estate road construction specifications for Footways and Cycleways. This is because it is considered to form part of an important utility and active travel connection for non-motorised users from the development to the centre of Sawston which was originally identified as being required for the site in the South Cambridgeshire Adopted Local Plan in 2018 (see paragraph 2.3 above). The surface of the section between points D and E shall be made up of AC 10 tarmac which is a type of tarmac that has a greater give in it for equestrian use and has been used on the new A14 non-motorised user routes.

- 3.6 The rest of The Bridleway to be Created and the two footpath connections are to be constructed as a 4-metre wide hoggin path between timber edging (see **Appendix K**). The available widths to construct the paths on the site are limited and therefore it is the preference of the Rights of Way Officer for the hoggin surface to extend across the full 4 metre width rather than a 2-metre strip contiguous with a natural surface for equestrians. The secretary for the British Horse Society for Cambridgeshire is in agreement with the Rights of Way Officer's recommendations in this location (see p.62 of **Appendix O**).
- 3.7 The location of The Bridleway to be Created and the two footpaths' connections are not part of any protected or designated site such as a Site of Special Scientific Interest or a Scheduled Monument. The land to the east of the development site forms part of the Cambridge Green Belt and therefore further development of land to the east is unlikely.

Additional Alternative Equestrian Route

- 3.8 The Bridleway to be Created terminates at Sawston Road at point M adjacent to a foot and cycle path which runs to the south of the carriageway. Presently equestrians are not able to use the foot and cycle path which continues west towards Sawston passing by Restricted Byway No. 10, Babraham which runs along the rear of the South Cambridge Business Park. As an alternative to using the main road which has a speed limit of 60 miles per hour, the Applicant has offered an alternative equestrian connection, in part on a permissive basis on the routes which are not due to be adopted by the County Council, which is shown in pink on the plan at **Appendix C**. The alternative equestrian connection partly follows the estate roads through from the north-eastern part of The Bridleway to be Created through to a junction with Sawston Road at a 30 miles per hour section with dropped kerbs at the north-western corner of the development site. The additional alternative equestrian route, whilst not offered as a public right of way by the Applicant, enhances access opportunities for equestrians and provides a potentially safer and more pleasant alternative to using Sawston/Babraham Road when the user is looking to continue their journey via Restricted Byway No. 10, Babraham to access the Rights of Way network to the north of Sawston, or vice versa.

4 Legal Framework

4.1 Section 257 of the Town and Country Planning Act 1990 allows that:

‘(1) Subject to section 259, a competent authority may by order authorise the stopping up or diversion of any footpath, bridleway or restricted byway if they are satisfied that it is necessary to do so in order to enable development to be carried out—

(a) in accordance with planning permission granted under Part III, or

(b) by a government department.

(2) An order under this section may, if the competent authority are satisfied that it should do so, provide—

(a) for the creation of an alternative highway for use as a replacement for the one authorised by the order to be stopped up or diverted, or for the improvement of an existing highway for such use;

(b) for authorising or requiring works to be carried out in relation to any footpath, bridleway or restricted byway for whose stopping up or diversion, creation or improvement provision is made by the order;

(c) for the preservation of any rights of statutory undertakers in respect of any apparatus of theirs which immediately before the date of the order is under, in, on, over, along or across any such footpath, bridleway or restricted byway;

(d) for requiring any person named in the order to pay, or make contributions in respect of, the cost of carrying out any such works.’

4.2 An Order shall come into effect once the new route has been certified by either the order-making authority or the highway authority as being of a satisfactory standard for public use. The County Council as highway authority will undertake the certification.

4.3 The Equality Act 2010 consolidated previous anti-discrimination legislation. Of particular importance to the highway authority and planning authority public authorities as defined in the Act is section 149. This section of the Equality Act 2010 requires public authorities to have due regard to the need to advance equality of opportunity between persons who share a relevant protected

characteristic and persons who do not share it (the public sector equality duty). These considerations are the need to:

- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

4.4 The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

4.5 There is currently little formal guidance on how the Act interacts with existing rights of way legislation. However, it is generally understood to require order-making authorities to take into account the reasonable needs of people with the relevant protected characteristics in considering changes to the rights of way network. The Act requires authorities to be more proactive in recording their thought-processes in making their decisions.

4.6 In July 2022 an Equality Impact Assessment Screening Form was completed with reference to the scheme proposed in this report (**Appendix L**). The screening form identified that a full Equality Impact Assessment was not required in this case as the scheme was not considered to disproportionately impact upon any users with protected characteristics.

5 Cambridgeshire County Council and South Cambridgeshire District Council Policy

5.1 The County Council's own Non-Motorised User (NMU) policy (approved by Highways & Community Infrastructure Committee on 21st February 2017 and replacing the previous Public Path Order Policy) requires that certain criteria are met if a public path order is to be made.

5.2 The policy is applicable to any new or diverted NMU route which would become maintainable at public expense. The relevant criteria are made up of a numerically scored set of criteria which consider accessibility relating to the County Council's duty under the Equality Act 2010; the benefit to the Authority and communities from resolving long term maintenance problems; the benefit to the Public Rights of Way (PRoW) network; and the benefit to landowners from improved land management.

5.3 In addition to the numerical scoring matrix within the NMU policy, there are six pass or fail criteria relating to County Council requirements that must be met in order for an application to be considered. If an application fails one of these criteria, it fails regardless of its numerical score unless an exemption is

granted by the Assistant Director, Highways Maintenance if it is considered to be appropriate. The criteria are as follows:

1. Viability (cost of implementation) and Affordability (cost of ongoing maintenance)
 2. Pre-application consultations have been carried out with the prescribed bodies
 3. The existing route is available for use and any 'temporary' obstructions have been removed, in order to allow a comparison to be made. Any request for exemption will be decided by the Assistant Director Highways Maintenance as to whether or not that is appropriate.
 4. No objections are received to the proposals during the statutory consultation period prior to making an order. However, the County Council will review this criterion in individual cases in light of objections and potential public benefit of the proposal. If the County Council consider the objection to be irrelevant, this will class as a pass.
 5. A minimum width of 2m is provided for a diverted footpath, and a minimum width of 4m for a diverted bridleway. In exceptional cases, e.g. cross-field paths, the County Council may, taking into account all the available facts, require such a width as it considers reasonable and appropriate.
 6. The proposed route would have no stiles or gates, or allows for access for people with mobility issues.
- 5.4 The County Council reserves the right to refuse to make an Order where it feels the criteria of the legislation are not met, even where consultation responses suggest there are no public objections.
- 5.5 Within the Cambridgeshire Rights of Way Improvement Plan (ROWIP), several Statements of Action are listed which identify specific ways in which issues that the Rights of Way network face can be addressed now and in the future. Any proposal to divert will not be considered which is in conflict with the Statements of Action set out in the Cambridgeshire ROWIP.
- 5.6 South Cambridgeshire District Council's adopted Local Plan from 2018 included policy T1/2: Planning for Sustainable Travel. This states that developments must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location. Paragraph 2(b) of the policy states that 'planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public community transport including:
- C. Protection and improvements to existing cycle and walking routes, including the Rights of Way network, to ensure the effectiveness and amenity of these routes is maintained, including through maintenance, crossings, signposting and waymarking, and, where appropriate, widening and lighting.

6 Consultations

- 6.1 A consultation with the local Ramblers' Association, the British Horse Society, the Cycling Touring Club, South Cambridgeshire District Council, Sawston Parish Council, Babraham Parish Council and Pampisford Parish Council, the local Members, the Rights of Way Officer, the landowners, any adjacent landowners and other interested local parties was undertaken on the application in September 2022 (see letter and plan at **Appendix M**).
- 6.2 Sawston Parish Council initially responded to the consultation on 28 September 2022 stating that they did not support the proposal as they had concerns about the proposal regarding disconnection between the existing bridleway and footpath for equestrians (**Appendix N**). On 25 October 2022 an Officer from the County Council and representatives of the Applicant attended a parish council meeting to discuss the proposals. At the meeting, concerns were raised from some members of the parish council about different modes of transport (equestrians, pedestrians, cyclists and motorised scooters) using the same pathway.
- 6.3 It is an offence under section 34 of the Road and Traffic Act 1988 to drive a mechanically-propelled vehicle without lawful authority over any footpath, bridleway or restricted byway. E-Scooters are classed as light-weight powered motor vehicles under the Road and Traffic Act 1988 and therefore their use on bridleways is illegal. The police have the power to enforce under the Road and Traffic Act 1988. The surface of the majority of The Bridleway to be Created is to be formed of a hoggin surface which is a naturally occurring compacted gravel type surface. This type of surface is often used on rights of way which are mainly used for leisure purposes rather than commuting type routes (for example the circular bridleway constructed around the perimeter of Cambourne). It is considered that the proposed unsealed surface of the majority of The Bridleway to be Created would be unlikely to attract motorised scooters as this type of user would find use difficult on an unsealed surface.
- 6.4 Following the meeting on 25 October and further communication with the Parish Council on the concerns of some of the members of the Parish Council, the Parish Council confirmed that they had resolved to support the proposed order but retained some concerns over the different means of transport using the same pathway. A follow up email was sent to the Parish Council on 8 November 2022 outlining the Cambridgeshire County Council policy on Public Rights of Way widths and the national standards these are based on and an explanation of why it is considered that motorised scooters should not cause a significant issue on The Bridleway to be Created. No further responses were received from the Parish Council.
- 6.5 Feedback on the consultation was received from the secretary for Cambridgeshire of the British Horse Society (**Appendix O**). The British Horse Society stated that they fully supported the proposals but requested further

information on the proposed surfacing. Following consultation with the Rights of Way Officer, the Applicant updated the specification for The Bridleway to Be Created to provide further detail on the makeup of the hoggin surface which is proposed to be topped with compacted fine particles that will provide a smoother surface and avoid larger particles which are not desirable for equestrian use (see specification at **Appendix K**). A similar type of specification was used on a bridleway in Cambourne which the British Horse Society representative inspected and confirmed they were satisfied with for use on The Bridleway to be Created.

- 6.6 Feedback on the consultation was received from the local representative for the Cycling Touring Club (**Appendix P**). The Cycling Touring Club were generally interested in the wider permeability of the development itself and whether connections off The Bridleway to be Created and some of the estate roads within the development would be available for cyclists.
- 6.7 The County Council were able to advise the representative that the eastern connections into The Bridleway to be Created (marked YA, YB, YC, YD, YE and YF on the plan marked up by the CTC representative - **p. 70 of Appendix P**) would all be available for cyclists but are not proposed to be dedicated as public rights of way. These routes are to be maintained by the Applicant's selected estate management company. The southern connection (marked YG on the plan at **p.70 of Appendix P**), via point E, is to form part of an adoptable foot and cycleway connecting into the main spine road through the development which is also proposed to be adopted by the County Council and have a separate cycle way running down it.
- 6.8 On the west of the development site, a footpath connection at point A (marked YJ on the plan at **p.70 of Appendix P**) is to be retained linking to the new estate road proposed to be adopted, although this link will not be available for cyclists because it connects into a narrow public footpath. Additionally, a connection into Plantation Road (marked YH on the plan at **p.70 of Appendix P**) will be possible through a gap in the hedge, although no formal path connection will be constructed in that location. The estate road backing onto Plantation Road is not proposed to form part of the roads to be adopted on the development. This connection therefore will remain the responsibility of the Applicant's selected estate management company to maintain in the future.
- 6.9 Presently no connection is planned to be available into Stanley Webb Close. This is due to a decision taken by the landowner of Stanley Webb Close, Metropolitan Housing Association in consultation with their residents. The roads and footways at Stanley Webb Close are not adopted and so are maintained by Metropolitan Housing Association which is funded through a service charge taken from residents of Stanley Webb Close. The residents of Stanley Webb Close are concerned that increased traffic on the roads and footways of Stanley Webb Close would lead to damage to the roads and footways. Funding for any repairs to the roads and footways would come from the residents of Stanley Webb Close and therefore they are not in favour of

any proposals to provide access through to the new development. A locked gate owned by Metropolitan Housing Association is presently in place at a connection point between Stanley Webb Close and the new development. The Applicant wishes to see the gate opened up to increase the permeability of the development, but this will not be possible without landowner consent. The Cycling Touring Club representative confirmed that they were disappointed with this but were clear on the reasons.

- 6.10 Furthermore, the representative of the Cycling Touring Club requested information as to whether agricultural vehicular rights were to be retained on the part of The Bridleway to be Created between points D-E-F. The County Council were able to confirm, via the Applicant, that the vehicular rights on this section had been removed and therefore users would not have to share the bridleway with private traffic. The representative of the Cycling Touring Club confirmed that they felt this was a good result.
- 6.11 The local representative of The Ramblers' Association responded to the consultation stating that they had no objection to the proposals although they were concerned that the building works may prohibit access to the existing public footpath during development (**Appendix Q**). As a consequence of the comment received from the Ramblers' Association, the Applicant was informed by the County Council that it would be unlawful to commence building work which would result in an obstruction of the existing public footpath until such time that the legal process to stop it up and replace it has been concluded.
- 6.12 Four residents from Stanley Webb Close raised objections to the proposals (**Appendices R-S-T-U**). The objections all concerned two issues. The first was that the approved layout of the development would result in a situation where their landlord, Metropolitan Housing Association, would be unable to access the southern part of a hedge and tree line for maintenance which could lead to the area becoming overgrown (see map and photo of the hedge line at **Appendix V**). The second objection was on the basis that the approved layout would result in properties abutting the rear of properties on Stanley Webb Close being too close to the existing properties and have a negative impact on their enjoyment of their homes. The objectors stated that if the footpath was to remain, this would provide a buffer between their properties and the new development.
- 6.13 Discussions were held between Metropolitan Housing Association, the owners of the hedge and properties at Stanley Webb Close, the Applicant and the County Council regarding the objections. Metropolitan Housing Association confirmed that they had previously been maintaining the hedge from the side of the footpath with the permission of the landowner. This was done on an ad-hoc basis although the hedge hadn't been cut for approximately three years. The maintenance of the hedge was not something that was covered in the standard service charge paid for by residents, but the cost for its maintenance was passed on to the residents through an additional service

charge as and when works to maintain the hedge took place. An agreement between Metropolitan Housing Association and the Applicant was reached for a 1-metre-wide maintenance strip to be put in place between new plots 71 and 56 and existing property numbers 55-58 Stanley Webb Close. The maintenance strip itself is to be maintained by the Applicant's estate management company and access rights would be granted to the Housing Association for maintenance of the hedge. Furthermore, the Applicant arranged access for the Housing Association to reduce the hedge in February 2023. The agreement between the Housing Association and the Applicant was communicated to the residents at 55-58 Stanley Webb Close on 11 January 2023 (see letter at **Appendix X**). As for the remainder of the perimeter hedge running along the eastern boundary of the properties at Stanley Webb Close/western boundary of the development, the Applicant is to place a restricted covenant in the conveyances for each of the new properties which abut the hedge which requires the owners to keep the boundary hedge regularly maintained. Metropolitan Housing Association, who own the majority of properties along Stanley Webb Close, were satisfied with this arrangement and would have the responsibility for ensuring that the hedge on the Stanley Webb Close side is regularly maintained.

6.14 No other responses to the consultation were received.

7 Grounds for diversion: Town and County Planning Act 1990 and Other Legislation

7.1 The stopping up of the public footpath between points A-B-C is required in order to implement a planning permission (reference 21/03955/FUL) granted under part III of the Town and Country Planning Act 1990. Those works and the layout of the site which the proposal to stop up the public footpath would enable have been granted planning permission by the Local Planning Authority. It is therefore considered that Section 1 (a) of the Town and Country Planning Act 1990 is satisfied.

7.2 The Applicant has agreed, through the consultation and development of the planning proposals, to provide an alternative highway, to the standard and status of public bridleway along a replacement alignment between points D-E-F-G-I-J-K-L-M. It should be noted that part of the replacement highway follows an existing public footpath between points D-E-F which is proposed to be upgraded to bridleway status. Additionally, the Applicant has agreed to provide two new public footpath connections to Public Footpath Nos. 1 and 2, Pampisford between points G and H and K and C. The Applicant has also agreed to undertake the necessary works to implement the proposed new route at their own expense. These works will be subject to certification by the County Council as the Local Highway Authority.

- 7.3 It is not considered that the rights of statutory undertakers will be affected by the proposal to stop up the public footpath. It is therefore considered that Subsection 2 of Section 257 of the Town and Country Planning Act 1990 is satisfied.
- 7.4 For any user who is looking to walk from Sawston to Babraham via the existing public footpath between points A-B-C, if they were to only follow routes which are exclusively proposed to be public highways (either through adoption or a public path order), the proposed replacement routes would result in a considerable increase in length of the journey and could impact on the convenience of the Public Rights of Way network. This would be the case if the user was travelling from Sawston to Babraham via Public Footpath No. 1, Pampisford, and Public Footpaths 9 and 8, Babraham (See Ordnance Survey Explorer map of routes between Sawston and Babraham – **Appendix W**).
- 7.5 The stopping up of the existing footpath however is required to enable a large-scale residential development. That development is delivering a number of new routes, including a new off-road public right of way connection between Public Footpath No. 1, Pampisford and the foot and cycle way on Sawston/Babraham Road between points C-K-L-M, and a new public footpath connection to Public Footpath No. 2, Pampisford between points G and H. Therefore, the alternative public bridleway and new connecting public footpaths will form part of an enhanced wider public rights of way network, the vast majority of which will be available to a wider range of non-motorised users (the existing public footpath can only be used by walkers whereas The Bridleway to be Created will be able to be used by walkers, cyclists and equestrians). Furthermore, whilst not all of the routes are proposed to be offered for adoption by the County Council, they will be open to users to travel along shorter alternative routes through the road and footway network to be delivered as part of the wider development. It is considered that the proposal will meet National Planning Policy Framework paragraph 100 through protecting and enhancing the local public rights of way network and public access to the countryside.
- 7.6 An Equality Impact Assessment screening was undertaken by the County Council in July 2022 (**Appendix L**), and it was found that the proposal was not considered to be in conflict with the provisions of the Equality Act 2010 as it is not considered to disproportionately impact upon any users with protected characteristics. Additionally, the proposed diversion route does not propose any features or structures that would restrict or limit its use by any particular group or groups of users.
- 7.7 It is considered that the proposals would particularly benefit certain groups of people, such as pregnant women and maternity, the disabled and the elderly. This would be through the provision of an easier access to the countryside/open space which can in turn enhance mental and physical health and wellbeing.

8 Grounds for diversion: Cambridgeshire County Council criteria including Maintenance Liability

8.1 The proposal to stop up part of Public Footpath No. 12, Sawston and Public Footpath No. 9, Babraham and replace it with an alternative bridleway has been assessed against the County Council's NMU Policy in two separate parts as follows:

1. Consideration of a proposal to stop up part of Public Footpath No. 12, Sawston and all of Public Footpath No. 9, Babraham and replace them with a bridleway and two footpaths under S.257 of the Town and Country Planning Act 1990.
2. Consideration of a proposal to upgrade part of Public Footpath No. 14, Sawston Footpath 14 to a bridleway under S.257 of the Town and Country Planning Act 1990 to in order to provide a continuous bridleway connection between Church Lane and Sawston Road.

8.2 Proposal 1 scored 35 out of 47, representing a score of 75%. Proposals 2 scored 25 out of 30, representing a score of 83%. The assessments can be found at **Appendix Y** along with the accompanying authorisation form at **Appendix Z**. Both proposals meet the threshold for a proposal to be considered acceptable by the Highway Authority.

8.3 In addition to the numerical scoring assessment and legislative requirements, the County Council's pass or fail criteria concerning rights of way diversions are considered below.

8.4 Viability (cost of implementation) and Affordability (cost of ongoing maintenance)

The implementation costs will be met in full by the Applicant. Part of the Bridleway to be Created between points D and E is proposed to be adopted by the County Council's Highways Development Management Service. This is because it will form part of a walking and cycling connection to the new development. This part of the Bridleway to be Created therefore will not place any additional maintenance liabilities on the County Council beyond what is already proposed under the adoption scheme. As for the remaining parts of the Bridleway to be Created and the two new Footpath Connections, these are to be constructed with a hoggin surface. Whilst these routes will technically be highway maintainable at public expense by the Highway Authority, the Applicant has confirmed that the routes will be managed and maintained by the Applicant's management company.

8.5 Pre-application consultations have been carried out with the prescribed bodies

The Applicant provided with their application to the County Council in November 2021 a copy of a consultation which they undertook with the local

parish councils, and local user groups which contained no objections to the proposals. Furthermore, the proposal to stop up the public footpaths and replace them with the Bridleway to be Created formed part of an approved planning application which was consulted on by the Local Planning Authority from September 2021.

- 8.6 The existing route is available for use and any 'temporary' obstructions have been removed, in order to allow a comparison to be made. Any request for exemption will be decided by the Assistant Director Highways Maintenance as to whether or not that is appropriate.

The Applicant has agreed to keep the existing route of Sawston Footpath 12 and Babraham Footpath 9 open and available to the public until such time that any Public Path Order to stop it up has been confirmed and certified by the County Council.

- 8.7 No objections are received to the proposals during the statutory consultation period prior to making an order. However, the County Council will review this criterion in individual cases in light of objections and potential public benefit of the proposal. If the County Council consider the objection to be irrelevant, this will class as a pass.

Five objections were initially received to the proposals during the consultation period (one from Sawston Parish Council and four from residents at 55-58 Stanley Webb Close). Following a meeting with Sawston Parish Council on 25 October 2022 however the parish council withdrew their objection to the proposals.

Following the meeting between Metropolitan Housing Association and the Applicant in December 2022 and the subsequent letter to the residents at Stanley Webb Close (**Appendix X**), one response was received from a resident indicating that they were happy with the proposed arrangements for the maintenance of the hedge (**Appendix D1**). No other responses were received from the residents at Stanley Webb Close. It is considered that the Applicant has looked to directly address the concerns of the residents at Stanley Webb Close and has altered their plans for the development as a direct consequence of the concerns raised. As no further objections were received to the letter to the residents in January 2023, it should be considered that the concerns raised have now been addressed by the Applicant. The concerns raised are discussed in greater detail in section 9 of report below.

- 8.8 A minimum width of 2m is provided for a diverted footpath, and a minimum width of 4m for a diverted bridleway. In exceptional cases, e.g. cross-field paths, the County Council may, taking into account all the available facts, require such a width as it considers reasonable and appropriate.

The Applicant is providing a width of 4 metres for the Bridleway to be Created and the two new Footpath Connections. This is in line with good practice outlined in the British Horse Society advice on width, area and height document last updated in October 2021 (see **Appendix A1**).

8.9 The proposed route would have no stiles or gate or allows for access for people with mobility issues.

The Bridleway to be Created and the two new Footpath Connections will have no structures in place which would limit public access.

8.10 Consideration should be given to the Cambridgeshire Rights of Way Improvement Plan (ROWIP). It is considered that this proposal supports the aims of the ROWIP under:

- SOA1: Making the countryside more accessible. The existing public footpath is a cross-field path which may be difficult to access during certain times of the year, especially for those with limited mobility or people with wheelchairs or buggies. The proposals will create new wide paths which will be accessible at all times of the year, including those in wheelchairs and with buggies furthermore creates additional access opportunities for equestrians and cyclists.
- SOA2: A safer and health-enhancing activity. The proposals will provide a new high-standard facility for walking, cycling and horse-riding which will link into the wider public rights of way network. This should encourage residents of the new development, and other existing residents in Sawston, to partake in activities which will enhance their health and well-being and encourage healthy lifestyles and behaviours.
- SOA3: 72,500 new homes. The proposals ensure that the development contributes to the provision of new and improved links into the existing public rights of way network.
- SOA5: Filling in the Gaps. The proposals will create an additional off-road link between Babraham Footpath 9, the foot/cycle way on Sawston Road and Babraham Restricted Byway 10.

9 Discussion and Conclusions

9.1 Section 7 of the Department for Environment, Food and Rural Affairs ('DEFRA') Rights of Way Circular (1/09) guidance for Local Authorities document (**Appendix B1**) provides advice and guidance on DEFRA's policy on planning permission and public rights of way. This document provides DEFRA's view of the current laws. Most particularly paragraph 7.15 provides a useful overview of the considerations for an order making authority when considering whether

to make or confirm an order under S.257 of the Town and Country Planning Act 1990. This states that the order making authority ('the OMA') should not question the merits of the planning permission when considering whether or not to make or confirm the order, nor should they be making an order purely on the grounds that planning permission has been granted. An OMA however must have good reasons to justify a decision either not to make or confirm an order. The disadvantages or loss likely to arise as a result of the stopping up or diversion of the way to members of the public generally or to persons whose properties adjoin or are near the existing highway should be weighed against the advantages of the proposed order.

- 9.2 During the consultation residents at 55-58 Stanley Webb Close have raised legitimate concerns over the impact of the proposed stopping up order on their enjoyment of their properties with reference to the impact on the maintenance arrangements for the hedge line which runs to the rear of their properties and Sawston Footpath 12. Furthermore, the residents raised concerns in relation to the close proximity of the new properties to their properties should the development go ahead as approved. It is considered that the Applicant has provided a positive solution to the concerns about the maintenance of the hedge by providing the Housing Association who owns the freehold of 55-58 Stanley Webb Close unrestricted access to a maintenance strip to the south of the hedge line. With reference to the concerns about proximity of the new properties to 55-58 Stanley Webb Close, the layout of the development was given permission by the local planning authority in August 2022. The proposals to stop up Sawston Footpath 12 in this location formed part of the proposals in the planning application 21/03955/FUL and the layout was considered to be acceptable to the planning authority. Whilst it is accepted that the development will undoubtedly have an impact on the properties at 55-58 Stanley Webb Close by altering the arrangements of the land immediately to the south of a hedge line located south of their rear gardens, it is considered that the overall benefits (the provision of a new leisure route facility for all non-motorised users) to the public of the proposals outweighs the disadvantage to the residents of stopping up the public footpath in this location.
- 9.3 It is considered that a proposed public path order should contain a certification clause which prevents the stopping up of the existing public footpaths until such time that the Highway Authority have certified that the new proposed routes have been constructed to a standard acceptable to the Highway Authority. On 1 November 2022 an agreement was reached between the Rights of Way Officer and the Applicant on how certification of a public path order should be managed (see **Appendix C1**). This sets out that the Applicant shall not commence any building works which affect the existing public footpaths until such time that a public path order has been confirmed and the Bridleway to be Created and the two new footpath connections have been made available to the public initially with a 4-metre-wide grass/natural surface. On confirmation that the Rights of Way Officer is satisfied with the provision of the grass/natural surface routes, the public path order will be certified which will have the effect of stopping up the alignment of the existing

public footpath and enable development works to take place across the alignment of the stopped up public right of way. The Applicant shall then bring forward the surface improvements to the new public rights of way which will be in line with those to be approved by the local planning authority, in partnership with the Highway Authority, under condition 12 of the planning permission 21/03955/FUL (Public Rights of Way Scheme). This will ensure that the existing public rights of way are protected during development and furthermore will ensure that the parallel adoption scheme for the part of the Bridleway to be Created between points D and E is able to separately run its course as required without the need to certify the public path order before the adoption process has been fully completed.

- 9.4 Overall it is considered that the proposal to stop up part of Sawston Footpath 12 and Babraham Footpath 9 and replace them with a bridleway and two footpath connections meets the requirements of 257 of the Town and Country Planning Act 1990, the County Council's NMU adoption policies and South Cambridgeshire District Council's Adopted Local Plan policies. This is because it is considered that the overall proposal is necessary to make the overall development of the site acceptable by providing enhanced sustainable travel connections to and around the site, and additionally will have a positive impact on the connectivity of the surrounding highway network.
- 9.5 On 21 February 2023 the County Council's Assistant Director of Highways Maintenance has resolved that the overall proposal is acceptable to the Local Highway Authority (**Appendix E1**).

10 Recommendations

- 10.1 That South Cambridgeshire District Council approves the making and confirmation (subject to no objections) of a Public Path Order under Section 257 of the Town and Country Planning Act 1990 for the stopping up of the Public Footpath between points A-B-C on the plan and replace it with an alternative public bridleway between points D-E-F-G-I-J-K-L-M and two additional footpath connections between points G-H and K-C.
- 10.2 That the width of the alternative public bridleway and two footpath connections shall be four meters.
- 10.3 That the proposed alternative public bridleway and two footpath connections should have no limitations (such as gates or stiles) to the public's use recorded on the Definitive Statement.
- 10.4 That South Cambridgeshire District Council indicates its formal decision to Cambridgeshire County Council, as agents for the District Council.

Appendix Documents

A	Application Form – 19 October 2021	1 – 7
B	Plan showing the routes to be stopped up and created	8
C	Plan showing the routes to be stopped up and created layered over Planning Layout for 21/03955/FUL	9
D	Decision Notice of Planning Application for erection of 280 dwellings at land south of Babraham Road, Sawston – 21/03955/FUL	10 – 29
E	Planning layout for 21/03955/FUL	30
F	Memorandum of Agreement for the processing of Public Path Orders between Cambridgeshire County Council and South Cambridgeshire District Council – January 2007	31 – 32
G	Photographs of The Footpath to be Stopped up – 27 May 2022	33 – 36
H	Photographs of The Bridleway to be Created – 27 May 2022	37 – 42
I	Section 38 Agreement Plan for development at land south of Babraham Road, Sawston	43
J	Proposed Public Right of Way Construction Detail – points D to E only	44
K	Proposed Public Right of Way Construction Detail	45
L	Equality Impact Assessment Screening Form	46 – 48
M	Consultation letter and plan – 2 September 2022	49 – 51
N	Responses to consultation from Sawston Parish Council – September to November 2022	52 – 60
O	Responses to consultation from representative of the British Horse Society – September 2022	61 – 66
P	Responses to consultation from representative of the Cycling Touring Club – September 2022	67 – 92
Q	Response to consultation from representative of the Ramblers Association – September 2022	93
R	Response to consultation from resident at 58 Stanley Webb Close (1) – September 2022	94 – 95
S	Response to consultation from resident at 55 Stanley Webb Close (2) – September 2022	96 - 97
T	Response to consultation from resident at 57 Stanley Webb Close (3) – September 2022	98 - 100
U	Response to consultation from resident at 56 Stanley Webb Close (4) – September 2022	101 – 119
V	Plan and Photograph identifying location of hedge line south of 55-58 Stanley Webb Close	120 – 121
W	Extract of Ordnance Survey Explorer Map showing routes between Sawston and Babraham	122
X	Letter sent to residents of 55-58 Stanley Webb Close – 11 January 2023	123 - 124

Y	Adoption of Non-Motorised User Routes Criteria creation and diversion	125 – 128
Z	Authorisation to proceed to formal consultation – August 2022	129 - 139
A1	British Horse Society Advice on width, area and height – October 2021	140 – 145
B1	DEFRA Rights of Way Circular (1/09) Guidance for Local Authorities – October 2009	146 - 211
C1	Email confirming Rights of Way Scheme and Certification of routes agreement with the Applicant – 2 November 2022	212 – 213
D1	Response of resident at 55 Stanley Webb Close to letter of 11 January 2023 – 13 January 2023	214
E1	Memo of Jon Munslow, Assistant Director Highways Maintenance, Cambridgeshire County Council, 21 February 2023.	215

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Agenda Item 6



Planning Committee Date	8 March 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/03363/FUL
Site	Dales Manor Business Park Grove Road Sawston Cambridgeshire
Ward / Parish	Sawston
Proposal	Erection of Research and Development buildings (use class E) and associated decked car park, landscaping and associated infrastructure.
Applicant	Abstract (Mid-Tech) Limited
Presenting Officer	Alice Young
Reason Reported to Committee	Departure Application
Member Site Visit Date	N/A
Key Issues	1. Principle of development (allocation) 2. Landscape / Green Belt / visual impact
Recommendation	APPROVE subject to conditions / S106

1.0 Executive Summary

- 1.1 The application seeks planning permission for the erection of Research and Development buildings (use class E) and associated decked car park, landscaping and associated infrastructure.
- 1.2 The site falls within the development framework of Sawston, with the framework boundary and green belt boundary skirting the north-eastern site boundary.
- 1.3 The site is also included within a 10.7ha parcel designated in the South Cambridgeshire Local Plan (2018) under policy H/1 (a) for a housing development of up to 200 dwellings and associated uses. This allocation was carried forward into the 2018 Local Plan from the previous Development Plan and at the time of allocation, it was unbeknown to the LPA the wider allocated site was subject to a number of extant planning consents for employment use, some of which have since been implemented. The site is no longer suitable for residential development and is not being carried forward in the First Proposals of the Joint Local Plan and therefore, officers conclude that the departure from this allocation to be contextually and robustly justified.
- 1.4 Policies S/7, S/8, and E/12 support the new employment within the development framework of villages such as Sawston. Policy E/9 also supports and promotes employment clusters. The development is appropriate to the scale, density and character of Sawston and the surrounding context, a sustainable location for new employment development, given the facilities and transport links in Sawston, and fosters the employment cluster for R&D in the Greater Cambridge Area. Therefore, the proposal would accord with policies S/7, S/8, E/13 and E/9 of the South Cambridgeshire Local Plan (2018).
- 1.5 The site is located in a sensitive location on the village edge, adjacent to the development framework and the green belt boundary to the north-east. Policy NH/8(3) seeks to mitigate the impact of development adjoining the green belt and requires development on the edges of settlements which are surrounded by the Green Belt to include careful landscaping and design measures of a high quality to mitigate the impact on the green belt. After revisions to the Landscape and Visual Impact Assessment, the Landscape Officer states that with additional mitigation, comprising tree and hedge planting species that are characteristic of the host landscape, and amendments to the colour of the cladding, the development could be accommodated without significant long-term adverse effects on the functions of the green belt, or the character of the countryside. The photomontage visualisations based on an alternative planting scheme, which are considered to reflect what could be achieved on site, help to demonstrate that reinforcement planting along the north-eastern boundary would soften and screen views of the development from the wider countryside and green belt. Given the scale, massing, siting and materiality of the proposed buildings, landscape mitigations proposed and

the surrounding built context, officers consider that these interventions are sufficient to mitigate against an adverse impact on the wider landscape and the openness of the green belt when seen within the context of the surrounding landscape.

1.6 The proposal would result in a high-quality responsive development which is well integrated given its connectivity and intuitive landscaping, creating a sustainable, high quality and distinctive place. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/6, SC/9 and NH/9 and the NPPF.

1.7 Officers recommend that the Planning Committee approves the application subject to conditions and a s106 agreement.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	x
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

2.1 Dales Manor Business Park is located to the north-eastern edge of the Sawston village within the development framework, north of Babraham Road accessed via Grove Road. The site is bound by West Way to the north-west and East Way to the south-east, with existing warehouse units to the south. The village development framework boundary lies to the north-east. The site comprises hard standing as the previous industrial buildings have since been demolished. Access to the site is from the northernmost point of East Way and Middle Way and from the south-eastern side of West Way.

2.2 To the west of the site, fronting West Way, there is a concrete batching plant, owned by the applicant and has an ongoing lease. To the south of the site there are existing industrial units fronting Grove Road. Along the north-eastern boundary, there are a row of mature trees, which are not protected. The southern boundary of the site consists of some mature leylandii trees. These are also not protected.

2.3 The application site falls outside of the Conservation Area and the Air Quality Management Area. The site does however fall within flood zone 1 (low risk) and small areas centrally within the site fall within an area

subject to surface water flood risk. There are no heritage assets within 1km of the site. Sawston Hall Meadows, a SSI, is located 1.1km south of the site and Dernford Fen, a SSSI, 1.7km west of the site.

3.0 The Proposal

- 3.1 The proposal seeks planning permission for the erection of a Research and Development (R&D) building, totalling approx. 9,730m² of floorspace falling within use class E, and associated decked car park, landscaping and associated infrastructure. The three storey (four including plant) R&D building would be sited centrally within the site, with the car park deck located to the south-east which has cycle parking at ground floor. There are three vehicular accesses to the site, from West Way to the north-west for visitors and pedestrians, Middle Way to the south-west solely for cyclists and pedestrians and East Way to the south-east for service vehicles and cars accessing the car deck. Further pedestrian and cycle links are proposed along the north-eastern boundary to connect to the proposed CSET2 (Cambridge South East Transport route). CSET2 is planned to go ahead and current timescales are that construction will start late 2025 and the route will open around 2027.
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate.
- 3.3 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:
- Proposed plans
 - Planning Statement
 - Design and Access Statement
 - Landscape and Visual Impact Assessment
 - BNG Calculations
 - BREEAM Calculations
 - Air Quality Assessment
 - Archaeological Desk Based Assessment
 - Drainage Strategy Report
 - Dust Assessment
 - Energy Statement
 - Factual Ground Investigation Report
 - Flood Risk Assessment
 - Framework Travel Plan
 - Geotech Review Report
 - Health Impact Assessment
 - Lighting Pollution Assessment
 - Overheating Assessment
 - Preliminary Ecological Assessment
 - Sustainability Statement
 - Transport Assessment
 - Tree Survey

- Utility Assessment
- Ventilation Statement
- Transport Assessment Addendum
- Proposed Pavement Improvements Plan

3.4 Prior to the submission of the application, the scheme was subject to two pre-applications which included two reviews by the Council’s Design Review Panel. The applicant team have attended a Council organised Youth engagement workshop in September 2022 to provide local youths with an opportunity to input into features of the proposals.

4.0 Relevant Site History

Reference	Description	Outcome
22/02580/SCRE	EIA screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the proposed development to provide up to 10,000 sqm of employment space in buildings up to 16.860 metres in height with associated car parking, cycle parking and landscaping.	Not required.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

S/5 – Provision of New Jobs and Homes

S/7 – Development Frameworks

S/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/4 – Biodiversity

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

SC/2 – Health Impact Assessment

SC/4 – Meeting Community Needs

SC/7 – Outdoor Play Space, Informal Open Space & 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

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Sawston Village Design Guide SPD

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These

documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

5.6 Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 Parish Council – No Objection

6.2 1st Comment: The height of the building on the edge of the green belt is a matter of concern as it's prominent in open countryside. The 10% required in policy has not been met in terms of carbon reduction. Concerns for cycle access down Grove Road.

6.3 2nd Comment: Support.

6.4 Policy Officer – No Objection

6.5 The site is currently allocated for residential development in SCDC Local Plan, housing allocation ref. H1 (a). At the time of allocation, in the now adopted Local Plan 2018, unbeknown to the LPA the site was subject to a number of extant planning consents for employment use, some of which have since been implemented.

6.6 The proposal site is on the remaining, undeveloped part of the site with employment uses located between it and the established residential area of Sawston. This means any new housing on the remaining site would be separated from the existing residential uses and is therefore no longer considered suitable for residential usage.

6.7 Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan with the Councils' First Proposals consulted upon in Nov-Dec 2021. The First Proposals document, p116 proposed to not carry forward the existing housing site allocation because of its current employment use.

6.8 "Dales Manor Business Park, Sawston (H1/a): much of the site has been taken forward for redevelopment as employment land, making it no longer available for housing.", p116

6.9 It is therefore reasonable to conclude: the remainder of the site is no longer suitable for its current site allocation designation for housing; and that the surrounding employment uses makes the site more suitable for comparable uses, e.g. employment use subject to any amenity and, or boundary matters arising with adjoining land uses/designations.

6.10 County Highways Development Management – No Objection

6.11 1st Comment: Further information required. The Local Highway Authority welcomes the inclusion of a footway along the northern side of Grove Road. Grove Road, West Way, East Way and Middle Way are not highway maintainable at public expense. The Local Highway Authority is not cognisant of the ownership of these carriageways or their maintenance regimes. As such, the Local Highway Authority would seek clarification and confirmation from the applicant that the footway link is wholly deliverable by the applicant.

6.12 Recommended conditions:

- Traffic management plan
- Construction traffic route

6.13 2nd Comment: Objection.

- The submitted application red line boundary does not extend to meet the public highway at Babraham Road. As a result, the application has not included all land necessary to carry out the proposed development including access from the public highway.
- The applicant has failed to provide standalone drawings showing the details of the proposed footway works.
- Insufficient information has been provided to demonstrate that it is within the gift of the applicant to deliver the footway works.
- Unless the three points above are appropriately addressed, it is not considered that the footway works can be considered as part of the application or conditioned if the LPA were minded to grant permission.

6.14 3rd Comment: Following a careful review of the amended and additional documents provided to the Local Highway Authority as part of the above planning application and following previous comments dated 16th September and 30th November 2022, the Local Highway Authority is now content that the application would be acceptable in highway terms, subject to the imposition of the conditions.

6.15 Recommended conditions:

- Traffic management plan
- Construction traffic route
- Footway provision in accordance with drwg. ADM.AR(PL)008.

6.16 County Transport Team – No Objection

- 6.17 1st Comment: Insufficient information to properly determine the highway impact of the proposed development.
- 6.18 As per DfT Guidance, further junction capacity assessments are required for all junctions which will experience 30+ development trips in the peak periods. The development is anticipated to generate 50 vehicle trips at the A1301/Cambridge Road signal junction in the PM peak and over 120 vehicle trips at the High Street/A505 junction in both peaks. Therefore, further assessment and additional surveys are required for both junctions.
- 6.19 The widths of the proposed pedestrian/cycle access links off Middle Way and West Way should be outlined within the Transport Assessment.
- 6.20 The proposals provide a robust vehicle trip generation assessment as it is anticipated that when CSET2 progresses, the vehicle trip generation would likely be much lower as more people would be expected to use the new active travel and public transport route to work and thus travel to the site by sustainable modes. The methodology used to determine the distribution of development trips onto the surrounding network is acceptable for use within this assessment. It is anticipated that 59% of development trips will route to/from the site via Sawston Road to the east, whilst 41% of development trips will route to/from the site via Babraham Road to the west.
- 6.21 Whilst the use of TEMPRO software to calculate future background traffic growth is agreed, the inputs entered into TEMPRO should be appended to the TA for the Highway Authority to review before the growth rates used within this assessment can be agreed.
- 6.22 Given the location of the site adjacent to the planned CSET2 route and the anticipated use of the route by users of the site, a financial contribution towards CSET2 is required. The financial contribution sum will need to be agreed prior to determination. At this stage, it is not possible to determine what further mitigation is required, if necessary, to make the development acceptable. Once the full impact of the development is known, mitigation measures can be assessed.
- 6.23 2nd Comment: No objection. Recommended conditions / mitigations:
- Condition the delivery of the proposed pedestrian and cycle links
 - Condition the provision of a framework travel plan
 - a financial contribution to the Cambridge South-East Transport Phase 2 Route (£323,505).

- 6.24 As previously requested, the developer has submitted additional baseline turning count and queue length surveys for the High Street/A505 priority junction. Such surveys were undertaken on Thursday 29th September 2022 during the AM period (07:00-10:00) and PM period (15:00-19:00). The baseline traffic flows for this junction are acceptable for use within this assessment.
- 6.25 The Grove Road/Babraham Road priority junction, A1301/Cambridge Road signal-controlled junction, High Street/Sawston Road priority junction, and High Street/A505 priority junction are all anticipated to operate within capacity during all future year assessment scenarios. The Cambridge Road/Babraham Road/Hillside/New Road signal-controlled junction is anticipated to operate over capacity in the 2025 and 2031 future year with development scenarios. It is noted the junction capacity assessment as submitted provides an overly robust assessment and does not take into consideration the CSET2 scheme. The location of the CSET2 route adjacent to the site will promote and facilitate sustainable travel to the site. As such, it is anticipated that CSET2 will reduce the vehicular impact of the development to bring this junction to within capacity. Therefore, the developer should provide a S106 monetary contribution towards the CSET2 scheme.
- 6.26 Having reviewed the relative impacts of the development on the surrounding area, there is a need for the development site to be connected to the surrounding public transport and cycling infrastructure to ensure that the development can reduce its car driver mode share further. Given the location of the site adjacent to the planned CSET2 route and the anticipated use of the route by users of the site in replacement of single occupancy vehicles, a financial contribution of £323,505 towards CSET2 is required to mitigate this development. Notwithstanding this, CSET2 has not gained the relevant permissions yet.
- 6.27 3rd Comment: Following review of the additional information submitted by the applicant, the Highway Authority accept the revised drawings which show the proposed footway improvements on Grove, Road, Middle Way and West Way. Condition 2 and 3 will need to be updated accordingly and condition 1 and the s106 obligation have not changed.
- 6.28 Definitive Maps Officer – No comment.**
- 6.29 Lead Local Flood Authority – No Objection**
- 6.30 1st Comment: Object for the following reasons:
- Proposes a piped network but the drainage report discusses that permeable paving will be used. The location and properties of the permeable paving should be clearly shown within the drainage

layout, and until this detail is included, the LLFA is unable to support this application.

- No hydraulic calculations have been supplied within this application.
- The applicant is currently proposing to install an outfall and associated piped network outside of the red-line boundary for this site. If this area of land is not owned by the developer, permission must be gained from the third-party landowner in order to develop on this stretch of land.

6.31 2nd Comment: Object:

- The submitted hydraulic calculations use FSR rainfall data which is outdated and there are more accurate data sets in the FEH 1999 and 2013 models. This is due to the recording of the rainfall over a longer period of time as well as updated calculations behind the model. Therefore FEH rainfall data is now required on all applications for storms longer than 60 minutes to ensure hydraulic modelling is an accurate representation of the proposed network. For 15-30 minute storms, FSR rainfall data may still be used.

6.32 3rd Comment: No objection. Following the submission of a revised Drainage Strategy Report, Technical Note and Flood Risk Assessment, the previous objection has been resolved. These documents demonstrate that the surface water from the proposed development can be managed through the use of permeable pavement, restricting surface water discharge to greenfield QBAR rates of 6.1, 16.7, and 24.8 l/s for the 100%, 3.3%, and 1% Annual Exceedance Probability (AEP) rainfall events. The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. The applicant is proposing to discharge surface water through third party land, and it has been demonstrated that this site has surface water drainage rights through the neighbouring site to the watercourse. However, formal consent should be demonstrated at the discharge of condition application.

6.33 Recommended conditions:

- Detailed surface water drainage scheme
- Scheme water run-off mitigation scheme
- Informatives relating to watercourse consent and pollution control

6.34 4th Comment: No objection. The inclusion of the works to the pavement have not impacted our previous comments.

6.35 Internal Drainage Board – No comment.

6.36 Environment Agency – No Objection

6.37 Recommended conditions:

- Remediation strategy
- Verification report
- Unexpected contamination
- Piling

6.38 Anglian Water – No comment

6.39 Urban Design Team – No Objection

- 6.40 From an urban design perspective, officers do not have any objections to the proposal, the layout of the site, the size, scale and the appearance of both the labs building and multi-deck carpark for meeting policy HQ/1 (design principles) in the District Local Plan (2018) and design guidance in the Sawston Village Design Guide (2020). Overall, the size, scale and location of the labs building will mean that it will present a marker building at a potentially very important gateway location to the business park. The building will have an attractive, contemporary appearance which will be an uplift in the design quality of the area and set a precedent for well-designed buildings in other areas of the park.
- 6.41 Layout - A large amount of amenity space for the now estimated 555 employees is sited on the north-west and north-east sides of the lab building with additional soft landscaped courtyard space at the staff entrance side of the laboratory building. This is particularly important as there are few other amenity facilities available at the Business Park. Segregating the uses for the south and east entrance roads to the site, between vehicle users and pedestrians / cyclists is welcomed enhancing safety. It is unfortunate the concrete batching plant is not included in the site, however, it is noted that this is likely this will be removed in the future.
- 6.42 Scale - The proposed laboratories building will be longer than is typical of built form at the business park. Both the A block (north) and the B block (south) of the lab building will have flank elevations of 73m length on these north and south sides. However, there are nearby buildings of equivalent length at the business park. The 3-storey laboratories buildings will be taller than the adjacent existing buildings and taller than the typical heights of other industrial and commercial buildings at the park which are one to two storeys in height. During the pre-application stage, officers raised concerns about the massing of this northern building which faces the greenbelt. It is welcome that the applicant team has responded to these concerns by recessing the screen to the roof plant by a distance of 6m on the longer, north (A block) and south (B block) sides and by recessing the screen to the roof plant by a distance of 4m on the shorter, east and west sides. The rooftop plant has been reduced in plan, so it is set back from the sensitive views. This will have the effect of reducing the overall height of the lab building from 15m to 14.1m and reduce the visual impact of the building from all views. Overall, the size and 3-storey scale of the labs building will mean that it will be a marker Version 1 Aug-14 building at a potentially important gateway location to the business park.

- 6.43 Appearance - The labs building will have an attractive, contemporary character which will be an uplift in the design quality of the area. Urban design officers have no objections to the appearance of this building. The multi-deck carpark utilises appropriate materials and features a green wall of climbing plants. This is an attractive feature for softening the appearance of the carpark.
- 6.44 Connectivity - The proposal is for 3 vehicular access points at the application site: A visitor entrance from West Way to the lab buildings in the southwest corner of the site; a second access restricted to just pedestrian / cyclists for travelling to the lab buildings; a third access point at the northeast corner of the site (from East Way) which features a road going to the multi-deck car park and service yard. Cambridge Southeast Transport will significantly enhance accessibility and connectivity of the site. The design also incorporates pedestrian and cycle links to the new transport link.
- 6.45 Recommended conditions:
- Materials
 - Green wall details

6.46 Access Officer – No Objection

- 6.47 Doors need to be an opening weight of less than 20 newtons. Any double doors need to be electrically opened or be asymmetrical with one leaf being a minimum of 900 mm. Meeting rooms, interview rooms, social spaces, et cetera all need hearing loops designed not to interfere with other systems in the building. Acoustics need to be considered, soft furnishings will help absorb echo, et cetera and help hearing impaired people. The colour contrast and signage must meet the needs of visually impaired people. Toilet doors should open outwards or slide and/or have quick release bolts are needed in case somebody collapses in the toilet. It would be good if the proposed accessible changing room was designed to a Changing Places toilet standard. There may be other issues with the detailed development of the scheme.

6.48 County Archaeology – No Objection

- 6.49 Although this site lies in an area of archaeological potential, to the south of an area of previous archaeological investigation which revealed Roman settlement remains (Cambridgeshire Historic Environment Record Reference: MCB20412). Archaeological remains from investigations at adjacent sites to the north west (ECB5181) and south east (ECB5863) was characterised by dispersed 'edge of settlement' usage, indicating that any settlement activity was unlikely to have continued south into the proposed development area. We are aware of the Desk Based Assessment attached with the planning permission, however due to the archaeological potential outlined above, coupled with the impact caused by recent development on the site, we do not consider that a trench based evaluation would not be justified in this location. Therefore we neither

object to the application nor have any further archaeological requirements for the scheme.

6.50 Senior Sustainability Officer – No Objection

6.51 1st Comment: Recommended conditions:

- Renewable energy strategy
- BREEAM design stage certification within 6 months of commencement
- BREEAM post construction certificate.

6.52 The SBEM calculations show carbon emissions reduction above BRs Part L compliance from ASHP and PV of 9.81%. Local Plan Policy CC/3 requires a minimum 10% carbon emissions reduction from low carbon/renewable technology, above a current (2021), Building Regulations Part L compliant baseline. The applicant will need to ensure that the current Building Regulations Part L is used in calculations, and low/zero carbon and renewable technology is increased to ensure a minimum 10% carbon reduction is achieved, in order to comply with Local Plan Policy CC/3.

6.53 2nd Comment: The SBEM calculations show carbon emissions reduction above BRs Part L compliance from ASHP and PV are now 10.14%.

Recommends:

- Renewable energy statement compliance condition
- BREEAM design stage certification within 6 months of commencement
- BREEAM post construction certificate.

6.54 Landscape Officer – No objection

6.55 1st Comment: No Objection. It is welcome that the proposed footprint for development as shown in the July document has been reduced, allowing an extended landscape setting for the buildings, including designed edges to the north and south of the site, extended landscape to the main entrance areas to the west and the splitting of access for cycles, pedestrians, goods and cars – this allowing the removal of most of the northern access road along the Green belt boundary. The stepping back of the upper floors of development along this boundary to reduce Green Belt landscape impacts is also welcome.

6.56 The landscape design provides a clear and logical hierarchy of connectivity, a high standard of outdoor amenity space for workers and visitors and a sense of arrival, character and distinctive placemaking around the development. Some areas require amendments but this can be secured via condition.

- 6.57 Recommended conditions:
- Groundworks
 - Hard and soft landscaping
 - Tree pits
 - Landscape implementation
 - Boundary treatments
- 6.58 2nd Comment: Objection.
- 6.59 The planting along the northeast boundary will be inadequate, the planting typology should be revised to reinforce the existing vegetation north of the site, with the primary objective of screening, and breaking up the roofline, of the development from the countryside. This should be done by incorporating trees that have the potential to reach a large mature size at an adequate density. We suggest replacing the proposed 10-12cm standard trees with species that are more appropriate to the character area, such as Beech.
- 6.60 The proposed buildings will be significantly higher (6-7m) than surrounding housing and other industrial buildings on the Business Park and the LVIA views and illustrations in the design and access statement indicate a dark material palette which appears out of place and may increase the mass of the buildings viewed from the green belt. We recommend that refinement and improvement of the facade materials is required to reduce impact on the countryside and greenbelt areas in the north with input from the urban design officer.
- 6.61 3rd Comment: No objection subject to a condition securing alternative details of the landscape buffer on the north-eastern boundary.
- 6.62 The LVIA has been reviewed in response to the concerns raised by landscape officers in comments dated 06/12/22. Overall, we now broadly agree with the outcomes of the assessment. We also welcome the recognition of views that would be impacted to a greater degree, and that could benefit from enhanced screening, or where the use of lighter cladding could help to reduce the magnitude of effects.
- 6.63 It is also considered that the assessment of landscape effects too readily suggests that the nature of effects would be beneficial, where this is not necessarily the case. The site itself may be enhanced, but the effect on the character of the study area, local landscape condition and scenic quality would experience the introduction of a new building typology on an otherwise finer grain settlement edge, inevitably leading to some adverse effects, even if only of minor significance.
- 6.64 It is our view that with additional mitigation, comprising tree and hedge planting species that are characteristic of the host landscape, and amendments to the colour of the cladding, the development could be accommodated without significant long-term adverse effects on the

functions of the green belt, or the character of the countryside, and that indeed some of the effects would be beneficial in nature. The photomontage visualisations based on an alternative planting scheme help to demonstrate this.

- 6.65 Landscape officers are content that the concerns raised in previous comments can be addressed by a carefully designed alternative landscape buffer, and changes to the colour of the proposed cladding.

6.66 Ecology Officer – No Objection

6.67 Subject to the following conditions:

- Works to be carried out in accordance with the Preliminary Ecological Appraisal
- Lighting strategy
- Ecology enhancement scheme
- BNG plan

6.68 The report has found no evidence to suggest that a protected species licence will be required prior to works commencing. The report has recommended avoidance and mitigation strategies that will remove any residual risk of harm or disturbance of protected species. These recommendations appear appropriate; therefore, I do not require any further surveys or information to be submitted. Biodiversity net gain calculations show 761% and 100% gain in habitat and hedgerow units respectively, which is welcome.

6.69 Natural England – No comments.

6.70 Tree Officer – No Objection

6.71 There are no overall arboricultural negative material impacts to the site.

6.72 Health Development Officer – No Objection

6.73 1st Comment: The Health Impact Assessment is incomplete. Any further submission should address the following:

- What screening or scoping exercises were undertaken to reach the decision to use the HUDU methodology for a development of this size and scale? This should be stated.
- There has been no assessment of baseline and community health data and no identification of vulnerable groups. Therefore, the potential differential impacts within different vulnerable groups cannot be properly mitigated for.
- Have health inequalities been assessed?
- What community consultation was undertaken? I cannot find any reference to community engagement within this report, nor can I find any within the planning documents submitted. If community

engagement has been carried out, who was this with and how did their feedback alter the plans, if at all?

- How long are the expected demolition and construction phases? Will some vulnerable groups be more adversely affected than others? And for how long will they be impacted?
- Where there are links to other reports e.g. noise and air quality can the agent please make reference to these.

6.74 2nd Comment: No objection. The outcome is that the Health Impact Assessment as submitted has been assessed as meeting the required standard of the HIA SPD policy. We welcome the increase in public realm and green landscaping for the enjoyment of employees at the site. The planting of fruit trees and bushes should be conditioned to enhance access to healthy eating. Advertising apprenticeships and jobs resulting from the site should be advertised locally for the first 2 weeks prior to wider job advertisements and this should be conditioned.

6.75 Environmental Health – No Objection

6.76 1st Comment: Recommended conditions:

- Construction Environmental Management Plan
- Noise Impact Report compliance
- Construction / deliveries
- Noise impact from air source heat pumps
- Lighting impact assessment / scheme

6.77 Inconsistencies in the Dust Assessment and Planning Statement as to the use of the units. The Dust Assessment relies on the Concrete Plant adjacent to the site operating as per its Environmental Permit which is not 100% effective. A physical baseline dust monitoring regime should be undertaken to establish actual, representative dust emission levels from the cement batching plant which should be included in the Dust Assessment to ensure no harm to the intended occupiers.

6.78 2nd Comment: The Construction Environmental Management Plan submitted does not include satisfactory working/ delivery hours. These hours would have a noise impact on sensitive nearby receptors. Therefore, the CEMP condition recommended is still required.

6.79 Contaminated Land – No Objection

6.80 It is considered that the site has not been fully characterised and the potential sources identified in the preliminary conceptual site model within the Phase I report have not been adequately addressed.

6.81 Recommended conditions:

- Contaminated land condition

6.82 Air Quality – No Objection

6.83 I have reviewed the following documents and have no objection to the proposed development. a) Air Quality Assessment by Redmore Environmental Ltd dated July 2022 b) Framework Travel Plan (FTP) by Bryan G Hall Ltd dated July 2022. The proposal includes provision of electric vehicle charging points and electric bikes charging point. Therefore, no further condition is required.

6.84 Crime Prevention Officer – No Objection

6.85 Recommendations:

- All ground floor windows and external doors should be security tested and third party certified to PAS24-2016
- Any external doors from a service yard should be LPS1175 SR2
- How is post managed?
- Glazed curtain walling should be installed using a secure glazing retention system
- Any new planting should be maintained between 1-1.2m in height and tree crowns raised to 2m to allow surveillance
- Cycle parking should be security tested to sold secure gold silver standards
- The visitor cycle parking should be Sheffield stands security tested to sold secure bronze standard
- Self-closer doors should be fitted while ensuring it is difficult to get locked inside
- Appropriate CCTV and lighting required
- Yards should be lit by columns designed to BS5489-1:2020 or BS EN 12464-2:20214 standard. LED dusk to dawn wall mounted lights above each entrance and around the building line.
- CCTV is not a universal solution to security problems so should be utilised in support of other features.

6.86 Fire Authority – No Objection

6.87 Adequate provision of fire hydrants should be subject to condition / s106 agreement. If there are any buildings over 11m not fitted with fire mains, then aerial (high reach) appliance access is required.

6.88 Cadent Gas – No Objection

6.89 Recommends informative regarding gas infrastructure.

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Member Representations

8.1 Not applicable

9.0 Local Interest Groups and Organisations / Petition

9.1 Cambridge Past, Present and Future has made a representation objecting to the application on the following grounds:

- Impact on wider landscape
- Will set a precedence
- LVIA insufficient, does not include view from Gog Magog Hills
- Without an assessment of the impact of the development on the longer views being carried out we don't believe that officers and councillors are able to understand the impacts of the development on the wider landscape and in longer distance views and be certain that the above policies and guidance are met.

9.2 The Ramblers Association has made a neutral representation on the application:

- Access to the PROW will need to be maintained throughout building and landscaping works. The PROW is lined by trees on one side and these should not be damaged or destroyed during works.

9.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

10.2 The site falls within the development framework of Sawston, with the framework boundary and green belt boundary skirting the north-eastern site boundary. The site also is included within a larger site designated in the South Cambridgeshire Local Plan (2018) under policy H/1(a) for 'housing development and associated uses'. The H/1(a) allocation covers a wider 10.7ha parcel of land for the development of 200 dwellings.

10.3 The proposal seeks to redevelop part of the land allocated as housing to erect buildings for research and development and associated infrastructure.

10.4 As the Policy Officer details, this allocation was carried forward into the 2018 Local Plan from the previous Development Plan and at the time of allocation, it was unbeknown to the LPA the wider allocated site was subject to a number of extant planning consents for employment use, some of which have since been implemented. Given these employment uses between the site and the established residential area of Sawston to

the south-west, officers conclude that the site is no longer suitable for residential development. This is reflected in the site not being carried forward in the First Proposals of the Joint Local Plan specifically because parcels of land have been redevelopment retaining employment uses which has meant it is no longer available for housing. Officers therefore consider the departure from this allocation to be contextually and robustly justified. Moreover, demand for research and development floorspace is high as reflected in The Greater Cambridge Employment Land and Economic Needs Study (2020) which sets out that across Greater Cambridge, an average of 42,000 sqm of research and development floorspace was transacted annually from 2012-2018. Given the specific needs of research and development companies for specialist equipment / lab space, companies seek flexible high quality floorspace. The proposed development would contribute to meeting this high demand and provide a high-quality flexible office / R&D space.

- 10.5 Policies S/7, S/8, and E/12 support the new employment within the development framework of villages such as Sawston. Policy E/9 also supports and promotes employment clusters.
- 10.6 Policy S/7 of the Local Plan sets out that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that:
- a) Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
 - b) Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
 - c) There is the necessary infrastructure capacity to support the development.
- 10.7 Sawston is identified as Rural Centre in the Council's settlement hierarchy, the largest, most sustainable villages in the District. Policy S/8(2) of the Local Plan details that development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks of Rural Centres, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.
- 10.8 Policy E/12 of the Local Plan deals with new employment development in villages. This policy states that within development frameworks in villages, planning permission will be granted for new employment development (B1, B2 and B8 uses) or expansion of existing premises provided that the scale of development would be in keeping with the category and scale of the village, and be in character and scale with the location.

- 10.9 Policy E/9 encourages the development of employment clusters in specific sectors such as high-technology manufacturing, research and development, clean technology and electronic engineering among other technological based industries.
- 10.10 The site is located within Sawston village, the most sustainable village in the settlement hierarchy. Sawston has a variety of facilities to cater for residents everyday needs, is well connected via public transport links both to Cambridge City and the surrounding villages (cycle and bus), has large employment sites including Dale Manor Business Park and the new science park on the western side of the village and is within close proximity to large employment sites such as Granta Park, Unity Campus, Wellcome Genome Campus and Babraham Research Park. The site is currently hardstanding (brownfield land), within an existing Business Park.
- 10.11 The proposal seeks to re-develop existing brownfield land within the existing settlement boundary which the NPPF identifies should be given substantial weight. The site is well placed for employment development given its location on an existing business park, proximity to residential developments permitted in Sawston. Furthermore, it is directly adjacent to CSET2, a proposed public transport route from Cambridge to the surrounding area. Furthermore, it is strategically located with links to the new science park to the west of Sawston alongside Babraham Research Park, Granta Park, Unity Campus, and Wellcome Genome Campus, enhancing the science and technology cluster in Sawston and supporting the wider research and development employment cluster in the area south of Cambridge. Taking this into account, officers therefore consider that the development would be in scale with Sawston village given its Rural Centre classification and associated facilities and would promote and support the existing employment cluster south of Cambridge.
- 10.12 Even though the proposal represents a departure from policy H1(a) given the site falls within a housing allocation, officers consider that the land use context has changed since the allocation was designated and there are robust reasons to support the development. Taking this into account, alongside the sustainable location of Sawston, the site context and the employment cluster opportunities of the proposal, the principle of the development is acceptable and in accordance with policies S/7, S/8, E/13 and E/9 of the South Cambridgeshire Local Plan (2018).
- 10.13 Design, Layout, Scale and Landscaping**
- 10.14 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 10.15 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only

where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.

- 10.16 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

Scale and layout

- 10.17 The proposed development introduces a large three-storey building, designed as two staggered three-storey volumes with a connecting single storey atrium with a contemporary appearance, and a supporting decked car park, housing cycle parking at ground floor. The main building would have a flat roof height of 14.1m (plus 3m for roof plant which is set in 6.7m from the roof edge on the north-eastern elevation) and the car park deck would be 11.5m in height (also flat roofed). While the height is greater than the surrounding industrial units, the proposed development would appear as a key marker building within the wider Dale Manor Park and a gateway building from the future CSET2, should this come forward. The footprint of the building is comparable to the surrounding industrial units and while not industrial in appearance, the main building has been sensitively designed to minimize the appearance of massing by having a staggered form, vertical emphasis and recessive material pallet. Surrounding the built form, the proposal would deliver a generous and well-landscaped setting, creating meaningful spaces for outdoor working, socialising and mitigation from the built form proposed. The site is well integrated within the existing networks, connecting to West Way to the west, Middle Way to the south-west and East Way to the east, and separates transport flows to the site, with visitors flows diverted via the West Way access, cycle flows accessing the site via Middle Way and servicing and car flows access via East Way. This ensures safer and more efficient transport flows to and from the site. The site layout has also made accommodations for future pedestrian links to the future CSET2 public transport route enhancing further the connectivity of the site in the future, if the route progresses. Taking these factors into account, officers consider that the scale and layout are considered acceptable.

Character

- 10.18 As described in the Sawston Village Design Guide and as visible from a site visit, the site falls within an industrial area characterised by large industrial units typically with pitched roofs and often surrounded by hard landscaping. The site, a brownfield site, comprises only hard standing, no structures are present on site.
- 10.19 The proposal adopts a contemporary appearance, with a flat roof design, curtain wall glazing and a mixed material pallet comprising horizontal metal cladding, light grey brick and pale glass reinforced concrete. The overall design creates a vertical rhythm and a well-balanced façade

resulting in an attractive, contemporary character while delivering a high-quality finish. The car parking deck is proposed to be finished in predominantly metal mesh with contrasting facing brick to the stair / lift core and would have areas of climbing plants on the south-western elevation to soften the appearance. While this contrasts with the prevailing industrial character, this raises the design quality of the Dale Manor Business Park, draws from the scale and massing of the surrounding built form and incorporates materials which respond to the industrial material pallet and wider Sawston area. The Urban Design Officer supports this design approach. Officers therefore consider that the contemporary proposal would respond to its industrial context and would not be out of character.

Landscaping

- 10.20 Outside of the site parallel to the north-eastern site boundary is an existing tree belt which is approximately 6m wide comprising of native species. This visually separates the site from the countryside and green belt to the north-east. Within the site, there are no other landscape features, with the site only comprising hard landscaping. The proposed layout has allowed for landscaped areas throughout the development, creating landscaped edges to the north and south, particularly reinforcing the mature tree belt adjacent to the north-eastern boundary, informal amenity space for workers and more formal spaces to the entrances of the buildings to create a sense of arrival. These spaces all contribute to forming a distinctive character and place. The Landscape Officer is satisfied with the landscaping throughout the development.

Visual and Green Belt Impact

- 10.21 The site lies on the village edge, adjacent to the development framework and the green belt boundary to the north-east. This is a sensitive location given the constraints and the flat landscape, resulting in the site being visible from the wider countryside and green belt. Policy NH/8(3) seeks to mitigate the impact of development adjoining the green belt and requires development on the edges of settlements which are surrounded by the Green Belt to include careful landscaping and design measures of a high quality to mitigate the impact on the green belt. The factors which define the special character of the Cambridge green belt as described in policy S/4 in this location are the distribution, physical separation, setting, scale and character of green belt villages, and a landscape that retains a strong rural character.
- 10.22 A Landscape and Visual Impact Assessment (LVIA) has been submitted in support of the application. This has been subject to amendment during the application process. The LVIA now acknowledges that views, namely view 5 and 6, will be impacted to a greater degree than previously stated, but nonetheless the LVIA concludes that this impact can be mitigated through additional screening/ planting along the north-eastern boundary within the site. Officers requested that further visualisations of the proposal

were submitted which include the proposed mitigations to ensure that these can adequately screen the development and minimise the impact of the development to an acceptable level.

10.23 The revised LVIA and further visualisations have been subject to re-consultation with the Landscape Officer. The Landscape Officer concludes that with additional mitigation, comprising tree and hedge planting species that are characteristic of the host landscape, and amendments to the colour of the cladding, the development could be accommodated without significant long-term adverse effects on the functions of the green belt, or the character of the countryside, and that indeed some of the effects would be beneficial in nature. The photomontage visualisations based on an alternative planting scheme, which are considered to reflect what could be achieved on site, help to demonstrate that reinforcement planting along the north-eastern boundary would soften and screen views of the development from the wider countryside and green belt. While Officers note that the development would be visible from the green belt, the built form is sited off the boundary, has a staggered form and utilised design interventions to reduce the appearance of massing and would be sited behind a reinforced mature tree belt. A lighter cladding colour could be used to reduce the perceived mass of the built form further, which can be subject to a materials condition. It is also important to acknowledge the context of the sites surrounding the application site. This eastern edge of Sawston contains several buildings which are visible from the designated countryside and green belt, including several industrial units, the residential units north of Babraham Road and the Cambridge City football ground. Given these design interventions, landscape mitigations and the surrounding built context, officers consider that these interventions are sufficient to mitigate against an adverse impact on the wider landscape and t green belt.

10.24 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/6, SC/9 and NH/9 and the NPPF.

10.25 Trees

10.26 Policies NH/2, NH/4 NH/6 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.

10.27 An existing mature tree belt is located just outside of the site boundary to the north-east which is proposed to be reinforced by further planting within and along this north-eastern boundary. This mature tree belt is not protected but is a prominent feature within the wider landscape and has a high amenity value.

10.28 The built form is located over 10m away from this tree belt which officers consider would not impinge upon the root protection zones of these trees.

Further planting is proposed throughout the site including along the site boundaries which enhances the visual appearance from within the site whilst screening the development from outside the site. The Council's Tree Officer has no objections to the application. While the trees within the tree belt are not protected, to ensure these trees are not harmed during the construction phases of the development, a condition securing an arboricultural method statement is considered reasonable and necessary.

10.29 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, NH/6 HQ/1 of the Local Plan.

10.30 Carbon Reduction and Sustainable Design

10.31 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.

10.32 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

10.33 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

10.34 The application is supported by an Energy Statement which outlines the fabric first approach to the development and includes:

- Efficient built form
- Good air tightness
- High levels of insulation;
- High efficiency air handling units with heat recovery and variable speed drives
- Air source heat pumps for hot water
- 100% energy efficient lighting with occupancy sensors

10.35 The Sustainability Officer has been consulted on the application and confirms that the proposal exceeds the minimum carbon reduction levels (above Building Regulation Part L) of 10%, demonstrates that the design can meet BREEAM Excellent, currently targeted at 76.2%, and demonstrates that the building will include water efficiency and saving measures to exceed the minimum of 2 credits, by achieving 3 credits, under the BREEAM WAT01 water category, complying with policy CC/3 and CC/4 of the Local Plan. Furthermore, detailed overheating analysis has been provided which demonstrates that the heating and cooling systems proposed will provide occupant thermal comfort levels in

accordance with industry best practice. In addition, thermal modelling demonstrates that there is a low risk of summer overheating to these areas and systems are in place to mitigate these risks.

- 10.36 The Council's Sustainability Officer who raises no objection to the proposal subject to conditions ensuring the renewable / low carbon technologies proposed are implemented in accordance with Energy Statement submitted and that the BREEAM excellence is achieved. These conditions are considered reasonable and necessary to impose.
- 10.37 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.38 Biodiversity

- 10.39 The NPPF 2021 expects development to provide a net gain but does not specify a quantum. Similarly, the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.40 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal. The application is also supported by a Biodiversity Net Gain Metric.
- 10.41 The site consists of an area of hardstanding, a concrete factory facility, and a wooded boundary to the northeast and southwest. There are croplands to the northeast with all other boundaries adjacent to further industrial and commercial developments. The site sits within the Impact Risk Zone of a nearby statutory protected site and may qualify for Natural England consultation of the basis of water supply and floor space above 1000 m². There are no non-statutory protected sites in the vicinity that are likely to be impacted by the application. Species data shows amphibians, barn owls and other breeding birds, flowering plants, bats, brown hare, otter, badger, and hedgehog have all been recorded on the local area.
- 10.42 The application has been subject to formal consultation with the Council's Ecology Officer who advises that the submitted report finds no evidence that protected species licence will be required prior to commencing works, the avoidance and mitigation strategies proposed will remove any residual risk of harm or disturbance of protected species and are acceptable. The Biodiversity net gain calculations show 761% and 100% gain in habitat and hedgerow units respectively which exceeds policy requirements. The Ecology Officer therefore raises no objection to the proposal and

recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered. These conditions are considered reasonable and necessary to impose.

- 10.43 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the NPPF and 06/2005 Circular advice.

10.44 Water Management and Flood Risk

- 10.45 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

- 10.46 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

- 10.47 Following the objections from the Local Lead Flood Authority, the applicants have submitted a Flood Risk Assessment, Drainage Strategy Report and a Drainage Technical Note.

- 10.48 The Local Lead Flood Authority have now advised that surface water from the proposed development can be managed through the use of permeable pavement on site. The proposed surface strategy details that surface water would then be discharged through third party land to the nearby watercourse which the LLFA are satisfied that the site has surface water drainage rights to do so. The LLFA therefore have no objections to the proposed development subject to submission of a detailed surface water drainage design and a plan which details how additional surface water run-off will be avoided during construction works. These conditions are considered reasonable and necessary to impose. Informatives were also recommended and too are recommended to be included on the decision notice.

- 10.49 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

10.50 Highway Safety and Transport Impacts

- 10.51 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

- 10.52 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities

- for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 10.53 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.54 The application is supported by a Transport Assessment and Framework Travel Plan.
- 10.55 Access to the site will be taken from three locations; from the western corner of the site from West Way primarily a visitor and disabled parking access, the access from Middle Way predominantly serving cyclists and pedestrians; and the final access from East Way for service vehicles and car access to the multi-storey car park located to the southern corner of the site. Two pedestrian and cycle access links will also be provided between the site and the CSET2 corridor. The existing footway provision through Dales Manor Business Park to the application is proposed to be upgraded as part of the proposals, with new 1.8m wide footways to be delivered along the northern side of Grove Road, and eastern side of both Middle Way and West Way.
- 10.56 Highways works have now been included within the red line application site boundary and detailed plans submitted for the footpaths proposed on Grove Road, Middle Way and West Way. The deliverability of these footways was questioned given that the land for these footways falls outside the ownership of the Applicant. However, the Council has had sight of an agreement which has been signed in conjunction with the landowner agreeing to the works. This provides sufficient comfort to the Council and the Highway Authority that these works can be delivered. Conditions ensuring the footway works be completed prior to first occupation is considered reasonable and necessary to ensure that the footway is fully functional prior to occupation of the development.
- 10.57 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who after submission of further information raise no objection to the proposal subject to conditions and S106 mitigation. These conditions are considered reasonable and necessary to impose to ensure the footways and pedestrian links are delivered as per the submitted plans, traffic is managed effectively, and the travel plan is implemented to decrease the pressure on existing networks. The s106 contribution towards the Cambridge South-East Transport Phase 2 (CSET2) Route is considered justified to make the proposal acceptable.
- 10.58 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

10.59 Cycle and Car Parking Provision

10.60 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

10.61 Cycle Parking

10.62 The proposal is for Class E use for research and development office space. TI/3 details the cycle parking requirements for the previous Use Class Order, however, officers consider the standard for B1 use would apply in this instance. TI/3 requires 1 cycle space per 30m² of floorspace. The supporting text advises that cycle parking should be within a covered, lockable enclosure. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

10.63 The proposal provides 245 cycle parking spaces, 225 within the ground floor of the proposed multi-storey car park, including 40 E-Charging points, 16 e-charging cycle parking lockers and 38 oversized spaces, and 20 visitor spaces located to the west of the building entrance. The provision falls below the standard outlined in TI/3 which equates to a provision of 324 spaces. However, other material planning considerations indicate that this level of provision is acceptable. It is projected that 555 people would be employed at the site and the Transport Assessment, agreed with the Transport Assessment Team, states that cycling would have a modal share of 7% based on 2011 Census data. The modal share is predicted to increase to 44% when CSET2 is operational. Therefore, this future modal share of 44% for cycling has been used to determine the cycle parking provision on site. Furthermore, as the Transport Assessment Team highlighted the proposed lab use typically generates a lower number of employees than typically expected using cycling as a mode to get to work. Moreover, as detailed in the Travel Plan, monitoring of cycle parking will be carried out and if demand warrants it, there is capacity to amend the cycle parking layout (comprising of 100% Sheffield stands) to replace some of the Sheffield stands with double decker stackers to increase provision on site. The submitted Framework Travel Plan also provides further measures to achieve this modal share proposed, including promotion of car sharing, cycle to work schemes, on site showering and changing facilities, local recruitment and bike servicing. Taking these factors into account, alongside the alternative transport modes that supplement access to the site (bus and foot), officers consider that the cycle parking is acceptable.

10.64 Car Parking

10.65 TI/3 provides indicative car parking standards of 1 space per 30m² floorspace over 2,500m². The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and

provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.

- 10.66 Car parking provision for the development will comprise 286 car parking spaces inclusive of 134 regular bays, 14 disabled bays, and 138 EV charging bays. The Transport Assessment Addendum confirms that the parking provision is provided at a ratio of 1 space per 44sqm as previously requested by the Highway Authority, given the sites location near CSET2 which plans to deliver a public transport stop close to the site. While this results in less spaces being provided than TI/3 requires, officers consider that, due to the existing and proposed transport links in Sawston allowing access to the surrounding settlements including Cambridge, the size and facilities in Sawston and both the size of, and mitigations proposed as part of, the proposed development, this level of provision is acceptable.
- 10.67 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging for the proposed use as 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future
- 10.68 138 EV charging bays are proposed. 50% of the spaces in the decked car park would be slow EV charge points with the ability (via a dedicated car park sub-station & switch room) to be able to increase this provision with a load management system at a later date. A further three EV rapid charging spaces are proposed to the west of the building entrance. This falls short of the EV charging requirements outlined in the SPD, due to the under-provision of fast chargers. Nonetheless, officers are satisfied that this could be achieved on site and secured via condition requiring a detailed plan showing this provision, distinguishing between fast and slow provision in accordance with the SPD.
- 10.69 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.70 Amenity

- 10.71 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 10.72 Neighbouring Properties
- 10.73 The site falls within an existing business park and the nearest residential neighbours are located approx. 110m south-west of the site at Fairfields. Other residential dwellings are located over 200m south-east on Railway

Close and 190m to the north. Given the separation distance and the scale and massing of the proposal, officers do not consider any significant overbearing, overshadowing, overlooking or impact to outlook or privacy would arise from the development.

10.74 Construction and Environmental Health Impacts

10.75 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.

10.76 The Council's Environmental Health Team have assessed the application and has no objection to the proposed development subject to conditions. The recommended conditions relate to the submission of a Construction Environmental Management Plan, a noise impact assessment from air source heat pumps and a lighting impact assessment for Council approval alongside conditions restricting construction / delivery hours and ensuring the development proceeds in accordance with the noise Impact Report submitted. These conditions are considered necessary to ensure harm to surrounding residential occupiers arising from excessive noise and disturbance is avoided. Officers consider, in consultation with the Environmental Health team, that the proposal would not result in a harmful noise impact to residential occupiers during construction or occupation of the development. In consultation with the Contaminated Land Officer, officers consider that, given the current condition of the land and its former industrial use, the contaminated land condition recommended is necessary and reasonable to impose to ensure the amenity of future and surrounding occupants is suitably mitigated.

10.77 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

10.78 Third Party Representations

10.79 All of the third-party representations have been addressed in the preceding paragraphs.

10.80 Planning Obligations (S106)

10.81 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does

not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (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.

10.82 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

10.83 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

10.84 Heads of Terms

10.85 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	Contribution / Term	Trigger
Transport	A financial contribution of £323,505 towards CSET2.	TBC

10.86 The County Transport Assessment Team have recommended a financial contribution of £323,505 towards the public transport route CSET2 to mitigate this development. Officers consider that, given the scale, proximity and potential employee numbers of the development, this obligation is appropriate. Officers consider therefore that the contribution is directly related to the development users are likely to include employees of the development. Noting the scale of the development, the quantum sought is considered fair and reasonable.

10.87 The planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

10.88 Other Matters

10.89 Bins

10.90 Bin enclosures are proposed within the courtyard to the south-east of the main block providing ease of access for refuse vehicles via East Way. No

elevation drawings have been submitted in support of the application, yet officers consider that these details can be secured via condition. No details of waste management have been submitted to the Council for review. To ensure that waste is adequately managed on site, a condition will secure the submission of a waste management plan.

10.91 Public Art

10.92 Policy HQ/2 requires public art to be integrated into the design of a development of this size. The Applicant has taken part in youth engagement workshops to make connections between the site and the community and assist with the public art scheme. This is still in the early stages of the process so nonetheless, officers consider it reasonable and necessary to impose a condition to ensure that the requirements of policy HQ/2 are satisfied.

10.93 Planning Balance

10.94 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.95 The proposed development would result in the re-development of brownfield land for R&D flexible lab space in a location which would further foster the clustering of the science and tech cluster south of Cambridge. While the land is currently part of a wider allocation of residential land under policy H/1a, several sites within the wider allocation have been re-developed for employment uses which, as the Policy Officer states, means the site is no longer suitable for residential development. This is reflected in the allocated site not being carried forward in the First Proposals of the Joint Local Plan specifically because parcels of land have been redeveloped retaining employment uses which has meant it is no longer available for housing. Given this, alongside the sustainability of Sawston and the scale of development proposed, the principle of development is supported by policies S/7, S/8, E/13 and E/9 of the South Cambridgeshire Local Plan (2018).

10.96 The proposal, by virtue of the high-quality landscaping, scale, massing and place-responsive design, would integrate well into its setting, particularly as the landscaping establishes. For these reasons officers consider that the proposal would not adversely impact upon the countryside or green belt. The proposed development would assist in strengthening the Cambridge cluster whilst promoting sustainability, by re-using brownfield land within the village framework and providing sustainable construction methods, resource efficiency, biodiversity gain, sociable outdoor working spaces and leisure facilities on site.

10.97 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions and to a s106 agreement.

11.0 Recommendation

11.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

11.2 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

12.0 Planning 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 Notwithstanding the details shown in approved drawing 'Soft Landscape Layout' by Rankin Fraser, ref: 2142.L.G(92)003 rev P01, no development above ground level, other than demolition, shall commence until alternative details for the buffer planting on the north-eastern boundary of the site, have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

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 (including gaps for hedgehogs) 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 S/4, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

4 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses
 - potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The site shall not be occupied until the verification plan has been submitted and approved by the Local Planning Authority.

Any changes to these components require the written consent of the local planning authority. The scheme 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 Policies CC/7 and SC/11 of the adopted South Cambridgeshire Local Plan 2018, National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

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

The principal 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.

- 6 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site

utilising the appropriate DEFRA metric in force at the time of application for discharge;

iii) Identification of the existing habitats and their condition on-site and within receptor site(s);

iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;

v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 7 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 Drainage Strategy Report prepared by Struer Consulting Engineers Ltd (ref: 3110kjs_dsr_drainage_July 2022 Rev A) dated October 2022 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) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non statutory technical standards for sustainable drainage systems;

h) Full details of the maintenance/adoption of the surface water drainage system;

i) Permissions to connect to a receiving watercourse or sewer;

j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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.

- 8 Prior to the commencement of development above slab level a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022). 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.

- 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 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.

- 10 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 demolition and construction:

- a) Demolition, 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 or 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 users.
- 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 DCEMP.

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

- 11 Before the development / use hereby permitted is commenced, 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 amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 12 Prior to above ground works, an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises 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 the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 13 The approved renewable/low carbon energy technologies (as set out in the Energy Statement) shall be fully installed and operational prior to the occupation of the development. Detailed design stage SBEM calculations, evidencing a minimum 10% carbon emissions reduction (compared to a current Building Regulations part L baseline), shall have previously been submitted to and approved in writing by the local planning authority.

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

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

- 14 Prior to occupation of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' will be met, with a minimum 2 credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, water conservation and promoting principles of sustainable construction and efficient use of buildings (Greater Cambridge Sustainable Design and

Construction SPD 2020 & South Cambridgeshire District Council Local Plan 2018))

- 15 Within 6 months of occupation of the development, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating of 'Excellent' has been met. This must also demonstrate that a minimum of 2 BREEAM credits for WAT01 (Water Efficiency) have been secured. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions, water conservation and promoting principles of sustainable construction and efficient use of buildings (Greater Cambridge Sustainable Design and Construction SPD 2020 & South Cambridgeshire District Council Local Plan 2018, policy CC/4).

- 16 The development shall be constructed/operated in strict accordance with the noise limits recommended in the R&D Facility, Dales Manor, Sawston, Cambridge CB2 4TJ, Noise Impact Report prepared by Environoise Consulting Limited on behalf of Bowmer & Kirkland for the scheme to be developed for Abstract (Mid-Tech) Limited submitted with this application.

Where individual occupier assessments indicate it will not be possible to limit noise levels to those specified in the submitted assessment above it will be necessary to submit a noise assessment as necessary and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority. The 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.

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

- 17 There should be no collections / from or deliveries to the site during the demolition and construction stages outside the hours of 07.00 to 23.00 Monday to Saturday and 0900 to 1700 on Sunday, Bank and other Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

18 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.

19 All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Adonis Ecology, November 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.

20 Prior to occupation of the development, the developer shall upgrade the existing footway provision along Grove Road, Middle Way, and West Way as shown indicatively in drawing no.ADM.AR(PL)008.

Reason: In the interests of highway safety.

21 Prior to occupation of the development, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of public transport taster tickets. The Travel Plan is to be monitored annually, with all measures reviewed to ensure targets are met.

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

- 22 In the event that the Cambridge South-East Transport Phase 2 route is operational adjacent to the site, details of two pedestrian and cycle accesses onto the Cambridge South-East Transport Phase 2 (CSET2) corridor shall be provided as shown indicatively on drawing no. ADM.AR(PL)002 Rev P3.

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 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

- 24 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

- 25 Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority and written approval given, 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.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy HQ/1.

- 26 Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The active charge points should have a minimum power rating output of 3.5kW. All other communal flat spaces should have passive provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required, and this should be demonstrated in the submitted detail.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy TI/3 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

- 27 No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

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

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

The PADP shall include the following:

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

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

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

- 29 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.

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

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

- 30 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:

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 SPDs

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Agenda Item 7



Planning Committee Date	8 March 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04540/S73
Site	Former Barrington Cement Works, Haslingfield Road, Barrington, Cambridgeshire
Ward / Parish	Barrington
Proposal	S73 variation of conditions 1 (Approved plans), 2 (Reserved matter details), 6 (Arboricultural Method Statement), 7 (boundary treatments), 8 (refuse storage), 10 (housing mix), 12 (energy statement), 13 (contamination), 14 (noise assessment), 17 (drainage strategy), 19 (access) and 23 (fire hydrants) pursuant to planning application 21/01474/S73 (Variation of condition 2 (reserved matters details) pursuant to planning application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC))
Applicant	Redrow (South Midlands)

Presenting Officer	Michael Hammond
Reason Reported to Committee	Departure Application Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	1. Principle of Development
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 Outline planning permission (S/2365/14/OL) including access was granted on 27 October 2016 for the redevelopment of part of the former Cemex site adjacent to Haslingfield Road and Chapel Hill, Barrington to provide 220 dwellings. A Section 73 permission (S/0057/17/VC) seeking to vary condition no.1 (drawings) of the outline permission was granted on 13 April 2017.
- 1.2 Reserved matters consent (S/3485/18/RM) for the approval of appearance, landscaping, layout, and scale of the outline planning permission S/0057/17/VC was appealed under grounds of non-determination and allowed at appeal (APP/W0530/W/19/3227393) on 29 November 2019. A Section 73 application (20/02528/S73) which included a phasing plan and boundary treatment details, was approved in January 2021. A further Section 73 application (21/01474/S73) varying condition no.2 (reserved matters details) was approved in July 2021. Phase 1 of the development on the site has commenced.
- 1.3 Following the approval of reserved matters and commencement of development, the applicant sought to amend and re-configure the south-eastern parcel of the site compared to what was previously approved. This was sought through the submission of planning application 21/04088/FUL for the re-configured south-eastern parcel which was considered at the Planning Committee meeting of 10 August 2022. A resolution was made by the Planning Committee to approve the application subject to completion of a Section 106 agreement.
- 1.4 Similar to the above process, a full application was also submitted to re-configure the northern parcel of the site compared to what was previously approved. This is sought through planning application 21/04087/FUL which was granted a resolution to approve subject to Section 106 agreement at the Planning Committee meeting of 8 February 2023.
- 1.5 This Section 73 application (22/04540/S73) has been submitted by the applicant as it is considered to be necessary by the applicant due to the Supreme Court judgement on 2 November 2022 for the “Hillside” decision (Hillside Parks Ltd (Appellant) v Snowdonia National Park Authority (Respondent)). It is important to note that this decision very much turned on its own facts but was a decision which rendered an original masterplan unimplementable as a result of subsequent drop in permissions.
- 1.6 This judgement has led to questions arising in respect of the ability to deliver so-called ‘drop-in’ permissions where there would be inconsistency between the drop-in permissions and the original planning permission granted for the site. The ‘drop-in’ permissions to which this application relates are application 21/04087/FUL for the northern parcel of the site and 21/04088/FUL for the south-eastern parcel.

- 1.7 In light of the Hillside decision, officers have sought Counsel advice on whether the process followed by the applicant to accommodate these permissions is acceptable. Overall, based on the advice received, officers are satisfied that the approach is sound and that the process is capable of accommodating the development sought without compromising the implementation of the original outline permission.
- 1.8 Certain conditions have been updated to compliance conditions to reflect the fact that some conditions have been discharged by the Council already. However, the application does not seek to amend the nature of the originally approved development and has been submitted only for legal purposes.
- 1.9 Officers recommend that the Planning Committee approve the application subject to the conditions and informatives set out in this report.

2.0 Site Description and Context

- 2.1 The application site is the former Barrington Cement Works site, to the north of the village of Barrington. The site is accessed off Haslingfield Road which borders the eastern edge of the site and is reinforced by established hedgerows. To the north is the Cemex quarry which is in the process of being remediated. To the west and east are open fields and to the south is Barrington Village.
- 2.2 The wider mineral site is adjacent to Barrington Chalk Pit Site of Special Scientific Interest (SSSI), notified for its geological special features. The site is within 4.2km of Eversden and Wimpole Woods SSI and Special Area of Conservation (SAC).
- 2.3 The site lies outside the development framework boundary of Barrington.
- 2.4 Development on part of the site has commenced in accordance with permission S/3485/18/RM.

3.0 The Proposal

- 3.1 The application seeks to vary condition nos. 1, 2, 6, 7, 8, 10, 12, 13, 14, 17, 19, and 23 of permission 21/01474/S73 to reflect the delivery of a new planning application (21/04087/FUL) within the wider site at the Former Barrington Cement Works.
- 3.2 The purpose of the application is to facilitate the delivery of full planning applications 21/04087/FUL and 21/04088/FUL alongside the residual development already permitted on the Site by permission 21/01474/S73 to ensure that all three permissions can come forwards without any inconsistency.
- 3.3

- 3.4 The full planning application (21/04088/FUL) was submitted in respect of the south-eastern parcel within the Site and sought a re-plan of that area, resulting in an increase in the overall number of houses being delivered on the Barrington scheme from 220 to 223 dwellings. This received a resolution to grant approval subject to Section 106 Agreement at the Planning Committee meeting of 10 August 2022.
- 3.5 The full planning application (21/04087/FUL) was submitted in respect of the northern parcel within the Site and sought a re-plan of that area, resulting in an increase in the overall number of houses being delivered on the Barrington scheme from 223 to 260 dwellings. This received a resolution to grant approval subject to Section 106 Agreement at the Planning Committee meeting of 8 February 2023.
- 3.6 This application (22/04540/S73) has been submitted by the applicant as it is considered to be necessary by the applicant due to the Supreme Court judgement on 2 November 2022 for the “Hillside” decision (Hillside Parks Ltd (Appellant) v Snowdonia National Park Authority (Respondent)). It is important to note that this decision very much turned on its own facts but was a decision which rendered an original masterplan unimplementable as a result of subsequent drop in permissions.
- 3.7 This judgement has led to questions arising in respect of the ability to deliver so-called ‘drop-in’ permissions where there would be inconsistency between the drop-in permissions and the original planning permission granted for the site.
- 3.8 To avoid any doubt in respect of the validity or implementable nature of any aspect of this proposal, the applicant considers it appropriate to amend the outline permission (ref: 21/01474/S73) to ensure that it relates only to the residual development, namely the development not caught by the proposed full planning permissions.
- 3.9 The application is made by the applicant to avoid the uncertainty caused by the recent Supreme Court decision. It does not seek to amend the nature of the development that has been approved.

4.0 Relevant Site History

- 4.1 The site has an extensive planning history. Of most relevance to this application are:

Reference	Description	Outcome
21/04087/FUL	Erection of 113 dwellings (re-plan of northern parcel of development site for an increase of 37 dwellings above approved scheme ref: S/3485/18/RM).	Pending Decision (resolution to approve at Planning Committee

21/04088/FUL	Erection of 36 dwellings (re-plan of south eastern parcel of development site for an increase of 3 dwellings above approved scheme ref: S/3485/18/RM).	Meeting of 08.02.2023) Pending Decision (resolution to approve at Planning Committee Meeting of 10.02.2022)
21/04524/S73	S73 Variation of conditions 1 (Approved plans), 2 (Reserved matter details), 6 (Arboricultural Method Statement), 7 (Boundary treatments), 8 (Refuse storage), 10 (Housing mix), 12 (Energy Statement), 13 (Contamination), 14 (Noise assessment), 17 (Drainage strategy), 19 (Access) and 23 (Fire hydrants) pursuant to planning application 21/01474/S73 (Variation of condition 2 (reserved matters details) pursuant to planning application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC))	Approved 16.09.2022 (following Planning Committee resolution to approve 14 September 2022))
21/01474/S73	Variation of condition 2 (reserved matters details) pursuant to planning	Approved 09.07.2021

	<p>application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC)</p>	
20/03765/S106A	<p>Modification of planning obligations contained in a Section 106 Agreement dated 27 October 2016 pursuant to outline planning permission S/2365/14/OL</p>	<p>Approved 26.05.2021</p>
20/02528/S73	<p>Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28</p>	<p>Approved 20.01.2021</p>

	(Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC	
S/3485/18/RM	Application for approval of reserved matters for appearance landscaping layout and scale under planning permission S/0057/17/VC for development of 220 residential units	Not Determined – Appeal Allowed 29.11.2019
S/1427/19/RM	Reserved Matters application for the construction of 220 dwellings for the Appearance Layout Landscaping and scale (Duplicate application S/1385/18)	Approved 23.09.19
S/0057/17/VC	Variation of conditions S/2365/14/OL - S73 application to vary condition 1 pursuant to outline planning permission (S.2365.14.OL) relating to the development of 220 residential units	Approved 13.04.2017
S/2365/14/OL	Outline application for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units formal and informal open space including allotments car parking for Barrington Primary School new pedestrian and cycle links to Barrington village and Foxton Station and associated works - details of vehicular site access arrangements are submitted for approval with all other matters (layout scale appearance and landscaping) reserved for future approval.	Approved 27.10.2016

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
 S/2 – Objectives of the Local Plan
 S/3 – Presumption in Favour of Sustainable Development
 S/5 – Provision of New Jobs and Homes
 S/6 – The Development Strategy to 2031
 S/7 – Development Frameworks
 S/10 – Group Villages
 CC/1 – Mitigation and Adaption to Climate Change
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Water Efficiency
 CC/6 – Construction Methods
 CC/7 – Water Quality
 CC/8 – Sustainable Drainage Systems
 CC/9 – Managing Flood Risk
 HQ/1 – Design Principles
 HQ/2 – Public Art and New Development
 NH/2 – Protecting and Enhancing Landscape Character
 NH/4 – Biodiversity
 NH/6 – Green Infrastructure
 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 & New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 SC/14: Odour and Other Fugitive Emissions to Air
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/4 – Rail Freight and Interchanges
 TI/8 – Infrastructure and New Developments
 TI/9 – Education Facilities
 TI/10 – Broadband

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning

decisions, with the weight in decision making to be determined on a case-by-case basis:

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

5.5 Other Guidance

5.6 Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 Barrington Parish Council – No Comment

6.2 No comment received.

6.3 Haslingfield Parish Council – No Comment

6.4 No comment received.

6.5 Meldreth Parish Council – No Comment

6.6 No comment received.

6.7 County Highways Development Management – No Objection

6.8 Following a review of the documents provided to the Highway Authority as part of the above planning application, the proposed alterations do not change the Highway Authority's original comments and it is requested the conditions set by the Highway Authority and required by the Planning Authority under applications 21/01474/S73, 20/02528/S73 & S/0057/17/VC be reimposed.

6.9 Lead Local Flood Authority – No Objection

6.10 The application does not appear to have any surface water flood risk or drainage implications therefore we have no comments to make.

6.11 Environment Agency – No Objection

6.12 No comment to make.

6.13 Anglian Water – No Objection

6.14 No objection.

6.15 Urban Design Team – No Objection

6.16 No objection.

6.17 Historic England – No Objection

6.18 No objection.

6.19 Senior Sustainability Officer – No Objection

6.20 No objection.

6.21 Landscape Officer – No Objection

6.22 No objection.

6.23 Natural England – No Objection

6.24 No objection.

6.25 Tree Officer – No Objection

6.26 No formal objections.

6.27 Environmental Health – No Objection

6.28 No objection.

6.29 Housing Strategy – No Objection

6.30 No objection.

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Member Representations

8.1 None.

9.0 Local Groups / Petition

9.1 None.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

- 10.2 Outline planning permission (S/2365/14/OL) including the reserved matter of access was granted on 27 October 2016 for the redevelopment of part of the former Cemex site adjacent to Haslingfield Road and Chapel Hill, Barrington to provide 220 dwellings. A Section 73 permission (S/0057/17/VC) seeking to vary condition no.1 (drawings) of the outline permission was granted on 13 April 2017.
- 10.3 Reserved matters consent (S/3485/18/RM) for the approval of appearance, landscaping, layout, and scale of the outline planning permission S/0057/17/VC was appealed under grounds of non-determination and allowed at appeal (APP/W0530/W/19/3227393) on 29 November 2019. A Section 73 application (20/02528/S73) which included a phasing plan and boundary treatment details, was approved in January 2021. A further Section 73 application (21/01474/S73) varying condition no.2 (reserved matters details) was approved in July 2021. Phase 1 of the development on the site has commenced and therefore the permission for 220 dwellings has been implemented on site.
- 10.4 Following the approval of reserved matters and commencement of development, the applicant sought to amend and re-configure the south-eastern parcel of the site compared to what was previously approved. A planning application 21/04088/FUL for this re-configured south-eastern parcel was considered at the Planning Committee meeting of 10 August 2022 and a resolution was made by the Planning Committee to approve the application subject to completion of a Section 106 agreement. The Section 106 agreement is currently being drafted between officers and the applicant.
- 10.5 An equivalent re-configuration of the northern parcel of the site compared to what was previously approved was also sought through planning application 21/04087/FUL. This application was considered at the Planning Committee meeting of 8 February 2023 and a resolution was made by the Planning Committee to approve the application subject to completion of a Section 106 agreement. The Section 106 agreement is currently being drafted between officers and the applicant.
- 10.6 This Section 73 application (22/04540/S73) has been submitted proactively by the applicant as it is considered to be necessary by the applicant because a recent Supreme Court decision *Hillside Parks Limited v Snowdonia National Park Authority* [2020] EWCA Civ 1440 has led to questions arising in respect of the ability to deliver so-called 'drop-in' permissions where there would be inconsistency between the drop-in permissions and the original planning permission granted for the site. The 'drop-in' permissions to which this application relates are applications 21/04087/FUL and 21/04088/FUL.

- 10.7 Certain conditions have been updated to compliance conditions to reflect the fact that some conditions have been discharged by the Council already. However, the application does not seek to amend the nature of the originally approved development and has been submitted only for legal purposes.
- 10.8 Overall, the application has only been submitted for legal and procedural reasons and does not seek to introduce any changes to the scheme that have not already been agreed through previous applications, discharges of conditions and Section 106 discussions.

10.9 Other Matters

Section 106 Agreement

- 10.10 The Council confirmed in July 2021 under a previous Section 73 permission (20/02528/S73) on the site that due to the wording of the original Section 106 agreement (dated 27 October 2016) under permission S/2365/14/OL that there is no need for a Deed of Variation and that the planning obligations in the favour of South Cambridgeshire District Council contained in the Section 106 agreement will apply to the new planning permission reference.
- 10.11 As this application is also a Section 73 application, it is considered that the Council's position remains and that there is no need for a Deed of Variation or new Section 106 application in this case.

10.12 Recommendation

10.13 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
- 1) Site Location Plan - Drawing number: 8502-22-02-102A
 - 2) Land Use & Access - Drawing number: 8502-22-02-500
 - 3) Parameter Plan Building Heights - Drawing number 8502-22-02-501
 - 4) Southern Site Access - Drawing number: 110278/A/19
 - 5) Northern Site Access - Drawing number: 110278/A/18
 - 6) BARR/22/02/001A - Phasing Plan

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

- 2 The development hereby approved shall be carried out within the areas identified for development under this permission on Plan Ref: 8502-22-

02-500 only in accordance with the Reserved Matters Details approved pursuant to appeal reference APP/W0530/W/19/3227393, as amended by plans reference:

201 (Apartment B Ground Floor Layout)
202 Rev A (Apartment B First Floor Layout)
203 Rev A (Apartment B Second Floor Layout)
401 Rev A (Apartment B Elevations Brick Code B1)
402 Rev A (Apartment B Elevations Brick Code B1)
8502-22-02-01 Rev C (Site Layout)
8502-22-02-02 (Affordable Housing Plan)
8502-22-02-02 (Refuse Strategy Plan)
8502-22-02-05 (Boundary Treatment Plan)
8502-22-02-08 (Fire and Refuse Swept Path Plan)
8502-22-02-10A (Surface Treatments Plan)
8502-22-02-161 (Bin/Cycle Store Elevations & Floor Plans)
18365 02 Rev B (Landscape Proposals Sheet 1 of 4)
190436-RGL-ZZ-XX-DR-D-120-0101 S2-P02
190436-RGL-ZZ-XX-DR-D-100-0001 S4-P03
REDR170323 HT.Q-R5.ce Rev E
REDR170323 HT.Q-R5.p1 Rev E
REDR170323 HT.Q-R5.p2 Rev D
REDR170323 HT.B.ce Rev D
REDR170323 HT.B.p Rev D
REDR170323 HT.F.cpe Rev D
REDR170323 HT.K.cpe1 Rev E
REDR170323 HT.N.ce Rev D
REDR170323 HT.N.p Rev E
19044 - Playspace Layout

Reason: The application is in outline only.

- 3 The development hereby permitted shall begin no later than the expiration of one year from the date of approval of the last of the reserved matters to be approved.

Reason: The application is in outline only.

- 4 No construction or decommissioning work shall be carried out or plant operated other than between the following hours: 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents in accordance with South Cambridgeshire Local Plan (2018) Policy HQ/1.

- 5 The development hereby approved shall be carried out in accordance with the Construction Management Plan dated 22 October 2018, approved pursuant to application reference S/4148/18/DC dated 12

December 2019. Works shall be undertaken in accordance with the approved Construction Management Plan.

Reason: To protect the amenity of residents in accordance with South Cambridgeshire Local Plan (2018) Policies HQ/1 (Design Principles) SC/10 (Noise) and SC/12 (Air Quality).

- 6 The development hereby approved shall be carried out in accordance with the Arboricultural Method Statement dated 25 March 2019, approved pursuant to application reference S/1576/19/DC dated 25 June 2019, insofar as it relates to the areas identified for development under this permission on Plan ref: 8502-22-02-500 only.

Reason: In the interests of biodiversity in accordance with South Cambridgeshire Local Plan (2018) Policy NH/4.

- 7 The development hereby approved shall be carried out in accordance with boundary treatment details shown on plan references REDR170323 BDML01 Rev F; EA_1808_P_600; EA_1808_P_601; EA_1808_P_602; EA_1808_P_603 and EA_1808_P_604, as approved pursuant to application reference S/0057/17/COND9, insofar as it relates to the areas identified for development under this permission on Plan ref: 8502-22-02-500 only. 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 South Cambridgeshire Local Plan (2018) Policy HQ/1.

- 8 The screened storage of refuse shall be carried out in accordance with the details approved on 18th August 2020 under application reference S/0057/17/COND10A, insofar as it relates to the areas identified for development under this permission on Plan ref: 8502-22-02-500 only. The screened refuse storage for each dwelling / Flat Block shall be completed before that/the dwelling /Flat Block is occupied in accordance with the approved scheme and shall thereafter be retained.

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

- 9 The use of any particular dwelling, hereby permitted, shall not commence until covered and secured cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure provision of secure cycle storage is provided in accordance with South Cambridgeshire Local Plan (2018) Policy TI/3 (Parking Provision).

- 10 The housing mix shall be in accordance with the details approved at Reserved Matters Stage pursuant to appeal reference APP/W0530/W/19/3227393, insofar as it relates to the areas identified for development under this permission on Plan ref: 8502-22-02-500 only, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that a suitable housing mix is provided in accordance with South Cambridgeshire Local Plan (2018) Policy H/9.

- 11 No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: This condition will ensure that lighting proposals are acceptable and have an acceptable impact upon amenity in accordance with South Cambridgeshire Local Plan (2018) Policy SC/9 (Lighting Proposals).

- 12 The development hereby approved shall be carried out in accordance with the March 2021 Energy Statement, as approved pursuant to application reference 21/01474/S73 on 9th July 2021, insofar as it relates to the areas identified for development under this permission on Plan ref: 8502-22-02-500 only. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of the associated approved building and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme.

Reason: This condition will ensure that the proposed development incorporates low carbon energy in accordance with South Cambridgeshire Local Plan (2018) Policy CC/3 (Renewable and Low Carbon Energy in New Developments).

- 13 A) For the purposes of Phases 1 and 2 of the development (as shown on phasing plan BARR/22/02/001 Rev A) works shall be carried out in accordance with Phase 1/Phase 2 Exploratory Hole Layout with TPH/PAH Hotspots (190436-RGL-ZZ-XX- DR-G-900-0020), Geotechnical & Geo-environmental Reports (S4-PO3 & S4-P04 for Phase 1), Geotechnical & Geo-environmental Reports (S4-PO3 & S4-P04 for Phase 2), Enabling Works Health and Safety Information File (D8038) and Site Log Continuation (A002) as approved under discharge of conditions applications 20/02528/CONDA and 20/02528/CONDC dated 30 April 2021.

No occupation of any part of Phases 1 or 2 of the permitted development shall take place until a verification report demonstrating completion of the works set out in the remediation strategy and the long - term monitoring and maintenance plan shall be updated and implemented as approved.

B) No development shall commence on Phase 3 of development, as shown on Phasing Plan ref BARR/22/02/001 Rev A, until that phase has been subject to a further scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority. Detailed proposal for the removal, containment or otherwise rendering harmless any contamination (the remediation strategy) for that phase have been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include the following components:

- 1) A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site including potential sources, pathways and receptors, including those off site.
- 2) The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
- 3) Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangement for contingency actions. The plan shall also detail a long - term monitoring and maintenance plan as necessary.
- 4) No occupation of any part of that phase of the permitted development shall take place until a verification report demonstrating completion of the works set out in the remediation strategy in (3). The long - term monitoring and maintenance plan in (3) shall be updated and implemented as approved.

If during remediation works, any contamination is identified that has not been considered in the remediation method statement of the relevant phases, then 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 South Cambridgeshire Local Plan (2018) Policy SC/11 (Contaminated Land).

- 14 The development hereby approved shall be carried out in accordance with the Noise Assessment (21 May 2019), the ACCON response to Plowman Craven (22 February 2020), the ACCON Response 2020-04-27 and A3297 Technical Note 2020-06-08, as approved pursuant to application reference S/0306/19/DC, insofar as it relates to the areas identified for development under this permission on Plan ref: 8502-22-02-500 only. The development shall be constructed in accordance with these approved details.

Reason: To ensure that the acoustic impacts associated with the proposed development are acceptable in accordance with South Cambridgeshire Local Plan (2018) Policy SC/10.

- 15 Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the protection of existing habitats in accordance with South Cambridgeshire Local Plan (2018) Policy NH/4 (Biodiversity).

- 16 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA: Limiting the surface water run-off generated by the 1 in 100 critical storm so that it will not exceed the Greenfield equivalent run-off rates and not increase the risk of flooding offsite. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the proposed development would not be susceptible to flooding or result in an increased risk of flood risk elsewhere in accordance with South Cambridgeshire Local Plan (2018) Policy CC/9 (Managing Flood Risk).

- 17 The development shall be carried out in accordance with the approved Drainage Strategy, document reference 7048-2018.12.19 Drainage Strategy SUDS Report Rev C, as approved pursuant to application reference S/4820/18/DC, insofar as it relates to the areas identified for development under this permission on Plan ref: 8502-22-02-500 only.

Reason: To ensure that the proposed development would not be susceptible to flooding or result in an increased risk of flood risk elsewhere in accordance with South Cambridgeshire Local Plan (2018) Policy CC/9 (Managing Flood Risk).

- 18 For the purposes of Phases 1 and 2 of the development (as shown on phasing plan BARR/22/02/001 Rev A) works shall be carried out in accordance with Round 3 (CFC 20.08.20), Information in Support of the Analytical Results (20-13233), Groundwater Risk Assessment for Piling Works for Phases 1 and 2 Former Cement Works Barrington Cambridgeshire (S4-P03) and Groundwater Risk Assessment for Piling Works for Phases 1 and 2 Former Cement Works Barrington Cambridgeshire (S4-P04), as approved under discharge of conditions application 20/02528/CONDB dated 30 April 2021.

Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted on Phase 3 of the development other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent the increased risk of flooding in accordance with South Cambridgeshire Local Plan (2018) Policy CC/9 (Managing Flood Risk).

- 19 Prior to the first occupation of any part of either Phase 1 or Phase 2, as shown on plan number BARR/22/02/001 Rev A, visibility splays shall be provided on each side of the vehicular access shown on the approved drawing 110278/A/19 in full in compliance with the details shown on the submitted drawing 11278/A/07 Rev D. The splays shall thereafter be maintained free of any obstruction exceeding 0.6m above the level of the carriageway.

Prior to the first occupation of any dwellings within Phase 3 as shown on plan number BARR/22/02/001 Rev A, visibility splays shall be provided on each side of the vehicular access shown on the approved drawing 110278/A/18 in full with the details shown on the submitted drawing 11278/A/07 Rev D. The splays shall thereafter be maintained free of any obstruction exceeding 0.6m above the level of the carriageway

Reason: To ensure that the proposed development would not result in an adverse impact upon highway safety in accordance with South Cambridgeshire Local Plan (2018) Policy HQ/1.

- 20 The development hereby approved shall be carried out in accordance with the Historic Building Recording dated August 2018, approved pursuant to application reference S/ 3308 /18/DC dated 31 October 2018.

Reason: To ensure that the proposed development conserves the heritage of the site in accordance with South Cambridgeshire Local Plan (2018) Policy NH/14.

- 21 Prior to the first occupation of any dwelling, the Applicant shall submit to and have approved by the Local Planning Authority the following reports:
(i) Completion and submission of a Post-Excavation Assessment Report.
(ii) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, production of an archive report, and submission of a publication report; to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority

Reason: This condition will ensure that the proposed development conserves the significance of existing heritage assets of the site in accordance with South Cambridgeshire Local Plan (2018) Policy NH/14.

- 22 The development hereby approved shall include the provision of fire hydrants in accordance with the boundary treatment details shown on plan references Proposed Mains and Service Connections; SC - 2718 Rev F Lower Parcel and; SC- 2718 Rev F Upper Parcel , as approved on 19th August 2020 pursuant to application reference S/0057/17/COND29, insofar as it relates to the areas identified for development under this permission on Plan ref: 8502-22-02-500 only. The development shall not be occupied until the hydrants have been confirmed to be fully operational by the Applicant. Confirmation that the hydrants are fully operational will include written confirmation to be provided by the Applicant that the hydrants have been tested by the Cambridge Fire and Rescue Service. The hydrants shall thereafter be retained and operational in accordance with the approved details.

Reason: To ensure the safety of future residents in accordance with South Cambridgeshire Local Plan (2018) Policy HQ/1.

12.0 Informatives

1. Planning Permission was issued on 27 October 2016 for an outline application at the former CEMEX Cement Works for the demolition of all existing buildings and structures, and redevelopment to provide up to 220 residential units. This Permission was pursuant to a Planning Obligation under Section 106 of the Town and Country Planning Act dated 27 October 2016 which provided that:

"Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission other than the Planning Permission, save that if a condition attached to one or other is varied or released following an application made pursuant to Section 73 of the 1990 Act or pursuant to an appeal under the 1990 Act relating to such an application then the covenants and provisions of this Deed shall if the Councils so agree in writing (but not otherwise) be deemed to apply to the varied planning permission and to any development carried out pursuant to the varied planning permission".

This clause is such that the s106 agreement can apply to future applications under Section 73. It is therefore applicable to this planning permission.

2. For the avoidance of doubt, the car park, as shown on Drawing numbers: 110278/A/07 Rev D, 110278/A/31 Rev A, A110278/A/36, and 110278/A/37 on permission 21/01474/S73, is no longer required to be delivered, as established by permission ref: 20/02528/CONDD.

Agenda Item 8



Planning Committee Date

Report to South Cambridgeshire District Council
Planning Committee

Lead Officer Joint Director of Planning and Economic
Development

Reference 22/04011/FUL

Site The Bungalow, Haden Way, Willingham

Ward / Parish Willingham

Proposal Replacement dwelling following demolition of
existing

Applicant Mr J Rooney

Presenting Officer Phoebe Carter

Reason Reported to Committee Called-in by Parish Council and the application
raises special planning policy or other
considerations

Member Site Visit Date N/A

Key Issues 1. Whether satisfactory information has been
submitted to remove the agricultural tie of the
original permission for the bungalow.

Recommendation **APPROVE** subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the replacement dwelling following demolition of the existing dwelling outside the Development Framework of Willingham. The existing dwelling was approved subject to a condition restricting the use to agriculture. The new dwelling would be single storey and contain 4 bedrooms, with no agricultural tie. It would have a maximum ridge height of 6.3 metres.
- 1.2 Officers recommend that the Planning Committee approve the application subject to conditions

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Mineral Safeguarding Area	X		

*X indicates relevance

- 2.1 The application relates to a detached bungalow located to the south of Haden Way. It is accessed off Haden Way which turns into an unmade road and provides access. The site is surrounded by open countryside to the east and south. To the west is a site which contains several piggery buildings and hardstanding. The piggery is no longer operational. This site is within the ownership of the applicant and has a separate permission (S/2442/19/FL) for the stationing of caravans for residential purposes. To the north of the site is open countryside before turning into residential and commercial buildings at the end of Haden Way.

3.0 The Proposal

- 3.1 The application seeks planning for the replacement dwelling, located in a different position on site, following demolition of the existing dwelling. The new dwelling would be a single storey, 4 bedroom dwelling. It would have a maximum ridge height of 6.3 metres.
- 3.2 The application has been amended to reduce the size and form of the porch as it was considered out of proportion to the dwelling. Additional information has been provided regarding the former use and ownership of the dwelling,

including the agricultural tie of the dwelling house. Further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
S/1263/75/F	Siting of a caravan (renewal of period of consent C/73/1424)	Permitted
S/74/1265	Erection of an agricultural bungalow	Permitted
S/75/1218	Erection of house and double garage	Refused
C/73/1424	Temporary siting of mobile home	Permitted

Site History for adjacent plot – The Piggery, Haden Way

Reference	Description	Outcome
S/2442/19/FL	The use of land for the stationing of caravans for residential purposes for 1 no. Gypsy Pitch together with a day room ancillary to that use	Permitted Nov 2021
S/1935/17/FL	Proposed Bungalow to replace the piggery	Refused
S/0920/17/FL	Proposed new dwelling to replace the piggery	Withdrawn

4.1 The original dwelling was built in connection with the former Piggery, situated to the west of the site, and was linked by condition which limited the occupation of the dwelling to a person solely or mainly employed, or last employed in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such person residing with him), or a widow or widower of such person.

4.2 The former Piggery, which is owned by the same applicant, but outside the present application site boundary, was approved for demolition and for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with a day room ancillary to that use. This was considered by the South Cambridgeshire Planning Committee on the 11.11.2021 and was subsequently permitted.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **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/9 – Minor 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

HQ/1 – Design Principles

NH/4 – Biodiversity

H/8 – Housing Density

H/12 – Residential Space Standards

H/14 – Replacement Dwellings in the Countryside

H/19 – Dwellings to Support a Rural-based Enterprise

TI/2 – Planning for Sustainable Travel

TI/3 – Parking Provision

TI/8 – Infrastructure and New Developments

TI/10 – Broadband

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

District Design Guide SPD – Adopted March 2010

5.5 Other Guidance

- 5.6 Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

Willingham Parish Council – Object

- 6.1 The application is to replace a building that is no longer required as the existing bungalow was provided for an agricultural worker for the Piggery in 1975 with an agricultural tie. The Piggery has been removed and hence the housing provision is no longer required.
- 6.2 Following a previous application in 2017 for a bungalow on the Piggery site, which was refused following appeal, the applicant was given permission for a traveller pitch, including utility building. Given the approved use of the land, the Council do not feel that a permanent residence is either needed or appropriate.
- 6.3 The Council would also reiterate concerns it has raised with enforcement that the applicant has already breached the existing planning consents for the site.

County Highways Development Management – No Objection

- 6.4 No significant adverse effect upon the Public Highway as this section of Haden Way is not adopted Public Highway.

Sustainable Drainage Officer – No Objection

- 6.5 The development is acceptable subject to conditions regarding Surface and Foul Water Drainage.

Environmental Health – No Objection

- 6.6 Development is considered acceptable subject to conditions and informatives regarding Construction Hours, Construction Environmental Management Plan, Demolition Notice and Piling.

Ecology

- 6.7 No objections – recommends conditions regarding works being carried out in accordance with the Preliminary Ecological Appraisal, submission of an Ecology Enhancement Scheme, Biodiversity Net Gain Plan and Biodiversity implementation scheme.

Sustainability

- 6.8 No objection – recommends compliance conditions regarding the Sustainability Statement provided.

7.0 Third Party Representations

- 7.1 No representations have been received.

8.0 Assessment

Principle of Development

- 8.1 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.
- 8.2 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.
- 8.3 Policy H/14 of the Local Plan supports one for one replacement dwellings outside village framework boundaries subject to;
- the use as a dwelling has not been abandoned;
 - where the replacement dwelling is not on the original footprint the original dwelling is demolished within 1 month of the first occupation of the replacement dwelling;
 - In considering countryside impact and effect on local character, only removal of existing buildings lawfully used for purposes ancillary to the dwelling can be taken into account and must be standing at the time of the application
 - If in the Green Belt, the replacement dwelling is not materially larger than the one it replaces
- 8.4 The dwelling has not been abandoned and further information regarding its use is set out in greater detail below. A condition is proposed (condition 3) requiring demolition of the original dwelling prior to first occupation. There are no other ancillary buildings within the application site and the site is not located within the Green Belt. The proposal is therefore, considered to be compliant with policy H/14.

- 8.5 Whilst the proposal is for a replacement dwelling, consideration of policy H/19 with regard to agricultural ties is considered to be relevant. Policy H/19 of the Local Plan in relation to Dwellings to Support a Rural-based Enterprise states that the relaxation of an occupancy condition will only be permitted where it can be demonstrated that: -
- There is no longer a continued need for the dwelling on the site / holding or for the enterprise, or to house surviving partners and any resident dependents;
 - There is no long term need for a dwelling with restricted occupancy to serve need in the locality;
 - The property has been marketed locally for a reasonable period (minimum 12 months) at a price which reflects the existence of the occupancy condition.
- 8.6 The supporting policy text (Paragraph 7.67) states that, in general, preference will be given to the re-use or replacement of existing buildings over those which propose the erection of a new dwelling in order to avoid further development in the countryside. The erection of a new dwelling could not be justified where an existing dwelling serving the site associated with it, has either recently been sold off or in some other way effectively separated from it. The assessment of the design quality, scale, countryside impact, and effect on the local character of the proposed development will be considered against the other policies within the local plan.

Continued Need on Site

- 8.7 The original dwelling was approved in 1975, with an agricultural tie to the former Piggery. The applicant purchased the site (original dwelling) after the planning permission had been granted for the stationing of caravans for residential use. The existing dwelling therefore, currently has no agricultural holding linked to it however, could still be used in relation to agriculture or forestry within the local area.
- 8.8 The previous piggery enterprise ceased operation around the mid 1980's, as set out within Affidavits submitted with the application. At this point it appears that the agricultural holding was shut down by the Feed Company. The family appears to have stayed in the dwelling until circa 1988, where it was then occupied by a new individual. At this point the property was rented out by the Bradford Property Trust for a 'fair rent' and the occupant appears to have stayed in the dwelling until 2021 when the property was sold to the applicant with a sitting tenant. No details have been submitted as to when the sitting tenant left the property. The applicant is unable to locate the former occupant however, there is no known link of the tenant to agriculture or forestry within the locality.
- 8.9 Therefore, given this information, it is considered that it has been demonstrated that agricultural operations tied to occupant/s of the existing dwelling ceased over 30 years ago. Moreover, taking into account the limited curtilage associated with the existing dwelling, it is not sufficient to

operate a viable rural-based business on the site. Therefore, it is considered that there is no longer a continued need to house residents with an agricultural tie to the land and as such, is compliant with Policy H/19(i).

General Need in the locality and Marketing Information

- 8.10 In terms of general need for a dwelling with an agricultural tie, the applicant has not produced any evidence (i.e. support from local farmers) to establish whether this is the case. However, the dwelling was originally linked to a smallholding specific to the operation of the piggery (i.e. it is not linked to wider farming operations on the surrounding land). Once this use ceased and no alternative rural based business came forward, the need on site for an agriculturally tied dwelling was redundant. Subsequently it was taken over by the Bradford Property Trust. The use of the piggery land has now also received planning permission for an alternative use which is being implemented. Whilst there is no evidence from surrounding rural based businesses regarding longer term need, this likelihood is that this is low, particularly as farming methods have become less labour intensive and the need for such accommodation for farmworkers has diminished.
- 8.11 No marketing information has been provided by the applicant and it does not appear the applicant was aware of the agricultural tie associated with the dwelling until this application was submitted. From the affidavits submitted it states that an estate agent approached local farmers/businesses to see if they were interested in buying the land in the late 1980's. As there had been no interest, the dwelling was sold separately from the piggery in the 1980s and only more recently, then purchased by the applicant. The Piggery was also bought by the applicant (prior to purchase of the dwelling) and planning permission granted for an alternative use of the land as set out above. As part of the supporting information is a 'Report on Property' prepared for the applicant by Talyor Rose MW Solicitors on the 21st July 2021, in relation to the purchase of the dwelling. The report notes the dwelling was sold with a sitting tenant who was renting the property with a 'fair rent' and lived in the property until 2021. Details within the Solicitor's report does not show that an agricultural occupancy condition was linked to the dwelling and it appears no marketing appraisal was undertaken in relation to the most recent sale of the dwelling.
- 8.12 Policy H/19(j) requires the applicant to demonstrate there is no general need for agriculturally tied dwellings and (k) requires a minimum marketing period of 12 months. Taking into account the above, no evidence from local farmers has been provided and the property has not marketed in accordance with the requirements of policy and the supporting paragraph 7.71 of the Local Plan.
- 8.13 Although no information from local farmers has ben provided and the property has not been marketed in line with policy H/19, the planning history of the site carries significant weight in this instance. Officers are satisfied the dwelling has not been occupied with an agricultural tie for a significant period of time (more than 30 years). Furthermore, the piggery is no longer

in use and planning permission has subsequently been granted for a material change of use of the land for siting of caravans for residential use, which appears to have been implemented. The application site is also not viable for a rural-based business due to its limited size. For these reasons, on balance, officers are satisfied there is no longer a need for an agriculturally tied dwelling on the land.

- 8.14 Policy H/14 of the Local Plan is supportive of one for one replacement dwellings outside of village frameworks and whilst there is an agricultural tie on the existing dwelling, it has been in use as an unincumbered residential dwelling for more than 30 years, as there has not been an associated rural-based business with the existing dwelling. On this basis, officers are satisfied that the principle of a replacement dwelling is acceptable.

Design, Layout, Scale and Landscaping

- 8.15 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.16 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 8.17 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 8.18 The proposal sits outside the development framework, surrounded by open countryside. Close to the site is Haden Way and a new development made up of predominantly two and two and a half storey dwellings. Due to the site being open on two sides to the open countryside the proposal for a replacement single storey dwelling is supported.
- 8.19 The replacement dwelling would be larger than the existing modest bungalow, however it is considered that it would not dominate the site. The form of the proposed dwelling would be of a simple design with a porch to add more visual character. The proposed dwelling would not be set forward of the building line of the existing dwelling. As the dwelling would be larger, it would be more visible from the open countryside to the south. Officers note that the access to the site to the rear, The Piggery, has been conditioned to ensure native hedge is planted to form the boundary treatment to the adjacent agricultural land. Whilst the site, when viewed from the wider countryside would be set behind this access and boundary treatment, it is considered that the proposal has retained a relatively low profile and in addition that a boundary treatment could be conditioned,

suitable to the rural location, to ensure that it is not visually intrusive. The proposed dwelling would be brick with concrete tiles which is consistent with the character of dwellings in Haden Way and therefore the materials are considered suitable.

8.20 Conditions are recommended to restrict permitted development rights for classes A (extensions), B (roof alterations/extensions) and Class E (incidental outbuildings). Officers consider it necessary to remove Classes A, B and E, given the proposed dwelling is larger than the existing, and further extensions and buildings on the plot to avoid the proliferation of built form within the countryside and prevent wider visual impact on the countryside.

8.21 Overall, the proposed development is considered to be of an appropriate design, that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF.

8.22 Carbon Reduction and Sustainable Design

8.23 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.

8.24 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

8.25 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

8.26 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal. The applicant has submitted a New Dwelling Sustainability Statement and Carbon Calculations in support of the application. The documents details the use of a fabric first approach to the construction of the propose dwelling and confirms the use of the following sustainable construction features:

- Improved fabric performance above Building Regulations Part L Compliance
- 1000% low energy lighting
- 8.5 kW air source heat pump for heating and hot water requirement
- 1kWp solar PV array on south facing roof space.

- 8.27 The carbon calculations demonstrate that the use of these measures should ensure a carbon reduction of 11.86%, achieving compliance with the Local Plan Policy CC/3.
- 8.28 The applicant has submitted Part G compliant water calculations in support of the application. These demonstrate that the use of low flow fixtures and fittings should ensure the proposed development use no more than 107.4 litres/person/day, making the scheme compliant with local plan policy CC/4.
- 8.29 Officers are therefore satisfied that the proposal have suitably addressed the issue of sustainability and renewable energy and, subject to a compliance condition regarding the sustainability statement, the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.30 Biodiversity

- 8.31 The NPPF expects development to provide a net gain but does not specify a quantum. Similarly, the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 8.32 The application has been subject to formal consultation with the Council's Ecology Officer. The Preliminary Ecological Appraisal and Preliminary Roost Assessment found no evidence that a protected species licence would be required, nor that any further surveys are required. The Ecology Officer agrees with the analysis and does not require any further survey or information to be submitted. Conditions have been recommended to ensure the protection of species, ecology enhancement and biodiversity net gain is delivered.
- 8.33 Therefore, Officers are satisfied that subject to appropriate conditions being imposed, the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the NPPF and 06/2005 Circular advice.

8.34 Water Management and Flood Risk

- 8.35 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.36 The Council's Sustainable Drainage Engineer has no objections to the application subject to conditions securing surface and foul water drainage schemes to be submitted and approved by the LPA. Officers consider that as the site is not in an area which experiences flood risk, a sufficient surface

and foul water drainage scheme will be secured at building control stage. Therefore, the conditions recommended by the Drainage Officer do not meet all of the 6 tests of a planning condition and will not be imposed.

8.37 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

8.38 Highway Safety and Transport Impacts

8.39 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

8.40 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.

8.41 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.42 Access to the site would be via Haden Way which is off a section of the road that is unadopted highway. No concerns are raised in relation to access from Haden Way.

8.43 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal and have recommended no conditions. The proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

8.44 Cycle and Car Parking Provision

8.45 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

8.46 Cycle Parking

8.47 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

- 8.48 No details of the cycle parking have been included within the application. However, officers are satisfied that these can be successfully accommodated within the site and therefore a condition is recommended to secure these details at a later stage.
- 8.49 Taking the above into account, the proposal is compliant to policy TI/3 of the South Cambridgeshire Local Plan (2018).
- 8.50 Car Parking
- 8.51 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 8.52 The proposed dwelling has not shown car parking spaces on the plan. The application form states that the proposal would have five car parking spaces, which would be achievable on site, exceeding the indicative standards of two spaces per dwelling detailed in TI/3. A condition would secure a revised car parking plan to detail only two. This condition is considered reasonable and necessary.
- 8.53 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking.
- 8.54 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 8.55 Amenity**
- 8.56 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.57 The District Design Guide 2010 advises 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 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

8.58 Neighbouring Properties

Given the location of the dwelling and its relationship with its neighbours, The Piggery to the west, the proposal would not cause an undue sense of enclosure or overshadow this neighbour. As the dwelling is a bungalow and noting the boundary treatment and the significant separation, no overlooking would arise.

8.59 Future Occupants

8.60 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.

8.61 The gross internal floor space measurements for the dwelling are shown in the table below:

Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size of unit (m²)	Proposed size of unit (m²)	Difference in size (m²)
4	6	1	99	156	+57

8.62 Garden Size: 1200sq metres

8.63 The District Design Guide 2010 advises that each dwelling with 3 bedrooms or more should have private garden space of 80m² in rural settings. The dwelling would benefit from a private garden area would exceed the recommendations of the Council's District Design Guide.

8.64 Construction and Environmental Health Impacts

8.65 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.

8.66 The Council's Environmental Health Team have assessed the application and recommended conditions regarding hours of work, a Construction Environmental Management Plan. It is considered that restricting the hours of work is reasonable. Due to the minor level of development a full CEMP is considered unreasonable, however, it is considered important to keep the piling part of the condition due to the potential impacts on neighbouring properties.

8.67 Summary

8.68 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

8.69 Parish Comments

8.70 The remaining parish comments not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Previous applications on the Piggery Site and given the approved use of the land, the Council do not feel that a permanent residence is either needed or appropriate.	The Piggery site is not part of the application site, as it was when the bungalow was first constructed. The Bungalow is therefore being assessed on its own merits and not in relation to a separate planning unit.
The Council would also reiterate concerns it has raised with enforcement that the applicant has already breached the existing planning consents for the site.	The Parish is referring to a separate planning unit within this comment and therefore is not relevant to the proposal site. Officers are therefore unable to assess this in relation to the application.

8.71 Other Matters

8.72 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A condition is proposed to ensure this provision.

8.73 Bins

8.74 No details of the refuse arrangements have been included within the application. However, officers are satisfied that these can be successfully accommodated within the site and therefore a condition is recommended to secure these details at a later stage.

8.75 Taking the above into account, the proposal is compliant to policy HQ/1 of the South Cambridgeshire Local Plan (2018).

8.76 Planning Balance

- 8.77 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.78 The proposal for one for one replacement dwellings outside of village frameworks is supported by policy H/14. Whilst the proposal is not to retain the existing dwelling and remove the existing agricultural tie, there is some conflict with the requirements of policy H/19 in justifying removal of such a condition. However, information provided regarding the historic use of the existing dwelling demonstrates that residential occupation of the dwelling has not been linked to a rural-based business for more than 30 years. The associated agricultural use (piggery) has not been operational for a significant period of time, nor has any other agricultural use existed on the adjacent land. Furthermore, an alternative use of the land has been granted planning permission and appears to have now been implemented. The proposed replacement dwelling is considered to be of an appropriate scale and design and is appropriate in its setting within the open countryside. In all other respects the proposal is considered to comply with the requirements of the Local Plan.
- 8.79 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

9.0 Recommendation

9.1 Approve subject to:

The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning 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 development hereby permitted shall not be occupied until the residential unit identified as the existing bungalow on site plan 22.141-P2 has been demolished in full with all materials removed from the site.

Reason: To protect the character and appearance of the countryside in accordance with policy H/14 of the South Cambridgeshire Local Plan (2018).

- 4 No construction or demolition work shall be carried out and no 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 adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 5 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. 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 site manager, including how these details will be displayed on site.

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

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

- 6 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) 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 (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

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

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

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.

- 7 The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for refuse arrangements and 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 of refuse and for the secure storage of bicycles in accordance with Policy HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

- 8 The approved renewable/low carbon energy technologies (as set out in the New Dwelling Sustainability Statement - Sept 22) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance programme, details of which shall have previously been submitted to and approved in writing by the local planning authority.

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

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

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

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

- 10 Notwithstanding the provisions of Schedule 2, Part 1, Class A 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 enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 11 Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 12 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 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. OR To ensure that the external appearance of the development

does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 13 All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Eco-Planning, January 2023) and Preliminary Roost Assessment (Arbtech, August 2022) 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 scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022). 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, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 16 No development shall take place above ground level, other than demolition, until details of the wall and roof 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.

Informatives

1. Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
2. In order to facilitate the upgrade of heating systems to efficient (i.e. heat pump) electric heating, radiators shall be sized and fitted on the basis of running at a maximum of 45°C flow temperature to all residential units. In addition, for all residential units identify an appropriate space for external air source heat pump units that are acceptable within permitted development requirements for noise, proximity to boundaries and physical size and provide valved and blanked pipe work connections between the external unit and the primary heating installations (heating pump and hot water tank) to enable the use of the heat pump system with minimum disruption upon gas boiler removal. The hot water tank is to incorporate sufficient heat exchanger area and storage volume to allow a designated heat pump system with domestic hot water capabilities to be used without the need for replacement or upgrade.
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. 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.

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.

5. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
 - i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
 - iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

Agenda Item 9



Planning Committee Date	8 March 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/00113/FUL
Site	Land North of Pathfinder Way Northstowe Cambridgeshire
Ward / Parish	Longstanton / Northstowe
Proposal	Construction of a temporary Modular Community Building for a period of 3 years with associated parking, landscaping, boundary treatment and access.
Applicant	South Cambridgeshire District Council
Presenting Officer	Luke Mills
Reason Reported to Committee	Development by the Council (objections received)
Member Site Visit Date	N/A
Key Issues	1. Design, Layout, Scale and Landscaping 2. Water Management and Flood Risk 3. Cycle and Car Parking Provision
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks a three-year temporary planning permission for the erection of a modular community building on the site of the forthcoming local centre in Phase 1 of Northstowe. The building is intended to provide an interim solution to the requirement for a community building, following closure of the Community Wing in July 2022 and in anticipation of the opening of a new permanent building in 2025.
- 1.2 Regard has been had to the provisions of the development plan, the National Planning Policy Framework, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations. Key issues associated with the site and proposal include design, landscaping, surface water drainage and parking for cycles and cars.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions, which include mitigation and management measures relating to the key issues.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Mineral Safeguarding Area	X	Waste Consultation Area	X
Major Development Site	X		

- 2.1 The site is located within Phase 1 of Northstowe and measures 0.37 hectares. It includes vacant land that is currently laid to grass but will eventually form part of the Phase 1 local centre, as well as the access road between Pathfinder Way and Stirling Road.
- 2.2 Completed residential development surrounds the site to the east and south. Immediately to the west is the constructed formal square known as

The Green and to the north is vacant land that will eventually accommodate the Enterprise Zone.

3.0 The Proposal

3.1 The description of development is as follows:

Construction of a temporary Modular Community Building for a period of 3 years with associated parking, landscaping, boundary treatment and access.

3.2 The proposal includes:

- Change of use to a community facility, on a three-year temporary basis
- Erection of a temporary modular building
- Erection of a covered cycle stand containing 12 spaces
- Installation of hard and soft landscaping

3.3 The proposed temporary community building would provide an interim arrangement that bridges the gap between the recent closure of the temporary Community Wing at the Pathfinder Primary School (in July 2022) and the opening of the permanent Phase 1 Community Building (estimated to be 2025).

3.4 The schedule of accommodation includes:

- Flexible meeting space with moveable partition
- Three offices
- NHS room and waiting area
- Café/ informal gathering area
- Ancillary facilities

3.5 The application was submitted with an application form, supporting plans and the following documentation:

- Planning Statement
- Design and Access Statement
- Sustainability Statement
- Transport Statement
- Travel Plan
- Construction Management Plan
- Event Management Plan
- Portakabin Ultima Technical Specifications
- Portakabin Ultima BBA Certificate

3.6 The following documentation was submitted during the determination period:

- Design and Access Statement (incorporating Landscape and Visual Impact Assessment)
- Surface and Foul Water Drainage Strategy
- Foul Water and Utilities – Outline Strategy
- Waste Management Toolkit
- Aurora UtiliteX lighting specification
- Academy Surface module lighting product leaflet
- Northstowe Temporary Community Centre (Planning Ref: 23/00113/FUL) - Additional Information 24th February 2023, including:
 - Trial pit soakage test results
 - Annotated copy of as-built drainage drawing
 - Copy of Phase 1 Surface Water Drainage Strategy
- Updated Transport Statement
- Updated Travel Plan

3.7 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
S/0388/12/OL	Outline planning application for phase 1 of Northstowe comprising up to 1500 dwellings a primary school a mixed-use local centre (including a community building and provision for non-residential institutions financial and professional services shops cafes and restaurants drinking establishments and hot food take-aways) leisure community residential institutions cultural health and employment provision (business general industry and storage & distribution) including a household recycling centre formal and informal recreational space and landscaped areas and infrastructure works including site re-profiling and associated drainage works foul and surface water pumping stations two flood attenuation ponds on land east of Hattons Road and associated works including the demolition of existing buildings and structures.	Permitted
S/0932/14/NM	Non-material amendment application to replace plans approved under condition 5 of Outline planning application for phase 1 of	Permitted

Northstowe comprising up to 1500 dwellings a primary school a mixed-use local centre (including a community building and provision for non-residential institutions financial and professional services shops cafes and restaurants drinking establishments and hot food take-aways) leisure community residential institutions cultural health and employment provision (business general industry and storage & distribution) including a household recycling centre formal and informal recreational space and landscaped areas and infrastructure works including site re-profiling and associated drainage works foul and surface water pumping stations two flood attenuation ponds on land east of Hattons Road and associated works including the demolition of existing buildings and structures.

S/1131/14/RM

Reserved matters submission (appearance landscaping layout access and scale) for 'primary roads and dedicated busway' pertaining to outline planning application for phase 1 of Northstowe comprising up to 1500 dwellings a primary school a mixed-use local centre (including a community building and provision for non-residential institutions financial and professional services shops cafes and restaurants drinking establishments and hot food take-aways) leisure community residential institutions cultural health and employment provision (business general industry and storage & distribution) including a household recycling centre formal and informal recreational space and landscaped areas and infrastructure works including site re-profiling and associated drainage works foul and surface water pumping stations two flood attenuation ponds on land east of Hattons Road and associated

Permitted

works including the demolition of existing buildings and structures.

S/3164/15/RM	Reserved matters application for the local centre square development parcel. The outline planning application was an environment impact assessment application and an environmental statement was submitted to the planning authority at that time (February 2012).	Permitted
S/0330/19/NM	Non material amendment of planning permission S/3164/15/RM	Permitted
S/1200/19/NM	Non-material amendment to S/3164/15/RM	Permitted
S/3164/15/NMA	Non material amendment of planning permission S/3164/15/RM for omission of water fountain	Pending consideration

4.1 The above table highlights the Phase 1 outline planning permission (as amended) and the reserved matters approvals for the primary roads and local centre square known as The Green (as amended).

4.2 Pre-application advice was provided in accordance with the Council's formal service. The submitted Planning Statement includes a copy of the officer's advice.

5.0 Policy

5.1 National

National Planning Policy Framework 2021 (NPPF)

- 8. Promoting healthy and safe communities (paras. 92-93)
- 9. Promoting sustainable transport (paras. 110-113)
- 11. Making effective use of land (paras. 119-120)
- 12. Achieving well-designed places (paras. 126-136)
- 14. Meeting the challenge of climate change, flooding and coastal change (paras. 153-158, 159-169)
- 15. Conserving and enhancing the natural environment (para. 180)

National Planning Practice Guidance (NPPG)

National Design Guide 2021 (NDG)

5.2 South Cambridgeshire Local Plan 2018 (SCLP)

CC/1 – Mitigation and Adaption to Climate Change
CC/4 – Water Efficiency
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/4 – Biodiversity
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/10 – Noise Pollution
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/10 – Broadband

5.3 Northstowe Area Action Plan 2007 (NAAP)

NS/2 – Development Principles
NS/6 – Local Centres
NS/9 – Community Services, Facilities, Leisure, Arts and Culture
NS/10 – Road Infrastructure
NS/11 – Alternative Modes
NS/17 – New Biodiversity Features
NS/21 – Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010

6.0 Consultations

6.1 Northstowe Town Council – Support

6.2 The Town Council is generally supportive of the proposal but requests that requirements of the site-wide Construction Environmental Management Plan (CEMP) are applied – in particular:

- Site operating hours: Monday-Friday 08:00-17:00, Saturday 08:00-13:00 (No working on Sundays)
- White noise reversing alarms for construction vehicles

6.3 Furthermore, the Town Council “seeks assurance that for the two disabled parking spaces included in the planning application, future access to these parking spaces for EV charging is not inhibited, as these two parking spaces have been allocated for EV charging points installation.”

6.4 County Highways Development Management

6.5 No objections, subject to the use of a condition to secure details of the number, location and design of the cycle parking facilities. Extract:

“The Local Highway Authority believes that there is likely to be a shortfall of motor vehicle and cycle parking at times of peak demand. Such demand will therefore be met on-street and the attaching of cycles to existing street furniture which may cause a hazard for the most vulnerable road users.

The Construction of a temporary Modular Community Building may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

... The Local Highway Authority would suggest that the LPA seek L&Qs view on parking, safety and site management as Pathfinder Way does not currently form part of the public highway.”

6.6 County Transport Assessment Team

6.7 No objections, subject to the provision of further information in the Travel Plan regarding:

- Timing of parking monitoring activities
- Provision of information regarding parking availability at Longstanton Park and Ride
- Monitoring and actions regarding any persistent parking issues that could cause obstruction before such a time as the roads are adopted

6.8 Agreement is given to the proposal for six Sheffield cycle stands.

6.9 County Minerals and Waste

6.10 No comments received.

6.11 County Definitive Maps Officer

6.12 No comments received.

6.13 Sustainable Drainage Officer

6.14 No objections, subject to the use of a condition to secure an alternative/improved drainage strategy. Extract:

“Infiltration test has not been undertaken, boreholes indicate ground water level of 1m below ground level.

The operation of infiltration is dependent on groundwater level at sufficient depth (ideally 1m from the base of SuDS feature.

Infiltration test will be required to inform a feasible drainage strategy with respect to groundwater level. We are therefore not able to recommend the proposed drainage strategy for approval”

6.15 Urban Design Team

6.16 No comments received.

6.17 Senior Sustainability Officer

6.18 No objections. Extract:

“... due to the temporary nature of the building and the fact that the total floor area is under 1,000m², no sustainable construction policies apply to this application.”

6.19 Landscape Officer

6.20 No objections in principle, subject to the use of a condition to secure a hard and soft landscaping scheme. Concerns regarding:

- The proposed weldmesh fencing would be unwelcoming and unattractive, with no visual permeability
- Lack of additional storage and formal play equipment in the garden
- Lack of paths or built elements such as raised beds in the herb garden

6.21 Recommendations are also made regarding the selection of planting species and the reuse of landscaping materials in the future permanent scheme.

6.22 Waste Officer

6.23 No comments received.

6.24 Environmental Health

6.25 No objections, subject to compliance with the submitted Event Management Plan. Extract:

“This department’s concerns would primarily be the potential impact the community use may have on nearby sensitive receptors albeit temporary (circa 3 years), in terms of noise from users as well as traveling to/from the site.

... Owing to the measures identified by the applicant, I am confident that there will be a low likelihood of complaints arising from community use and make no further comments or recommend any restriction on the development.”

6.26 Police Designing Out Crime Officer

6.27 Concerns regarding surveillance of the proposed cycle store. Further information required in relation to:

- Lighting
- CCTV to deter vandalism/burglary and assist in identifying culprits
- Alarm system
- Boundary treatment to secure the rear garden
- Landscaping maintenance to preserve natural surveillance

6.28 Cambridgeshire Fire & Rescue Service

6.29 No objections.

6.30 Ramblers Association

6.31 No objections. Extract:

“Responding on behalf of the Cambridge branch of the Ramblers Association, we do not identify any public right of way issues as the previous PROW has already been diverted.”

7.0 Third Party Representations

7.1 Neighbours were notified of the application by letter, and a notice was displayed near the site. Nine representations have been received.

7.2 Those in objection have raised the following issues:

- Residential amenity impact (noise and disturbance)
- Harm to the character and appearance of the area
- Impact on delivery of the permanent community building
- Inappropriate scale of permanent Local Centre
- Loss of open space

7.3 Those in support have given the following reasons and suggestions:

- Benefit to the community
- Flexible, sustainable building system
- Opportunity for a library space
- Opportunity to include solar panels
- Suggest effective complaints procedure regarding impacts on residents
- Suggest monitoring of residential amenity impacts and refinements to booking system described in Event Management Plan
- Suggest coaching to help shift to non-car modes
- Suggest raising awareness of Travel Plan in advance

7.4 The above issues are addressed in Section 10.0 (Assessment) of this report. Issues that are not material planning considerations are covered under the title Third Party Representations.

8.0 Member Representations

8.1 No representations received.

9.0 Local Groups / Petition

9.1 No representations received.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

10.2 Relevant policies for the principle of development include SCLP policies SC/4 and SC/6, NAAP policies NS/6 and NS/9 and NPPF paragraphs 92-93 and 119-120.

10.3 The Phase 1 outline planning permission (S/0388/12/OL) confirms through its parameter plans (as amended) that the site will form part of the local centre, which is due to comprise a range of uses such as the permanent community building.

10.4 In accordance with the Phase 1 Section 106 Agreement, the District Council must use best endeavours to deliver the permanent community building within 18 months of taking ownership of the land. The land was transferred to the Council in March 2021, meaning delivery was scheduled for September 2022. The application suggests that delivery is now anticipated in 2025, meaning a temporary building is required to meet needs in the interim.

- 10.5 The proposed use is consistent with SCLP Policy SC/4, which specifically highlights the importance of temporary facilities helping to build a sense of community and minimise car dependency. Furthermore, NAAP policies NS/6 and NS/9 seek the provision of community facilities within appropriately located local centres. It is therefore considered that the proposed location is appropriate, being within the forthcoming local centre identified in the approved parameter plans and close to the former Community Wing at the Pathfinder Primary School.
- 10.6 The approved Phasing Plan specifically refers to the timing of land being made available for development but does not specify build-out rates due to a range of uncertainties. It is therefore considered that there is no conflict with the approved phasing, albeit the permission would need to be time-limited to prevent conflict with delivery of the permanent building.
- 10.7 The location of the permanent community building is not confirmed within the Phase 1 outline planning permission and is only shown indicatively within the approved Phase 1 Design Code (Ref: S/0845/14/DC). The application suggests it is likely to be proposed on land slightly to the north of the application site, thereby helping to prevent interruption to community activities during the transition from temporary to permanent facility.
- 10.8 It is concluded that the principle of the development is acceptable and in accordance with the abovementioned policies. A condition would be used to ensure the permission expires after three years and secure a phasing plan to minimise any interruption to community activities during the transition to the permanent building (**Condition 2 – Expiration and Phasing Plan**).
- 10.9 It is also concluded that the proposal does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 10.10 Design, Layout, Scale and Landscaping**
- 10.11 Relevant policies for design, layout, scale and landscaping include SCLP Policy HQ/1, NAAP Policy NS/2 and NPPF paragraphs 126-136. Also relevant are the District Design Guide SPD, Landscape in New Developments SPD and the Phase 1 Design Code.
- 10.12 The proposed development involves construction of a standardised modular building, of single storey height and with a floor area of approximately 352 square metres. The external wall finish would comprise green-coloured vinyl wrap with blue-grey columns and fascias, while a simple canopy at the front would provide a covered outdoor seating area overlooking The Green. An amenity area at the rear would include landscaping, a play area and community herb garden.
- 10.13 It is acknowledged that there will be limitations to the architecture of a temporary building that is due to be efficiently assembled, disassembled

and reused elsewhere. Nevertheless, it is considered that a condition should be used to secure appropriate information regarding external finishes in the light of the building's important civic function and prominent location within Northstowe (**Condition 3 – External finishes**). Such information could include, for example, a more colourful palette for the eastern and northern wall finishes, perhaps incorporating space for public art on the latter.

- 10.14 Taking into account the above Landscape Officer comments, it is considered that the application includes insufficient information regarding hard and soft landscaping but this could be suitably addressed using a condition to secure appropriate details (**Condition 4 – Hard and soft landscaping scheme**). These details will need to include an alternative boundary treatment around the garden area, to improve its appearance compared with the security feature currently indicated.
- 10.15 Taking into account the Designing Out Crime Officer's comments, it is considered that the proposal would successfully minimise the likelihood of crime. Conditions could be used to secure appropriate boundary treatment that balances the abovementioned requirement for a high-quality solution with the needs for visual permeability and security, as well as an adjustment to the position of the cycle store so it is visible from the assembly rooms within the building. The identified lighting issue has been addressed by further information submitted during the determination period, and the CCTV and alarm recommendations have been noted by the applicant.
- 10.16 It is concluded that the proposal is consistent with the above policies insofar as they relate to design, layout, scale and landscaping.

10.17 Carbon Reduction and Sustainable Design

- 10.18 Relevant policies for carbon reduction and sustainable design include SCLP policies CC/1 and CC/4, NAAP Policy NS/21 and NPPF paragraphs 153-158. Also relevant is the Sustainable Design and Construction SPD.
- 10.19 Taking into account the above Sustainability Officer comments, it is considered that no sustainable construction policies apply to the proposed development due to its relatively small scale and temporary nature. Nevertheless, the submitted Sustainability Statement describes the sustainability credentials of the scheme, including the efficient modular construction process, lower carbon footprint compared with traditional construction and the opportunity to reuse modules upon removal from the site.
- 10.20 It is concluded that the proposal is consistent with the above policies insofar as they relate to carbon reduction and sustainable design.

10.21 Biodiversity

- 10.22 Relevant policies for biodiversity include SCLP Policy NH/4, NAAP Policy NS/17 and NPPF paragraph 180. Also relevant is the Biodiversity SPD.
- 10.23 The site currently comprises close-mown grass and therefore has limited biodiversity value. Taking into account the above Landscape Officer comments, it is considered that the soft landscaping scheme could secure a significant net gain in biodiversity for the duration of the temporary development.
- 10.24 It is concluded that the proposal is consistent with the above policies insofar as they relate to biodiversity.

10.25 Water Management and Flood Risk

- 10.26 Relevant policies for water management and flood risk include SCLP policies CC/7, CC/8 and CC/9, NAAP Policy NS/21 and NPPF paragraphs 159-169. Also relevant is the Cambridgeshire Flood and Water SPD.
- 10.27 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The drainage strategy initially proposed a mains foul water connection and the attenuation of surface water via swale to the rear of the site.
- 10.28 The Sustainable Drainage Engineer commented that the surface water drainage strategy has not been demonstrated to be feasible because it is not informed by the necessary infiltration testing. This has since been carried out and indicates that an alternative approach will need to be taken. The applicant has confirmed that a mains connection could be used for some or all of the development's surface runoff, thereby providing an option for any water that cannot be attenuated on site. With this in mind and taking into account the Sustainable Drainage Engineer's recommendation, it is considered that a suitable alternative scheme could be secured by condition (**Condition 5 – Drainage scheme**).
- 10.29 It is concluded that the proposal is consistent with the above policies insofar as they relate to water management and flood risk.

10.30 Highway Safety and Transport Impacts

- 10.31 Relevant policies for highway safety and transport impacts include SCLP Policy TI/2, NAAP policies NS/10 and NS/11 and NPPF paragraphs 110-113.
- 10.32 The application was submitted with a Transport Statement and Travel Plan, which seek to emphasise that sustainable transport choices would be supported by key walking and cycling routes converging around The Green. The existing access road within The Green would be used for waste collections and servicing.

- 10.33 Updated versions of both documents have been submitted during the determination period and the Travel Plan now includes monitoring information that was initially highlighted as missing by the County Transport Assessment Team. Compliance with the Updated Travel Plan would be secured by condition (**Condition 6 – Travel Plan**).
- 10.34 Taking into account the comments of the County Highways Development Management Team, it is considered that the proposed transport and access arrangements would not have a significant adverse impact on highway safety or capacity.
- 10.35 It is concluded that the proposal is consistent with the above policies insofar as they relate to highway safety and transport impacts.
- 10.36 Cycle and Car Parking Provision**
- 10.37 Relevant policies for cycle and car parking provision include SCLP policies TI/2 and TI/3, NAAP Policy NS/11 and NPPF paragraphs 110-113. Also relevant is the approved Phase 1 Design Code.
- 10.38 SCLP Policy TI/3 explains that car parking should be provided through a design-led approach in accordance with the specified indicative standards, and cycle parking should be provided to at least the minimum standards. While the proposed Use Class (F2) is broadly equivalent to the old Use Class D2 which is referenced in the policy, a more tailored calculation of capacity can be made based on the proposed mix of activities – as follows:
- Old Use Class D2 (Assembly and leisure, including community centres): 155 square metres
 - Old Use Class B1 (Business, including offices): 68 square metres
- 10.39 Applying the above capacities, Policy TI/3 suggests a minimum cycle parking requirement of 28 spaces (26 + 2) based on the same area:seats ratio for D2 as for B1. The proposal includes 12 new spaces across six Sheffield cycle stands, in addition to the existing 50 shared spaces around The Green.
- 10.40 Taking into account the comments of the County Highways Development Management Team and Transport Assessment Team, it is considered that the proposed cycle provision is appropriate provided that a condition is used to secure details of the new cycle store (**Condition 7 – Cycle parking provision**).
- 10.41 Policy TI/3 suggests an indicative car parking provision of 22 spaces (19 + 3). The proposal includes no new parking provision, relying instead on existing shared provision within the nearby car parks at Longstanton Park & Ride (350 spaces) and Pathfinder Way (23 spaces) – a 500-metre walk and 300-metre walk respectively. Slightly closer to the site, there are six on-street parking bays along Pathfinder Way that could be used.

- 10.42 Taking into account the comments of the County Highways Development Management Team and Transport Assessment Team, it is considered that the Updated Travel Plan demonstrates that the sustainable transport opportunities for the local residents using the site means the proposed car parking provision is likely to be appropriate. The measures included in the Updated Travel Plan would minimise on-street parking along Pathfinder Way, Stirling Road and Links Lane, and any residual parking would be unlikely to have a significant adverse effect on highway safety.
- 10.43 In terms of accessible parking for disabled motorists, Policy TI/3 explains that national guidance should be used. The Department for Transport's best practice guidance entitled Inclusive Mobility (2021) recommends that 6% of the total number of parking spaces are accessible. Nevertheless, no new spaces are required because no standard spaces are proposed. It is therefore considered that the close proximity of the three accessible spaces off the existing access road is sufficient for the proposed development.
- 10.44 The Sustainable Design and Construction SPD encourages the provision of electric charging points. Due to the temporary nature of the proposed use and lack of new parking spaces, it is considered inappropriate to require new charging points in this instance. Nevertheless, it is noted that two of the existing spaces on the access road are due to be provided with charging points.
- 10.45 It is concluded that the proposal is consistent with the above policies insofar as they relate to cycle and car parking provision.
- 10.46 The County Highways Development Management Team and Transport Assessment Team have noted that the roads surrounding the site are not yet adopted and are therefore not subject to the same level of parking enforcement as if they were. Nevertheless, this would be the case for any site within Northstowe given that no new roads have yet been adopted. Furthermore, adoption of the roads surrounding the site would not alter the car parking provision required to prevent adverse effects on road safety from on-street parking. As explained above, it is considered that suitable provision would be made.

10.47 Amenity

- 10.48 Relevant policies for amenity include SCLP policies HQ/1 and SC/10, NAAP Policy NS/2 and NPPF paragraphs 126-136.
- 10.49 Taking into account the above Environmental Health comments, it is considered that the submitted Event Management Plan ensure there would be no significant adverse effects on nearby residents from noise and disturbance. The Construction Management Plan is missing some appendices so a complete version would be secured by condition (**Condition 9 – Construction Management Plan**). It is also noted that

locating the building on the site of the forthcoming local centre ensures consistency with the anticipated land uses for existing and future residents.

- 10.50 The County Highways Development Management Team has highlighted a potential adverse effect on amenity from increased on-street parking. While it is acknowledged that additional activity and the parking of non-residents' cars on residential streets may be perceived by many as an undesirable effect, it is considered a relatively common situation and as such the degree of harm to amenity would be limited. Furthermore, the site's location adjacent main routes and on the site of the future local centre means the impact is regarded as negligible given the context.
- 10.51 Overall, it is concluded that the proposal is consistent with the above policies insofar as they relate to amenity.

10.52 Broadband

- 10.53 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A broadband connection has been shown on the submitted drawings and this will be secured prior to occupation using a planning condition (**Condition 10 – Broadband**).

10.54 Third Party Representations

- 10.55 All third-party representations have been addressed in the preceding paragraphs.

10.56 Planning Balance

- 10.57 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.58 Through the use of appropriate conditions relating to external finishes, landscaping, surface water drainage, cycle parking provision and construction management, it is considered that any potential harmful effects arising from the appearance of the development, surface runoff, non-sustainable transport choices and construction activities could be suitably mitigated. The significant positive social benefits arising from addressing a recognised need for community facilities means the balance is in favour of the proposal.
- 10.59 Having taken into account the provisions of the development plan, the NPPF, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.60 Recommendation

10.61 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

1. Drawings

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.

2. Expiration and Phasing Plan

This permission expires three years from the date it is granted, by which time the development shall have been removed in accordance with a Phasing Plan which shall have been submitted to and approved in writing by the local planning authority no later than two years from the date of this permission.

The Phasing Plan should include but not necessarily be limited to:

- a) Programme for removal of the temporary development
- b) Details of the siting and design of the permanent community building
- c) Programme for construction of the permanent community building

Reason: To ensure an appropriate appearance for the site following expiry of this permission and to minimise interruption to the provision of community activities during the transition to the forthcoming permanent facility, in accordance with policies SC/4 and HQ/1 of the South Cambridgeshire Local Plan (2018).

3. External finishes

Notwithstanding the submitted drawings and documentation, full details of the external finishes for the building hereby permitted shall be submitted to and approved in writing by the local planning authority prior to works above slab level. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure a high-quality design, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

4. Hard and soft landscaping scheme

Notwithstanding the submitted drawings and documentation, 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) 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, other than where the period follows removal of this temporary feature.
- c) boundary treatments (including gaps for hedgehogs) 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, enhances biodiversity and reflects requirements to design out crime, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. Drainage scheme

Notwithstanding the submitted drawings and documentation, a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development shall be submitted to and approved in writing by the local planning authority prior to commencement of the development.

Information required to be submitted to satisfy this condition includes but is not limited to:

- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;

- b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
- c) A site plan identifying indicative locations for sustainable drainage features;
- d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and
- e) Details of foul discharge location

The approved scheme must be fully implemented in accordance with the details as approved prior to first use of the development.

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

6. Travel Plan

The Updated Travel Plan shall be implemented and monitored as approved upon first use 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.

7. Cycle parking provision

Notwithstanding the submitted drawings and documentation, details of the location and design of the cycle parking facilities shall be submitted to and approved in writing by the local planning authority prior to first use of the development hereby permitted. The facilities shall be provided in accordance with the approved details prior to first use of the development.

Reason: To ensure appropriate provision for the secure storage of bicycles that is visible from within the building, in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

8. Event Management Plan

The Event Management Plan shall be implemented and monitored as approved upon first use of the development.

Reason: To minimise adverse effects on the amenity of adjacent and nearby residents, in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

9. Construction Management Plan

Notwithstanding the submitted partial Construction Management Plan, a full Construction Management Plan shall be submitted to and

approved in writing by the local planning authority prior to commencement of the development.

Information required to be submitted to satisfy this condition includes:

- a) Details of the management of materials (including soils) and wastes on site, including re-use and recycling
- b) Details of the siting and layout of construction compounds and contractor parking
- c) Details of mitigation measures for any works that might result noise, smell, dust, visual or other impacts
- d) Details of temporary haul roads and accesses, and methods of managing vehicle movements to and from the site
- e) Details of wheel washing facilities, working and delivery hours, methods of demolition
- f) Details of any protection measures to be installed during the construction to protect any sensitive features, such as water courses or neighbouring residences
- g) Details and location of site lighting
- h) External safety and information signage
- i) Details of complaints procedures, including contact details and response procedures

The development shall be carried out in accordance with the approved Construction Management Plan.

10. Broadband

Prior to first use of the development, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for the development.

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.

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 SPDs

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Agenda Item 10



Planning Committee Date	March 8 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05313/HFUL
Site	19 Foxton Road, Barrington, CB22 7RN
Ward / Parish	Barrington
Proposal	Installation of 12 No. solar panels on a rear flat roof.
Applicant	Mr Daniel Ostheimer
Presenting Officer	Beth Clark
Reason Reported to Committee	Application submitted by relative of an officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Design, layout, scale 2. Residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for 12 panels on a rear flat roof
- 1.2 Officers consider that the proposal would have little impact on the character and appearance of the street scene and surrounding area, and an acceptable impact on the appearance of the existing dwelling.
- 1.3 The proposal will have a negligible impact on the residential amenity of neighbouring properties.
- 1.4 The application has been brought before planning committee as the applicant is related to a member of staff at South Cambridgeshire District Council.
- 1.5 Officers recommend that the Planning Committee Approve the application

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The proposal site is located within the Development Framework boundary of Barrington. The application site is not within a conservation area and there are no listed buildings located within close proximity. The application site is located within flood zone 1 (low risk) and not within an area identified as at risk from surface water flooding.
- 2.2 The site is a semi-detached bungalow and access via Foxton Road. Foxton road and Malthouse Way run parallel, either side of the dwellinghouse. The site benefits from off-road parking to the front and garden amenity space to the rear. The site surrounded by residential properties, with a detached chalet style bungalow to the east, and the adjoining bungalow to the west.

3.0 The Proposal

- 3.1 The proposal is for 12 no. solar panels on the rear flat roof.

3.2 The application consists of two rows of six solar panels, projecting from the rear roof of the dwellinghouse. The solar panels will be mounted and tilted at 15 degrees, projecting from the flat roof by approximately 22cm at their highest point. The solar panels face towards the south of the site and are visible from the rear amenity area of the host dwelling.

4.0 Relevant Site History

Reference	Description	Outcome
21/04594/HFUL	Loft conversion	Committee Decision – permitted
S/0111/13/FL	Single storey side & rear extension	Permitted
SC/0207/59/	Erection of pair of bungalows	Permitted

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 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
HQ/1 – Design Principles

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020

6.0 Consultations

6.1 Parish Council – No comment

7.0 Third Party Representations

None received

8.0 Member Representations

None received

9.0 Assessment

Principle of Development

- 9.1 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.
- 9.2 The application is located within the development framework boundary of Barrington where policy S/7 of the Local Plan supports the principle of residential development. The principle of development is therefore considered to be acceptable.

Design, Layout, Scale and Landscaping

- 9.3 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.4 The proposal is for the installation of twelve solar panels, set over two rows on the rear roof of the semi-detached dwellinghouse, no. 19 Foxton Road, Barrington. The rear flat roof faces south, towards the amenity garden of the host dwelling.
- 9.5 Due to the nature of the flat roof, the panels are mounted and tilted at an angle of 15 degrees, with the highest point of the panel measuring 22cm above the flat roof, and the lowest point measuring 4cm above the roof. The individual panels measure approximately 1.7m in length, by 1m wide and are 35mm (3.5cm) thick. The threshold for the height of solar panels installed under permitted development rights is 20cm, therefore these panels measure approximately 2cm higher than what could be installed without planning permission, under permitted development.
- 9.6 Due to the minor nature of the proposal and the position of no.19 Foxton Road, it is unlikely the solar panels will be visible in the wider street scene. Even if they were, they would not be detrimental to the character of the area. The proposal is therefore deemed compatible with its location and appropriate in terms of scale, mass, siting, design, proportion in relation to the surrounding area.

- 9.7 Overall, the proposed development is considered to be visually appropriate in the context of the host dwelling and the wider locality. The proposal is compliant with South Cambridgeshire Local Plan (2018) policy HQ/1.

Amenity

- 9.8 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 9.9 The impact on neighbouring properties is limited and it is likely only the neighbours of 19a and 21 Foxtan Road would be marginally impacted. The proposed solar panels are likely to be visible from the rear amenity spaces of the neighbouring properties either side of the host dwelling (no. 19 Foxtan Road), however given the minor scale of the development and that the solar panels will be marginally taller than what can be erected under permitted development, it is concluded that there would be no negative impact on residential amenity. They would not be overbearing or cause an unreasonable sense of enclosure.
- 9.10 The proposal adequately respects the amenity of its neighbours and of future occupants and the proposal is compliant with policy HQ/1.

Planning Balance

- 9.11 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.12 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

Approve subject to:

1. Time Limit

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. Drawings

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.

Agenda Item 11



Planning Committee Date	8 th March 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04758/HFUL
Site	64 Gables Close, Meldreth
Ward	Meldreth
Proposal	Single storey rear extension, raised rear garden to ground Level, removal of brick shed, installation of external ramp on south side of the house and Internal alterations.
Applicant	Mr Nathan Lund
Presenting Officer	Dominic Bush
Reason Reported to Committee	Land within ownership of the Council
Member Site Visit Date	N/A
Key Issues	1. Design, Layout and Scale 2. Residential Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for a single storey rear extension, raised rear garden to ground Level, removal of brick shed, installation of external ramp on south side of the house and Internal alterations.
- 1.2 Officers consider that the proposal would have an acceptable impact on the character and appearance of the existing dwelling, street scene and surrounding area. In addition, it is considered that it would have an acceptable level of impact on the residential amenity of neighbouring properties.
- 1.3 Officers recommend that the planning committee approve the application

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3#	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application relates to the existing semi-detached bungalow located to the North of Gables Close which also runs west, to the rear of the property. The property is set away from the road with an area of parking to the south, and a large area of public green space to the east. Whilst to the rear lies a residential garden which acts as private amenity space for the property.
- 2.2 The application property is attached to No.62 Gables Close to the North.
- 2.3 The surrounding area is residential in character and appearance and the site lies within the Meldreth Development Framework.

3.0 The Proposal

- 3.1 This application is seeking permission for a single storey rear extension, raised rear garden to ground Level, removal of brick shed, installation of external ramp on south side of the house and Internal alterations.

- 3.2 The proposed rear extension would project approx. 2.4 metres to the rear of the existing property, with a width of approx. 5.1 metres. It would be characterised by a gable roof with a maximum height of approx. 4.3 metres.
- 3.3 The proposed access ramp spans a length of approx. 13.4 metres and would be sited to the southern elevation of the property. It would be approx. 1.5 metres in width whilst the railings would have a maximum height of approx. 1.4 metres.

4.0 Relevant Site History

None Relevant

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

5.2 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 Framework

HQ/1 – Design Principles

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 Consultations

6.1 Parish Council – No comment

7.0 Third Party Representations

7.1 1 representation has been received.

7.2 Those in objection raised the following concerns with the proposal:

- Drainage
- Impact on neighbouring shed

8.0 Assessment

Design, Layout, Scale and Landscaping

8.1 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

8.2 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

8.3 The proposed rear extension to the existing property is considered modest in its scale in relation to the host dwellinghouse. It is approx. 5.1 metres in width and approx. 2.4 metres in depth with a dual pitched roof and rear facing gable end. The eaves height of this roof is approx. 2.7 metres, such that it matches the eaves of the existing property, whilst the proposed ridge height of the extension is approx. 4.3 metres. Therefore, the ridgeline is set down from the ridge of the existing property and is considered subservient in its scale.

8.4 The proposed access ramp will be located to the southern side elevation of the property. This ramp is approx. 13.4 metres in length and runs from the front of the property to beyond the rear elevation. The ramp and its handrail are approx. 1.5 metres in width from the side elevation of the property whilst the top of the handrails are approx. 1.4 metres in height.

8.5 Given the siting of the proposed development, in addition to the location of the existing property on the corner of Gables Close the proposed rear extension and the proposed access ramp will both be highly visible from within the public realm. The walls of the rear extension are proposed to be clad with white render which would be partly obscured from the public realm by existing boundary treatments. This material, together with matching roof tiles, is acceptable.

8.6 Overall, the proposed development is of a suitable design that would contribute positively to the existing dwelling and its surroundings. The

proposal is compliant with South Cambridgeshire Local Plan (2018) policy HQ/1.

Amenity

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

Impact on No. 62

- 8.8 Given the siting of the proposed rear extension it is acknowledged that there would be a certain level of impact on No.62 to the North.
- 8.9 The extension is sited away from the shared boundary with this adjoining property by approx. 2 metres, It also has a dual pitched roof that slopes away from the rear elevation of the neighbouring property limiting its visual impact. The extension is also of limited depth (2.4m). As such it is not considered the proposed extension would be overbearing or cause an unreasonable sense of enclosure.
- 8.10 The proposed extension would not break a vertical 45-degree splay (horizontally or vertically) from any window within the rear elevation of No.62. Therefore, whilst it will cause a small degree of overshadowing to the garden due to its orientation south of the neighbour, this is not considered to be significant.
- 8.11 Given its single storey nature in addition to the existing boundary fence between the two properties it is considered that the proposed development would not cause any undue harm to the amenity of this neighbouring property through overlooking.
- 8.12 The proposal would result in the reduction in size of the garden area available to the dwelling, although much of the area of the extension is currently occupied by a ramp. The proposed works are also to improve the living conditions of the occupant who is disabled. As such, there is no objection to the proposal in terms of the amenity afforded to occupiers of the property.
- 8.13 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010.

Third Party Representations

8.14 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Impact on the drainage course of the bungalows	This is a building regulations issue and is not a material consideration in relation to this application.
Impact on the shed within the neighbouring garden	Representations have been made in respect of the party wall and rights to build up to / utilise adjoining building structures on the boundary of the application site. This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.

Planning Balance

- 8.15 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.16 It is considered that the design and scale of the proposed development is appropriate in relation to the host dwellinghouse as well as its surrounding context. Additionally, it is considered that the proposed development would not cause any harm to the amenity of neighbouring properties and improve the living conditions of occupiers of the dwelling.
- 8.17 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers:

1. Time Limit

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. Drawings

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.

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Agenda Item 12

REPORT TO:

Planning Committee March 2023

LEAD OFFICER:

Joint Director of Planning and Economic Development

Compliance Report

Executive Summary

1. On 1st February 2023 there were 139 open cases in South Cambridgeshire, compared with 154 cases compared to the month beforehand.
2. Details of all compliance 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 is contained in Appendices 1 and 2 to this report.

Updates to Service Delivery

The Planning Compliance Team is part of the Development Management service of the Greater Cambridge Shared Planning Service.

The service is advertising and recruiting for the shortly to be vacant post of Planning Compliance Officer or Senior Planning Compliance Officer depending on the experience of any candidates that apply for the role. The current post holder is a contractor who's temporary contract expires on 31 March.

Alleged breaches of planning control continue to be reported online using the e-form, in conjunction the dedicated Planning Compliance webpage. Information being made available to residents and businesses as to what constitutes a breach of planning control. The Compliance Team email address has not yet been turned as there is a requirement to provide a point of communication online using another webform for contact with the compliance service when the communication does not relate to a new compliance complaint.

The Greater Cambridge Shared Planning Compliance Policy consultation has now concluded. In total there were 7 consultee responses relating to the new policy, some concerns were raised about the wording of sections the policy and what certain phrases mean. These concerns have ben addressed in the final policy report to the Planning and Transport Scrutiny meeting which takes place on Tuesday, 21st March 2023. Further updates on the Compliance Policy will follow in the next report to Planning Committee.

The Planning Compliance Team would like to thank John Shuttlewood for all his hard work in the team and wish him well in his move to his Principle Planning Officer role.

Updates on significant cases

Should Members wish for specific updates to be added to the Compliance Report then please request these from the Principal Planning Compliance Manager and they will be added to the next available Planning Committee. Alternatively, if you wish to speak about a specific case or specific cases, please feel free to contact the Principal Planning Compliance Manager.

Background Papers

Planning Enforcement Register.

Statistical Analysis of Uniform Planning Enforcement Software Program.

Appendices

Appendix 1: Compliance Cases Received and Closed.

Appendix 2: Notices Served.

Report Author:

Chris Braybrooke – Principal Planning Compliance Manager Date: 27/02/23

Appendix 1

Enforcement Cases Received and Closed.

Month	South Cambridgeshire						
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other	LPA Total
January 2023	44	6	0	1	0	8	15
December 2022	10	11	0	2	4	2	19
November 2022	23	5	0	4	3	2	14

Quarterly Totals for Past 5 Years

Quarter	South Cambridgeshire						
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other	LPA Total
Qtr 1 2022	85	26	0	19	1	21	67
Qtr 2 2022	42	33	0	12	3	18	66
Qtr 3 2022	59	22	0	9	7	6	44
Qtr 4 2022	0	0	0	0	0	0	0
Qtr 1 2021	93	58	48	22	22	53	203
Qtr 2 2021	132	24	25	12	16	40	117
Qtr 3 2021	91	46	47	14	13	32	152
Qtr 4 2021	113	59	20	15	9	29	132

Appendix 2

Public Enforcement Notices served

January 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00004/23	Harston & Comberton	Harston CP	Byeways Station Road Harston Cambridgeshire CB22 7NY	Operational Development Notice

December 2022

Reference	Ward	Parish	Address	Notice Issued
EN/00492/21	Linton	Castle Camps CP	Moat Farmhouse Moat Farm Park Lane Castle Camps Cambridge Cambridgeshire CB21 4SR	Operational Development Notice

November 2022

Reference	Ward	Parish	Address	Notice Issued
EN/00184/22	Barrington	Barrington CP	Acre Orwell Road Barrington Cambridge Cambridgeshire CB22 7SF	Enforcement Notice - Material Change of Use Annexe

Agenda Item 13



**South
Cambridgeshire**
District Council

Report to: Planning Committee

8 March 2023

Lead Officer: Joint Director of Planning and Economic Development

Appeals against Planning Decisions and Enforcement Action

Executive Summary

1. This report informs Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 27 February 2023. 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)

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
21/05252/LBC	46 High Street Balsham	Conversion of existing annexe into 2no 2bed flats and associated works	Allowed	3/2/2023	Refused
21/05251/FUL	46 High Street Balsham	Conversion of existing annexe into 2no 2bed flats and associated works	Dismissed	3/2/2023	Refused
21/04068/FUL	Land North East Of 155 Rampton Road Willingham	Demolition of redundant agricultural building and erection of two dwellings with associated development (amendments to application 21/02578/PRI03Q)	Dismissed	10/2/2023	Refused
20/03845/HFUL	30 Manor Road Gamlingay	Amendment to S/0371/08/F 'Extension to dwelling and erection of double garage / conservatory' to include the installation of a roof light and the removal of a first floor window on the southern elevation	Allowed	24/2/2023	Appeal against condition on permission.

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Appeals Received

Reference	Address	Details	Date Appeal lodged
22/02771/OUT	Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire	<p>A hybrid planning application for:</p> <p>a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works.</p> <p>b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.</p>	27/1/2023

Appendix 2

22/03956/HFUL	4 Mountford Close Hauxton	Roof extension including raising the ridge height and addition of rooflights	30/1/2023
22/01126/HFUL	Byeways Station Road Harston	part single, part two storey rear extensions including erection of a front boundary wall and gated entrance (part retrospective) - variation to planning permission 21/02100/HFUL	3/2/2023
EN/00004/23	Byeways Station Road Harston	Unauthorised operational development following refusal of retrospective planning application ref 22/01126/HFUL	3/2/2023
22/04932/FUL	The Brambles Green End Landbeach	Retrospective application for holiday let accommodation and conversion of existing barn to form holiday let accommodation	6/2/2023
22/04624/HFUL	80 High Street Little Shelford	Part single storey, part two storey side/rear extension and two storey front extension	6/2/2023
22/04182/HFUL	21 Royston Road Whittlesford	Two storey extension to the front and rear of the existing semi-detached house	6/2/2023
22/03549/FUL	The Old Barn St Peters Street Caxton	Repair, conversion and extension to existing barn to form 1 No. dwellinghouse and the construction of an outbuilding to contain 2 No. car spaces plus bins and cycles store	8/2/2023

Appendix 2

22/04022/HFUL	The Birches Everton Road The Heaths Gamlingay	Detached Garage, Store & Annexe to front	8/2/2023
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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
22/02771/OUT	Brookgate Land Ltd on behalf of The Chesterton Partnership	Land North Of Cambridge North Station Milton Avenue Cambridge	Non Determination	6/6/2023 12 day Inquiry

- **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
EN/00362/21	Mary Siobhan Howe	Cherry Trees Priest Lane Willingham	Enforcement Notice	TBC
21/00629/S73	Abbey Developments Ltd	Land To The North And South Of Bartlow Road Linton	Planning Decision	13/4/2023

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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 And Little 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
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)	Appeal against enforcement notice

Appendix 4

21/00629/S73	Land To The North And South Of Bartlow Road Linton	S73 Variation of condition 11 (Foul water drainage) of outline planning permission S/1963/15/OL (Residential development for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road) for revised wording to refer to the foul drainage design.	Against Refusal of Permission
22/00455/CLUED	Blackberry Barn 4 Over Mereway Willingham	Certificate of lawfulness under S191 for the continued use of land as domestic garden.	Against Refusal of Permission
21/00298/FUL	Green Fox Farm Fowlmere Road Melbourn	Farmland diversification, ecological enhancements and erection of 1no. residential dwelling with an associated change of use in land from agricultural to residential.	Non-determined within 8 weeks
EN/00362/21	Cherry Trees Priest Lane Willingham	Without planning permission, the change of use of the land from agricultural use to the use of the land for the running of a dog rescue organisation and the erection of associated kennels	Appeal against enforcement notice

Appendix 4

EN/00063/22	The Land And Property Situated And Comprising Willow Grange Farm Ely Road Chittering	Without planning permission: a) The undertaking of works to facilitate a weddings and events venue business at Willow Grange Farm including the erection of a marquee, bell tents, shepherd huts, toilet facilities and safari tents together with hard standings, decking and pathways; b) A Material Change of Use of the land from Agriculture to a weddings and events venue.	Appeal against enforcement notice
EN/00208/22	10 Shirley Close Milton	Without planning permission, the creation of a new dwelling	Appeal against enforcement notice
EN/01566/20	Whines Lane Farm Track Over	Without planning permission, the change of use of the land from agricultural to a mixed use of open-air storage and residential use. To include the siting of a caravan used for residential purposes, the storage of motor vehicles and associated paraphernalia, storage of building materials and the construction of a wooden structure.	Appeal against enforcement notice
21/03211/FUL	Land West Of Casa D Foseta St Neots Road	Erection of 2 No. dwellings and associated garages	Against Refusal of Permission

Appendix 4

21/05101/HFUL	3 Ravensdale Landbeach	Erection of glazed porch	Against Refusal of Permission
21/02117/FUL	The Jolly Millers 73 High Street Cottenham	Change of use of public house (SG) with flat to dwelling (C3), demolition of existing annex/outbuildings, erection of detached dwelling and creation of amenity space, bin storage and parking and manoeuvring for 2 dwellings	Against Refusal of Permission
22/00964/PRIOR	Land And Buildings To The East Of Gage Farm Branch Road Comberton	Change of use of agricultural building to 1 No. dwellinghouse (use class C3) and associated operational development.	Against Refusal of Permission
21/04473/FUL	Warren Lodge Fowlmere Road Fowlmere	Erection of a machinery and store building.	Against Refusal of Permission
21/05689/OUT	Land To The South Of Banworth Ely Road Landbeach	Outline application for 3 dwellings with some matters reserved except for access.	Non-determined within 8 weeks

Appendix 4

21/02795/S73	Land East Of Highfields Road Highfields Caldecote Caldecote	Variation of condition 18 (scheme for a shared use footway/cycleway along the western side of Highfields Road) and 20 (scheme for the design and materials to be used for access and public rights of way) of planning permission S/3777/19/VC (Variation of condition 23 (water drainage scheme) of planning permission S/2510/15/OL for Outline planning permission for up to 140 residential dwellings (including up to 40% affordable housing) removal of existing temporary agricultural structures and debris introduction of structural planting and landscaping informal public open space and children's play area community orchard and allotments surface water flood mitigation and attenuation vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access)	Against Refusal of Permission
21/04971/PRIOR	Mill Lane Histon	Installation of a 16.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works	Against Refusal of Permission
EN/00394/21A	Land adjoining 16 Chalky Road Great Abington	Without planning permission, the erection of a building (edged in black on attached plan for identification purposes only).	Appeal against enforcement notice
20/01564/FUL	Land To The South East Of Burton End West Wickham	Mixed use of agricultural and solar farm	Against Refusal of Permission
21/00953/FUL	Former Hotel Felix Whitehouse Lane Cambridge	Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works	Against Refusal of Permission

Appendix 4

22/00664/FUL	25 Station Road Over	Subdivision of existing garden plot and the erection of a detached dwellinghouse including the stopping up of the existing driveway access and creation of new vehicular access to station road.	Against Refusal of Permission
21/05641/OUT	Land To The South Of 86 Chrishall Road Fowlmere	Outline planning application for 15no self-build dwellings, with details pursuant to access and layout, and all other matters including appearance, scale and landscaping reserved for subsequent approval.	Against Refusal of Permission
EN/00184/22	Land At Acre Orwell Road Barrington	Alleged change of use of the land from agricultural to living in a caravan without permission	Appeal against enforcement notice
21/02235/FUL	The Oaks Blacksmiths Lane Shudy Camps	Demolition of existing dwelling and industrial buildings and erection of 2 x 3bed bungalows and associated garages and alteration of access.	Against Refusal of Permission
21/04955/FUL	Land Adjacent To 55 Hillside Orwell	Erection of a detached dwelling house	Against Refusal of Permission
22/01210/PRIOR	Flittons Farm 78-80 Station Road Steeple Morden Royston	Notification for prior approval for the conversion of two agricultural buildings to 2 no. residential dwellings (Class C3)	Against Refusal of Permission
22/02960/FUL	16 Dowding Avenue Waterbeach	Erection of a 3 bedroom detached dwelling and parking on side garden of existing dwelling.	Against Refusal of Permission

Appendix 4

21/03039/FUL	Bancroft Farm Church Lane Little Abington	Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office	Against Refusal of Permission
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Appeals Pending Statement

Reference	Address	Details	Date Statement due
22/01027/FUL	Land To The Rear Of The Rose And Crown 2 Glebe Way Impington	Erection of a single dwelling	28/2/2023
21/03829/FUL	Land Adjacent To 26 Church Street Little Shelford	Erection of 1 No. dwelling with associated highway access	28/2/2023
22/01507/HFUL	215 Wimpole Road Barton	Demolition of conservatory and shed. Erection of two storey side extension, single storey rear extension, first floor rear extension, freestanding private gym and interconnecting undercover areas	1/3/2023
22/02870/OUT	Land To The South Of 86 Chrishall Road Fowlmere	Outline planning application for 15 No. self-build dwellings, with details pursuant to access and layout, and all other matters including appearance, scale and landscaping reserved for subsequent approval	1/3/2023

Appendix 5

22/01470/FUL	135 Hereward Close Impington	Erection of 1 no 1bed single storey 1-bed dwelling	7/3/2023
21/03980/FUL	38 Station Road (West) Whittlesford	Demolition of garage and rear extension of existing dwelling, new single storey rear extension, new loft dormer windows to front and replacement windows and doors along with the erection of a new detached dwelling and vehicular access at 38 Station Road	7/3/2023
22/03406/OUT	Land North Of Field Side Thriplow Road Fowlmere	Outline application for the development of up to 9 self and custom build dwellings, with all matters reserved except access, along with all ancillary works	14/3/2023
EN/00492/21	Moat Farmhouse Moat Farm Park Lane Castle Camps	Without planning permission, an engineering operation comprising the excavation and formation of two lakes and the creation of earth bunds associated with the excavation of a lakes	20/3/2023
22/01331/FUL	Land To The South-west Of Grain Stores Valley Farm Road West Wrattling	Change of use of an existing compound area into a self storage facility and the positioning of 90 shipping containers	20/3/2023

Appendix 5

22/02771/OUT	Land North Of Cambridge North Station Milton Avenue Cambridge	<p>A hybrid planning application for:</p> <p>a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works.</p> <p>b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.</p>	23/3/2023
22/01126/HFUL	Byeways Station Road Harston	<p>part single, part two storey rear extensions including erection of a front boundary wall and gated entrance (part retrospective) - variation to planning permission 21/02100/HFUL</p>	30/3/2023

Appendix 5

EN/00004/23	Byeways Station Road Harston	Unauthorised operational development following refusal of retrospective planning application ref 22/01126/HFUL	30/3/2023
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