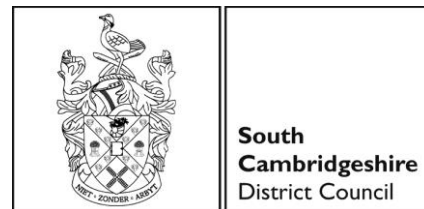


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Tuesday 05 March 2024

To: Chair – Councillor Dr. Martin Cahn
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Bill Handley, Geoff Harvey, Dr. Tumi Hawkins, Dr Lisa Redrup,
Peter Sandford, Heather Williams, Dr. Richard Williams and Eileen Wilson

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Helene Leeming,
William Jackson-Wood, Corinne Garvie and Henry Batchelor

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 13 March 2024 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.**

Yours faithfully
Liz Watts
Chief Executive

Agenda

Pages

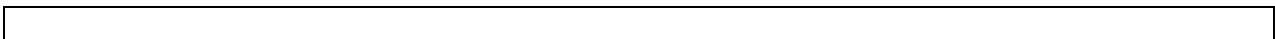
1. **Chair's announcements**
2. **Apologies**
To receive apologies for absence from committee members.
3. **Declarations of Interest**
 1. **Disclosable pecuniary interests ("DPI")**
A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration 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 | 5 - 16 |
| To authorise the Chair to sign the Minutes of the meetings held on 17 January and 14 February 2024 as correct records. The Minutes document for the meeting held on 14 February is to follow. | |
| 5. 23/01134/FUL - Land At Melbourn Science Park, Melbourn | 17 - 106 |
| Demolition of 13,594sq.m of existing buildings, alterations and extensions of 1,127 sq.m to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House and Class C1 within the new wing rear of Moat House, development of 46,031 sq.m of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sq.m of ancillary buildings for vehicle and cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping. | |
| 6. 23/01581/FUL - Manor Farm, Clayhithe Road, Horningsea | 107 - 138 |
| Conversion of existing vacant farm buildings into seven dwellings with access, parking, landscaping and associated infrastructure. | |
| 7. Compliance Report | 139 - 146 |
| 8. Appeals against Planning Decisions and Enforcement Action | 147 - 154 |



Exclusion of Press and Public

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

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

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

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation

may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).

- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

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[Link to further information for members of the public attending South Cambridgeshire District Council meetings.](#)

If you wish to ask a question or make a statement at a meeting, please refer to the Public Speaking Scheme at the below link.

[Link to the Public Speaking Scheme](#)

Further information for Councillors

[Declarations of Interest – Link to Declarations of Interest - Information for Councillors](#)

Councillors are reminded that Democratic Services must be advised of substitutions in advance of meetings. It is not possible to accept a substitute once the meeting has started.

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Agenda Item 4

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 17 January 2024 at 10.00 a.m.

PRESENT: Councillor Dr. Martin Cahn – Chair
Councillor Peter Fane – Vice-Chair

Councillors: Ariel Cahn Bill Handley
Dr. Tumi Hawkins Peter Sandford
Heather Williams Dr. Richard Williams
Eileen Wilson

Officers in attendance for all or part of the meeting:

Vanessa Blane (Senior Planning Lawyer), Christopher Braybrooke (Principal Planning Compliance Manager), Dominic Bush (Senior Planner), Aaron Coe (Principal Planner [Strategic Sites]), Mary Collins (Senior Planner), Laurence Damary-Homan (Democratic Services Officer), Stephen Kelly (Joint Director of Planning and Economic Development), David Lines (Highway Development Management Engineer [Cambridgeshire County Council]), Laurence Moore (Senior Planner), Adrian Sargeant (Tree Officer), Michael Sexton (Area Development Manager), Rebecca Smith (Delivery Manager) and Sharon Yardy (Ecology Officer).

Councillors Dr. Shrobona Bhattacharya and Helene Leeming were in attendance as local Members.

Councillors Cllr Stephen Drew was in attendance remotely as local Member.

1. Chair's announcements

The Chair noted that Councillor Judith Rippeth had stepped down from the Committee and thanked her for her time and work with the Committee. The Chair then made several brief housekeeping announcements. Following these, the Chair, seconded by Councillor Peter Fane, proposed that the order of business be varied to take Minute 7 (23/03311/FUL) as the sixth item of business and Minute 6 (23/03642/HFUL) as the seventh item of business. The Committee agreed to the variance in the order of business by affirmation.

2. Apologies

Apologies for Absence were received from Councillor Geoff Harvey.

3. Declarations of Interest

With respect to Minute 5, Councillors Bill Handley and Dr Tumi Hawkins declared that, as Members of the Cabinet, they had been present at meetings of the Cabinet where the application had been discussed and as such would withdraw from the Committee for the application. Councillor Heather Williams declared that she was a Member of the Greater Cambridge Partnership (GCP) Assembly, with the GCP being referenced in the report, but had not been part of any discussions regarding the application.

With respect to Minute 8, Councillor Dr Tumi Hawkins declared that she was local Member for the application and had been present at meetings of Bourn Parish Council where the application had been discussed, but that she was coming to the matter afresh.

4. Minutes of Previous Meeting

By affirmation, the Committee authorised the Chair to sign both the Minutes of the meetings held on 13 and 18 December 2023 as a correct record, including the restricted Minute in the Minutes of the meeting held on 18 December.

5. 23/00123/FUL - Land South of Pond, Cambourne Business Park, Cambourne **Councillors Bill Handley and Dr Tumi Hawkins withdrew from the Committee, in-line with their Declarations of Interest.**

The Chair noted that the site had been visited on 4 October 2023. The Principal Planner (Strategic Sites) presented the report and offered the following updates:

- Condition 23 was to have the wording at the end of the condition which read “prior to the occupation of any dwelling” removed as this was a typo.
- An additional third-party representation had been received from the occupants of Building 1030- Zeiss House which requested that effective engagement continued to take place between the applicants and the third party through the discharge of conditions process to ensure the development would not place unreasonable restrictions on the existing operations taking place at ZEISS House. Officers were satisfied that the representation raised no new issues that had not already been considered within the main report.

Members asked a number of questions of clarification and, in response, officers offered the following advice:

- The Transport Assessment Team (TAT) had reviewed the submitted modelling of traffic impacts and that the highway network would be capable of accommodating the traffic generated by the site and the Cambourne West development, thus there was no objection from the TAT as technical consultee and that the proposal was considered acceptable in transport terms.
- Cambridgeshire County Council, as the Education authority, no longer requested a financial contribution towards Primary School Places serving Cambourne, with paragraph 6.13 of the report detailing why the contribution was no longer required.
- The additional information request from the Waste Services (paragraph

6.29) had been provided through the submission of an updated refuse strategy which was in-line with the Greater Shared Waste Guidance for Developers document and, as such, it was considered acceptable.

- The concerns of the Designing Out Crime Officer (paragraph 6.67) still stood but officers felt, on balance, that the design and connectivity benefits of the proposal outweighed the concerns of the Designing Out Crime Officer on balance, thus the proposal was considered acceptable.
- The requirements of the National Planning Policy Framework (NPPF) 135 (b), which related to visually attractive development, were considered to have been met by officers. Officers advised that it was up to the Committee to decide if the proposal was compliant with NPPF policies, including 135 (b).
- Biodiversity net gain could not be fully delivered on-site to achieve the 20% biodiversity net gain the applicant sought to deliver, in light of changes to the biodiversity net gain baseline metric. Some off-siting of biodiversity net gain measures was required to fulfil the 20% gain, and these measures would be delivered within the District and, where possible, would be close to the site.
- With regard to the proposed apartment blocks, the proposal was considered to be compliant with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the Urban Design Team had no objection to the proposal. Officers advised that the proposal had been through an extensive pre-application process, reviewed by the Design Review Panel and amendments to the design had been incorporated in response to the comments on the design in the pre-application process. Details of materials for the apartment blocks were to be submitted and approved by the Planning Service, as secured by conditions.
- Major developments in Greater Cambridge had been halted by the Environment Agency due to concerns over water supply, but these were much larger developments than the proposal which were subject to an Environmental Impact Assessment (EIA)- developments at Bourn Airfield and Waterbeach that were to deliver thousands of dwellings were cited. Given the scale of the proposal, officers maintained the view that the

development did not constitute an EIA development and, whilst water supply was a material consideration, the proposal did not require an Environmental Assessment and water efficiency measures were secured via conditioning to mitigate concerns over water supply. Officers advised that the water efficiency measures would allow for water supply to be provided by existing water supplies, rather than new water supplies that were expected to be delivered by the forthcoming Cambridge Water Resources Management Plan.

- With respect to Condition 23 and the potable water use of no more than 99 litres/person/day did not mean that water would be shut off if usage was exceeded. Officers considered the condition as justified based on the detail provided regarding water consuming fittings within the units and the expected daily water usage by normal occupation of the units. Officers advised that requiring specific measures should be avoided to ensure that there was no conflict with new requirements of Building Regulations and other relevant legislation.

The Committee was addressed by an objector, Claire Coates on behalf of Cambourne Village College.

The agent of the applicant, Paul Belton, addressed the Committee and, in response to Member questions, advised that the roads on the site were designed to discourage “drop-offs” for school children following discussions with officers where it was agreed that a drop-off provision should not be included in the design- the agent acknowledged that drop-offs may still occur. Officers responded to further questions and advised that the clustering of affordable units on site was 15 units, and that there was no modelling for the event that an all-vehicle access road from Business Park Road to Cambourne West was available, which would impact wider parts of Cambourne as well as the proposed development, and given technical advice was that the highways proposals were acceptable it would be unwise to require, through condition, an access road to be delivered.

John Vickery, Clerk of Cambourne Town Council, addressed the Committee on behalf of the Town Council who objected to the application. The Town Council’s representative, in response to Member questions, advised that the lack of access road was in conflict with Local Plan policy (SS/8) and that the policy required access to be provided through a route through the Business Park. Officers also provided responses to Member questions and clarified that a condition (Condition 24) required details of future management and maintenance of the streets to be submitted and that there was no policy basis to prevent the usage of private management companies. Further clarity was provided that the officer’s report acknowledged that policy SS/8 of the local plan was not satisfied by the proposal but the officer’s recommendation was based on a balance of material considerations.

Councillor Helene Leeming addressed the Committee as local Member and, whilst supporting the majority of the details of the proposal, objected to the proposal due to concerns around connectivity. Councillor Stephen Drew addressed the Committee as local Member and echoed the concerns of other representatives of Cambourne.

In the debate, Members discussed the conflict with policy SS/8 of the Local Plan. The Committee acknowledged the concerns of objectors with regard to the lack of an all-vehicle access between Business Park Road and West Cambourne and also noted that the scheme had both harms and benefits and, as such, the decision was to be made on balance. Some Members were concerned that high levels of traffic movements would occur down Business Park Road during school drop-off times, whilst others felt that it would not be an overly convenient way of dropping children off to school and that the harm caused by the lack of an access road was not a major concern, given the advice of technical consultees on the matter, and that the proposal would encourage sustainable travel. Officers provided further context on the matter and advised that a public transport link to Cambourne West, alongside pedestrian and cycle links, was to be provided. Officers' assessment was that the site was well integrated with Cambourne and advised that the schools travel plan had an objective to actively encourage sustainable transport and school travel assessment had shown that 86% of students did not travel to school in private motor vehicles. Officers advised that it was their view that the harm from failure to comply with policy SS/8 of the Local Plan did not make the proposal unsustainable, and as such amount to a reason to refuse the application, and that the responses from technical consultees validated this view.

With regard to quality of design, relevant NPPF guidance and policy HQ/1 of the Local Plan, some Members felt that the design was inappropriate and did not fit the local context whereas others felt that the design was acceptable. Some concern was raised over the comments of the Designing Out Crime Officer and compliance with policy HQ/1 (g), but some Members felt that these concerns were outweighed by design and connectivity benefits, in-line with officers' advice.

Water consumption was raised as a point of concern, but Members noted that the development was not subject to an EIA. Comment was made that the use of the word "shall" in Condition 23 in the context of daily water usage was inappropriate as there was no intention to impose limits on water consumption, instead efficiency measures were being implemented to minimise water usage in order to meet the standards described. Comment was made that the state-of-the-art sustainability measures incorporated into the proposal and the net zero passive house standards for social housing were notable benefits of the scheme. Members acknowledged that a 20% biodiversity net gain was to be delivered and noted the comments of officers regarding the cascading of off-site provision of biodiversity measures. A comment was made regarding the response from the Wildlife Trust and their disappointment that there was no landscape buffer along the Wildlife Trust land.

The loss of employment land was discussed, with some Members feeling that this was a harm whilst others felt that, given the context of the current use of the existing Business Park, there was minimal harm. Members also noted the benefit of delivering 40% affordable housing on the site.

By 5 (Councillors Dr Martin Cahn, Peter Fane, Ariel Cahn, Peter Sandford and Eileen Wilson) votes to 2 (Councillors Heather Williams and Dr Richard Williams), the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions and Section 106 agreement, as laid out in the report from the Joint Director of Planning and Economic Development.

Councillors Bill Handley and Dr Tumi Hawkins rejoined the Committee.

6. 23/03642/HFUL - Whitehall, 9 Chapel Lane, Fowlmere

Minute 6 was taken as the seventh item of business, as per the agreed variance of the order of business.

Councillor Heather Williams rejoined the Committee.

The Senior Planner (Dominic Bush) presented the report. A Member question was raised regarding the third party representation which had concerns over the use of the existing rear access gate for construction and parking for contractors, to which the Senior Planner advised that he was unaware of a rear access gate on the site and that the back of the site was overgrown, with officers taking the view that front entrance to the site was much larger and would be the access point for construction traffic. In response to a question on why the proposed works were not undertaken under Permitted Development Rights, officers advised that the site did not have Permitted Development Rights due to the property's status as Grade II listed.

Councillor Peter Fane, seconded by Councillor Bill Handley, proposed that the Committee move to a vote. The Committee agreed to the proposal by affirmation.

By unanimous vote, the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, as laid out in the report from the Joint Director of Planning and Economic Development.

7. 23/03311/FUL - Rose Villa, Little Heath, Gamlingay

The Chair noted that the site had been visited on 10 January 2024 and the Senior Planner (Mary Collins) presented the report. Officers responded to Member questions and clarified that:

- Financial contributions were required by the Neighbourhood Plan which would go towards improvements to the bridleway and cycle lanes, however it was not clear if these improvements would be directly related to the site as it was up to Gamlingay Parish Council to allocate the funding.
- In relation to proposed plots B and C, the ridge height would be similar to that of the existing barns.
- The application had been through a pre-application process and conditions dealt with a number of matters as not all information was available at the point of application.
- Officers were satisfied that the proposed biodiversity net gain could be achieved, with a baseline plan which detailed the proposed habitat creation having been received by the Planning Service as part of the application. Some of the biodiversity net gain was to be delivered within the blue line boundary and further net gain to be delivered within the red line boundary through the delivery of replacement habitat.
- The floor area increases from the existing permission to convert the barns (a fallback position) was 100% by virtue of one additional storey proposed, whilst the ridge height was very similar to that in the fallback position.

The Committee was addressed by a public objector, Gillian Kitchener, who clarified, in response to a Member question, that she held concerns that the granting of permission would set a precedent to allow further development of the heath land which local residents felt was an important asset that should not be built on. The Committee was addressed by the agent of the applicant, Liz Fitzgerald, and Kirstin Raynor, Clerk of Gamlingay Parish Council, on behalf of the Parish Council who objected to the application.

Councillor Dr Richard Williams left the meeting and did not return.

In the debate, officers offered the following points of clarification in response to Member questions:

- That surveying had shown that there were protected species (bats) on the site and as such there would be a level of harm, but that condition 10 secured a requirement for a wildlife sensitive lighting strategy to mitigate harm (as recommended by the Ecology Officer).
- The Gamlingay Neighbourhood Plan had been considered, the report and presentation acknowledged that the proposal was not compliant with policy GAM1 of the Neighbourhood Plan and that the officer's recommendation was based on a planning balance that included assessment against the policies within Neighbourhood Plan.

The Committee agreed that the principal of development had been established by the existing permission to convert the barns which was a fallback position. Some Members expressed views that, whilst the fallback position of Class Q dwellings would be in keeping with Neighbourhood Plan policy GAM1, the incorporation of basement floors was a better use of space. Further comment was made that the proposed design was sympathetic to the existing barns and the fact that the ridge heights were very similar to those in the fallback position meant that the proposal was an improvement on the existing permission. Views were expressed that policy GAM3 of the Neighbourhood Plan was not relevant as there were already existing structures on the site and thus it would not conflict with the character of the open countryside. Members noted that a financial contribution was required by a Unilateral Undertaking dated 9 October 2023 (as described by Informative 1) and this satisfied policy GAM8 of the Neighbourhood Plan. Members noted that the Ecology Officer had no objections and that conditions covered biodiversity net gain requirements. A Member comment was made that there was not enough information included in the application and too much reliance was placed on conditions to secure details; other Members noted the concerns of objectors but felt that, on balance, the application was an improvement on the fallback position.

By 6 (Councillors Dr Martin Cahn, Peter Fane, Ariel Cahn, Bill Handley, Dr Tumi Hawkins and Peter Sandford) votes to none, with 1 abstention (Councillor Eileen Wilson), the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions, as laid out in the report from the Joint Director of Planning and Economic Development.

8. 23/02752/OUT - Land North of David's Lodge, Old North Road, Bourn

The Chair noted that a site visit had been held on 10 January 2024. The Senior Planner (Laurence Moore) presented the report and provided an update to advise that there was

an error in the report (paragraph 10.14) which stated that “the development framework extended along the southern edge of the site”. The officer confirmed that the site did not adjoin the development framework boundary but that this did not impact the assessment of the proposal nor the officer recommendation within the report, and that the development was acknowledged as outside of the development framework throughout the report. Officers responded to Member questions and clarified that:

- The site was assessed as being an 8-minute cycle along the main road to Bourn High Street, which was deemed as close proximity and access to the services available in Bourn led officers to view the site location as sustainable.
- The site had bus services in close proximity. Bus timetables for the nearby stops were shared with the Committee.
- The 22% Biodiversity Net Gain would be delivered through enhancement of the currently “poor” condition woodland and that no new habitats would be introduced.
- The site had been mapped as modified (improved) grassland, an assessment that the Senior Ecology Officer agreed with.
- The accident history data at the staggered crossroad between the B1046 and A1198 had one serious accident in the previous 5 years, which was not considered to be significant for concern in technical terms, as advised by the Highway Development Management Engineer. The site was expected to generate an additional 25 vehicle movements per day which was not considered to be significant in the context of the typical daily vehicle movements on the stretch of road.

The Committee was addressed by the agent of the applicant, Ben Elvin, who responded to Member questions and clarified that:

- There were no objections from statutory consultees other than the Conservation Officer’s comments, and that planning officers had assessed the application as having no harm to heritage assets contrary to the comments from the Conservation Officer.
- The applicant intended for two of the plots to be occupied by his daughters, assuming it was compliant with requirements of the Self-Build register.

The Senior Planner clarified that the Conservation Officer had objected but that the case officer’s conclusion was that there was no harm to heritage assets and that they did not agree with the Conservation Officer’s consultation response.

Councillor Barbara Cooper of Longstowe Parish Council addressed the Committee on behalf of the Parish Council in objection to the proposal. Councillor Cooper responded to Member questions and clarified that:

- The response from the Highway Development Management Engineer did not allay the Parish Council's concerns regarding highway safety.
- The Parish Council had concerns that horse manure was being placed around the trees subject to TPOs, which would harm the protected trees by acidifying the soil.

In response to a concern raised by Councillor Cooper regarding visibility from the access to the site and impact on highway safety, a Member question was directed towards officers regarding obstructions to the visibility splay. The Highway Development Management Engineer advised that the lamppost was not regarded as an obstruction to the visibility splay due to its width and that the BT cabinet near the access fell outside of the visibility splay, thus it was not considered an obstruction. The Committee was advised that there was a stay cable for the distribution pole adjacent to the proposed access that may prove problematic to the developer but that this was for the applicant to resolve and not the responsibility of the Highway Authority. Members enquired as to if a condition could be added to require condition to resolve the issue of the stay cable, to which the Highway Development Management Engineer advised that he could not comment on behalf of UK Power Networks, who were responsible for the distribution pole, but that if the stay cable was required in its current location within the access it would be problematic to the developer. The Highway Development Management Engineer advised that the distribution pole itself was not a visibility concern.

The Committee was addressed by Councillor Des O'Brien of Bourn Parish Council, on behalf of the Parish Council who objected to the application. In response to a Member question, Councillor O'Brien clarified that there were no footpaths that served the site, that accessing the bus stops required crossing the road and that the Parish Council felt that there were no quality public transport links serving the site, and that cycle access to Bourn required travel along a road with a 60mph speed limit that had no foot or cycle path.

Councillor Dr Tumi Hawkins offered her perspective as a local Member and started the debate. Councillor Dr Hawkins raised the following points:

- Highway safety and access- access to Bourn was viable by car but Fox Road was not viewed as safe for walking or cycling from a local perspective. However, noting the comments from the Highways Authority, the access and highway safety matters were acceptable in planning terms despite the concerns.
- The development outside of the development framework, but the site visit had shown that there were existing dwellings surrounding the site.
- The Conservation Officer had commented that there was less than substantial harm to Heritage assets, which she felt were mitigated improvements to the woodland. Councillor Dr Hawkins commented that, in her view, the proposed planting density was not high enough, but the mitigation through the woodland enhancement carried weight in the balance.

- The shortage of self-build plots within the District carried significant weight as a material consideration.

Councillor Dr Hawkins acknowledged the concerns of the Parish Councils but reiterated the fact that the decision was based on material planning considerations. She described the need for self-build plots (given the local shortage), the biodiversity net gain exceeding local requirements as carrying significant weight. Further comment was made that, whilst she had concerns over highway safety, the responses from the Highway Development Management Engineer and lack of objection from the Highway Authority did not give highway safety concerns material weight and, as such, she was minded to vote for approval.

During the debate, Members asked further questions of clarity and officers advised that:

- The Section 106 agreement would require residents who were to build on the self-build plots to be part of the self-build register and occupy the dwellings, once completed, for a minimum of three years.
- There was a condition that removed Permitted Development Rights.
- The S106 would secure the plots as self-build, and there were no financial contributions required as the total site footprint was not to exceed 999 square metres, and if future applications to vary led to the site exceeding 1000sqm financial contributions would be required for the site as a whole.
- If future occupants wished to extend their property beyond 200 square metres, a separate planning application would be required and Condition 13 secured the maximum internal space (including garages) per dwelling of 200sqm.

Members acknowledged that if the application was for market housing the application would likely be refused and agreed that the decision on the application was to be made on the balance, with the need for self-build plots carrying significant weight. Highway safety was discussed, with some Members feeling that concerns over highway safety amounted to a reason for refusal, whilst others felt that, following the consultation from the Highways Authority and comments from their representative, it was not an adequate reason for refusal and that 5 additional dwellings would be unlikely to have a significant impact on the highways. Some Members felt that, given the proximity of the villages of Bourn and Longstowe, the site was in a sustainable location, whilst others felt that the public transport links were not strong enough to constitute a sustainable location. Members agreed that, given the surrounding developments, the proposal was appropriate despite being outside of the village development framework. Members also commented that the 22% biodiversity net gain held weight in the balance.

By 6 (Councillors Dr Martin Cahn, Peter Fane, Ariel Cahn, Bill Handley, Dr Tumi Hawkins and Eileen Wilson) votes to 1 (Councillor Heather Williams), with 1 abstention (Councillor Peter Sandford), the Committee **approved** the application in accordance with the officer's recommendation, and subject to the conditions and legal agreement, as laid out in the report from the Joint Director of Planning and Economic Development.

9. TPO (request ref SMXHKLWH) - 29 Station Road, Shepreth

Councillor Martin Cahn, seconded by Councillor Dr Tumi Hawkins, proposed that the Committee take the decision by affirmation. The Committee agreed, by affirmation, to the proposal and by affirmation the Committee **gave permission** to serve a provisional Tree Preservation Order.

10. TPO (request ref ZGHDTZHV) - Hall Close (adjacent to 57 Station Road, Foxton)

The Tree Officer presented the report. A Member question was raised on if the nearby fence with a concrete base would have any impact on the tree, and the Tree Officer advised that it was questionable if it would have any impact on the tree and that any impacts on the root system were likely to be minimal given the age and overall vitality of the tree.

Councillor Martin Cahn, seconded by Councillor Dr Tumi Hawkins, proposed that the Committee take the decision by affirmation. The Committee agreed to the proposal, by affirmation, and by affirmation the Committee **gave permission** to serve a provisional Tree Preservation Order.

11. Compliance Report

Councillor Heather Williams rejoined the Committee.

The Principal Planning Compliance Manager presented the report. In response to Member questions, officers advised that it was not possible to assign priority to cases that were older than 6 months due to technical restraints but that it may be possible to see if any of these were priority A. Members requested that it would be helpful to see if there were any older priority A cases and that the details of case priorities created a useful early warning system for Members. Officers advised that priority A cases were few and far between and that there were no cases that needed to be specifically brought to the attention of the Committee.

Councillor Heather Williams left the meeting.

The Committee **noted** the report.

12. Appeals against Planning Decisions and Enforcement Action

The Delivery Manger introduced the report. Member comments were made with regard to the following cases:

- APP/W0530/C/23/3327223, The Navigator, Little Shelford- officers advised that no notification had been received that the appeal had been withdrawn.
- Land South of the Causeway, Bassingbourn (not listed in the report)- the appeal had been allowed by the Planning Inspectorate (PINS) but officers advised that the Council had filed for a judicial review, appealing both the decision and the costs decision. Officers were awaiting a response from the court.

In response to a Member question regarding the number of appeals, officers advised that

delays at PINS were impacting the numbers of outstanding appeals and informed Members that only one appeal had been lodged in December 2023. In response to a Member question, officers advised that the local inquiry for appeal APP/W0530/W/23/3328390 (Darwin Green) had started.

Councillor Heather Williams rejoined the Committee.

In response to cases awaiting decision for the Network House, St Neots Road, Caldecote site, officers advised that these decisions were being affected by the PINS delays.

The Committee **noted** the report.

The Meeting ended at 3.43 p.m.

Agenda Item 5



Planning Committee Date	13 March 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/01134/FUL
Site	Land At Melbourn Science Park, Melbourn
Ward / Parish	Melbourn
Proposal	Demolition of 13,594sq.m of existing buildings, alterations and extensions of 1,127 sq.m to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House and Class C1 within the new wing rear of Moat House, development of 46,031 sq.m of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sq.m of ancillary buildings for vehicle and cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping.
Applicant	Bruntwood SciTech Melbourn Limited
Presenting Officer	Michael Hammond
Reason Reported to Committee	Application raises special planning policy or other considerations Third Party Representations
Member Site Visit Date	6 th March 2024
Key Issues	1. Principle of Development

2. Character and Appearance of the Area and wider landscape views
3. Car Parking and Highway Safety
4. Impact on Neighbour Amenity

Recommendation

APPROVE subject to conditions and completion of a legal agreement (S106)

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the demolition of 13,594sq.m of existing buildings, alterations and extensions of 1,127 sq.m to retained buildings to allow use within Class E within Ash House, Class E(b) (restaurant) within Moat House and Class C1 (hotel) within the new wing rear of Moat House, development of 46,031 sq.m of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sq.m of ancillary buildings for vehicle and cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping.
- 1.2 The scheme has been through multiple pre-application discussions with officers, including Conservation, Urban Design, Landscape, Sustainability, Ecology and Tree officers and has been taken to the Design Review Panel (DRP) as part of the pre-application process. The proposal in front of members is the outcome of these discussions. A copy of the DRP minutes is included as an appendix to this report at appendix 1.
- 1.3 The site lies within the village framework of Melbourn which is a Minor Rural Centre (Policy S/9). Policy E/12 of the Local Plan supports new employment development or expansion of existing premises provided that the scale of development is acceptable to the size of the village. In this case, it has been found that the proposed redevelopment of Melbourn Science Park would be of an appropriate scale, both in terms of its functional size and its physical size. The proposal would be a brownfield development providing much needed research and development floorspace.
- 1.4 Additional information has been submitted to the Local Planning Authority during the course of the application. This includes further information regarding flooding, sustainability, highways and transport data. Further consultations were carried out as appropriate.
- 1.5 In terms of the overall planning balance, it is considered that the proposal would not result in an unacceptable level of harm on the character and appearance of the area and on the residential amenity of any surrounding properties. Despite the shortfall of parking provision, it has been demonstrated that the parking levels are appropriate, and this is agreed by

the Transport Assessment Team. Officers consider that, subject to conditions and a Section 106 Agreement the proposal would have an acceptable level of impact on highway safety and transport capacity.

1.6 The use of planning conditions and of a Section 106 Agreement can secure appropriate detailing, technical information and financial contributions such that the proposal would accord with Local Plan policies in all other respects.

1.7 Taking all factors into consideration, Officers recommend that the Planning Committee approves the application subject to conditions and completion of a Section 106 (legal) Agreement, the final wording of which is be delegated to officers.

2.0 Site Description and Context

None relevant		Tree Preservation Order	X
Conservation Area	Adjacent	Local Nature Reserve	
Listed Building	Adjacent	Areas of high, medium and low surface water flood risk	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Outside Development Framework		Article 4 Direction	
Flood Zones 2 and 3			

2.1 The application relates to a 7.01 hectare site located to the north of Cambridge Road on the north-eastern edge of the village of Melbourn. The site lies within the development framework of Melbourn, with the northern and north-western boundaries of the site forming the boundary of the framework with the open countryside. The site currently comprises research and development buildings and ancillary uses which collectively form Melbourn Science Park. The site is effectively divided in two by the access road from Cambridge Road which connects to the Project Birchwood development to the north-west of the site. The grounds around the building are a mixture of soft landscaping and hardstanding for parking.

2.2 The site features a pond in the middle of the site and areas of the site lie within low, medium and high risk of surface water flood risk.

- 2.3 The site benefits from a number of mature trees along the south-western, western, northern and eastern boundaries of the site. There are also a number of mature trees present within the remainder of the site. None of these trees are protected by Tree Preservation Orders.
- 2.4 The south and south-western boundary of the site is situated adjacent to the Melbourn Conservation Area. To the south lies the grade II listed 1 – 15 High Street which are a row of thatched cottages, and no.17 is immediately to the south-west which is a grade II listed building. There are also other grade II listed buildings to the south and west. To the north-west and north are the grade II listed buildings of Newlings Farmhouse and no.3 Moat Lane.
- 2.5 There is an emerging local plan site allocation (S/RRA/CR) as part of emerging policy (S/RRA: Site allocations in rest of the rural area) adjoining the site to the north-east for a mixed use development of approximately 120 homes and 2.5ha for employment uses as part of an opportunity to expand Melbourn Science park and provide homes in a Minor Rural Centre.

3.0 The Proposal

- 3.1 The application is seeking full planning permission for the redevelopment of Melbourn Science Park to increase the overall amount of research and development floorspace. The below table breaks down the spread of existing and proposed floorspace across the site:

Building	Existing Gross Internal Area (GIA) m2	Proposed GIA m2	Net difference GIA m2
Ash House/ Block A	1,092	1,080	-12
Beech House/ Block B	2,139	9,175	+7,036
Block C	0 (N/A)	3,359	+3,359
Block D (former Block H)	3,121	9,185	+6,064
Block E (former Block G)	1,817	10,289	+8,472

Block F	3,633	9,185	+5,552
Unit 13 – 16	2,498	0 (demolished)	-2,498
Unit 17	356	0 (demolished)	-356
DaVinci Building	4,117	4,326	+209
Moat House	581	1,708	+1,127
Mobility Hub (MSCP)	0 (N/A)	22,941	+22,941
Total (excluding MSCP)	19,384m2	48,307m2 (49,756m2 Gross External Area (GEA))	+28,923m2
Total	19,384m2	71,248m2 (73,744m2 GEA)	+51,864m2

3.2 As evidenced in the table above, the proposed redevelopment involves a series of proposed works to the science park and these are explained in turn below.

3.3 **Block A** (formerly known as Ash House) would comprise changes to the fabric and fenestration of the existing building but these would largely follow the existing footprint, form and scale. This includes replacing windows and over-cladding the existing brickwork with insulation and timber boarding. An opening in the existing flint wall on Cambridge Road would be introduced to allow for pedestrian access from the footpath outside the site. The building is proposed for publicly accessible community uses and has been indicatively earmarked for use as a physiotherapy clinic and gym. There would be reconfigurations to the landscaping and car parking arrangements, as well as a new vehicular access from Cambridge Road.

3.4 **Block B** would replace the existing Beech House building. The proposed replacement research and development building would occupy a broadly rectangular floorplate and be three-storeys in scale (13.825m ridge height), with each storey having a double height floor plate. Above this would be an external plant enclosure (18.325m total height) and flues above (19.8m total height). It has been labelled for use as incubator floorspace. The proposed building would be designed in a mixture of

charred timber, aluminium louvre screening, concrete panelling, and substantial ground floor glazing. There would be external terraces at second-floor level with the roof consisting of a mix of biodiverse roofs and solar panel provision.

- 3.5 **Block C** would be situated immediately opposite (north-east) Block B across the dividing access road through the site. This would be sited on an undeveloped area of the site adjacent to the main entrance. It would take a unique curved triangular form and act as a 'gateway' research and development building into the site, measuring 14.425m to the ridge and 17.775m to the top of the inset plant enclosure above. The ground-floor would be set back from the building edge with the first and second-floors overhanging to create a canopy below. The glazing at the upper-floors would be shaded by a horizontal aluminium fin and louvre system which wraps around the façade.
- 3.6 **Block D** would replace the existing Block H on the eastern Cambridge Road frontage. The proposed three-storey research and development building would be broadly rectangular in footprint and use a contemporary material palette which includes aluminium, bronze metal screening, plate steel frame and concrete. The proposal also includes extensive balustrade planting, and an entrance pavilion bronze clad projection on the northern elevation facing onto the 'Science Square' that measures approximately 17m to the ridge. The proposed building (excluding the entrance pavilion) would measure approximately 15.525m to the ridge with a plant enclosure above measuring just over 20m in height with flues above reaching circa 21.8m. There would be a green roof and extensive solar panel provision. Immediately to the south-east would be a logistics hub single-storey building that is encompassed into the raised bank and hidden by a retained wall with a service yard adjacent.
- 3.7 **Block E** would replace the existing Block G near the eastern corner of the site. The proposed form, architectural approach and elevational treatments of the research and development building mirror that of proposed Block D. It would occupy a slightly larger footprint than Block D but would be lower in overall height, measuring approximately 14.5m to the building ridge, 19m to the top of the plant enclosure and 20.4m to the flue height. Adjacent to Cambridge Road would be an energy centre that would be sunk within an area of raised landscaped banking.
- 3.8 **Block F** would replace the existing building (also known as Block F) and Units 13 – 16 and Unit 17. Again, the proposed design of the R&D building and architectural approach broadly follows that proposed on Blocks D and E. Its position on the site would create the 'science square', as together with blocks D and E it would frame the area of open space which acts as outdoor meeting and drop off for these buildings. It would measure approximately 15.35m to the ridge of the building, 16.4m to the ridge of the projecting entrance pavilion, 19.5m to the top of the plant enclosure and 21.2m to the top of the flues.

- 3.9 **The Da' Vinci building** would remain in its existing location with proposed works to this building largely consisting of changes to the external façades and an additional timber structure with planters on the southern elevation. These works have been proposed to try and address issues of over-heating due to the expansive glazing. The building will continue to offer office spaces and would also be used for co-working spaces, meeting/conference rooms, catering and staff facilities.
- 3.10 **The Moat House building** is currently used as a canteen. The proposed works would seek to undertake changes to the external facades of the existing building, notably the removal of the “glass box” infill extension and replacement with a brick infill extension. In addition to this, a two-storey side and rear extension is proposed which projects out to the north and north-west of the existing building. The proposed extension would have a pitched roof measuring approximately 5.8m to the eaves and 8.1m to the ridge, below the existing 9.8m ridge of the Moat House. It would be designed in materials which contrast to the original red brick moat house elevations, notably through flint ground-floor walls, charred timber at first-floor and a zinc standing seam roof. The proposed use of the building would be as a guest hotel (use class C2) and gastropub (use class E(b)).
- 3.11 **The Mobility Hub** would occupy a rectangular footprint parallel to the north boundary of the site. It would be six storeys in scale with the roof consisting of a lightweight frame to host photovoltaic panels, measuring approximately 21.2m to the ridge. A small area on the ground-floor would host a rental bike and repair zone but otherwise the building would be used for car parking for the site, accommodating a total of 822no. spaces of which 34no. (4%) would be disabled bays, 44no. (5%) electric vehicle bays and the remaining 744no. (91%) standard bays. There would be a space for shuttle bus drop off adjacent to the building. An entrance pavilion is proposed on the southern corner adjacent to the Science Square which is highlighted for potential public art.
- 3.12 The proposal includes extensive landscaping works and smaller supporting ancillary buildings such as waste compounds and substations. In terms of landscaping areas, there are three main components. In the south-western part of the site a new village green would be introduced. This would be sited immediately south of the Moat House and west of Block A. In the centre of the site would be a woodland/ wetland area. The access road leading to Project Birchwood would remain but the road would be resurfaced and reconfigured through raised tabling and other design measures designed to slow down vehicle traffic and improve the pedestrian environment. Again, at the eastern edge would be the science square.
- 3.13 The application has been amended and further information has been submitted to address specific requests of technical consultees and further consultations have been carried out as appropriate.

4.0 Relevant Site History

4.1 The site has an extensive planning history but of particular relevance to this application are:

Reference	Description	Outcome
22/05571/SCRE	EIA screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for Proposed demolition of 13,629sq.m of existing buildings, alterations and extensions by 1,275 sq.m to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House for use as gastro pub and Class C1 (hotel) within the new wing rear of Moat House, development of 41,406 sq.m of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) and 23,099 sq.m of ancillary buildings including transport hub for vehicle and cycle parking, together with plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping at Melbourn Science Park (the Project). The net additional floorspace will amount to 54,484 sq.m	EIA Not Required 3 March 2023
22/01666/FUL	Erection of two external structures, associated decking and means of enclosures to be used as outdoor eating and drinking spaces with staff meeting and other associated activities.	Permitted 29 June 2022
S/1600/19/FL	Temporary haul road at Cambridge Road Melbourn to support development of new office and technology research facilities north of Melbourn science park	Withdrawn
S/2941/18/FL	New office and technology research facilities. (Project Birchwood)	Permitted 20 March 2019
S/2652/18/E1	EIA Screening opinion (Project Birchwood)	EIA Not Required 4 September 2018

4.2 The proposal has been through multiple pre-application discussions with the Planning Authority, disability consultative panel and design review panel and the current application is the outcome of the feedback provided.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

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

Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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/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

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 to be reinforced, linked, buffered or created

NH/14 – Heritage Assets

E/9 – Promotion of Clusters

E/10 – Shared Social Spaces in Employment Areas

E/12 - New Employment Development in Villages

E/20 – Tourist Accommodation

SC/2 – Health Impact Assessment

SC/5 – Community Healthcare Provision
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air quality
SC/14 - Odour
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
Melbourn Conservation Area Appraisal – Adopted September 2021

- 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:

Development affecting Conservation Areas SPD – Adopted 2009
Development affecting Listed Buildings SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Health Impact Assessment SPD – Adopted 2011
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
RECAP Waste Management Guide (2012) – Adopted 2012
Trees and Development Sites SPD – Adopted January 2009

6.0 **Consultations**

- 6.1 **Melbourn Parish Council – Neutral** (Support but with severe reservations)

First Comments – 13 April 2023

- 6.2 Support the application but with the following comments highlighting serious reservation about the development:

- The height and scale of buildings resulting in overshadowing and overlooking of neighbouring properties;
- The light pollution from lights on site and the lights from the taller buildings;

- The increased amount of traffic travelling through the village and ensuring the correct conditions are put in place;
- The increased number of car parking spaces and how sustainable travel will be encouraged;
- Clarification that the health assessment carried out by Savills did consult a medical professional; and
- The increased rental fee which has made use of the premises on the site unaffordable for local businesses.

Second Comments – 25 April 2023

- 6.3 These comments supplement the formal comments made on the application previously. The 2019 (Project Birchwood) permission included a Section 106 agreement which, amongst other things, included a contribution of £93,500 to expand Melbourn Hub on the basis that it was deemed necessary to mitigate the impact of the employment site and that, as there was insufficient capacity, an extension for hireable meeting spaces was to be provided.
- 6.4 The Planning Statement at paragraphs 4.8 and 6.8 highlights the impact that the employees and visitors the proposal would generate would have on the village. This is also referenced at paragraph 4.6 of the market research document submitted.
- 6.5 Whilst the Parish Council is in open dialogue with relevant infrastructure providers (including Melbourn Community Hub Management Group) along with officers from South Cambridgeshire District Council and Cambridgeshire County Council, it will not be possible to have provided a detailed response before the standard consultation expiry date (25 April 2023).
- 6.6 [See Section 106 Officer comments for jointly prepared comments regarding S106].

Third Comments – 16 August 2023

- 6.7 Following the amendments to the application, the previous comments (13 April 2023) highlighting severe reservations have not changed and committee wish to request that the Townscape and Visual Impact Assessment shows additional images using 3D modeling from roads in close proximity to the site. A document of site lines along with What3words coordinates has been uploaded.
- 6.8 **Anglian Water – No objection**
- 6.9 No objection subject to foul water drainage condition and a condition requiring a phasing plan and/or an on-site drainage strategy. Informatives regarding Anglian Water assets and sewer adoption recommended.

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

6.11 **Cambridgeshire County Council – Archaeological Unit – No objection**

6.12 No objection subject to a written scheme of investigation condition and an informative.

6.13 **Cambridgeshire County Council - Highways Development Management – No Objection**

First Comments – 20 April 2023 - Object

6.14 Object due to following concerns:

- The designs and new motor vehicle access points as presented while acknowledging the greenway project have, other than at the main access, failed to provide suitable levels of by pass as shown in LTN 1/20
- The current design of the mobility hub exit will prevent the flow of pedestrians and cyclists across the egress as motor vehicles queue to leave the site.
- The no right turn HGV sub plate exit is not needed and should be removed.
- The proposed parallel crossing of Cambridge Rd will require a notification of intent and if any objections are received to its implementation these will be resolved by the Cambridgeshire County Council highways committee.
- The current design requires pedestrians and cyclists to use private land to traverse the motor vehicle access which is unacceptable.
- The Block A&B access will create a conflict between motor vehicles and non-motorised users.
- The Stage 1 Road Safety Audit submitted in Appendix C of the Transport Assessment, does not comply with GG119 of the Design Manual for Roads and Bridges.
- More information on the levels of motor vehicle traffic usage for the proposed moat house and how the access will be controlled/ restricted for the hotel/ pub users only is needed.
- Inadequate facilities for loading/ unloading of service vehicles;
- No details of refuse vehicle tracking;
- Parking space sizes not all adequate dimensionally; and
- No cycle route to serve secure cycle parking provided.

Second Comments on amended information – 10 August 2023 - Object

6.15 Object due to following concerns:

- All points of vehicular access are points of conflict and the proposed access and parking provision for Blocks A & B introduces a conflict between non-motorised highway users and motor vehicle traffic using the proposed dropped kerb access to these blocks. The number of proposed car parking spaces for the blocks is considered excessive by the Local Highway Authority and would create an unwarranted increase of the hazards to highway users to the detriment of highway safety.

6.16 This reason for refusal may be overcome if the parking spaces numbered 138 to 144 on the Landscape Masterplan are amended to show instead as soft landscaping (or similar) unless and until the occupiers of Block A provide empirical data to the Local Planning Authority that some or all of these proposed car spaces are required for the operation of the businesses.

Third Comments on amended information – 31 August 2023 – No objection

6.17 No objection subject to the following conditions and informatives:

- The parking spaces shown as 'not part of this application but may be subject of later application' on dwg. no. MSP-PLA-SW-GF-DR-L-0001, S2: Rev P05 (Landscape Masterplan)' not be constructed as car parking spaces unless and until occupiers of Block A provide empirical data demonstrating these spaces are required for business operations;
- Not to occupy the Moat House until a method of controlling motor vehicle ingress for Moat House users only is provided.
- Visibility splays implement before first use;
- Pedestrian visibility splays implemented before first use;
- Width of motor vehicle egress;
- No unbound materials within 10 metres of public highway;
- No highways drainage;
- Traffic Management Plan;
- Construction traffic route;
- Section 278 informative; and
- Highways informative.

6.18 **Cambridgeshire County Council - Transport Team – No Objection**

First comments – 5 May 2023 - Object

- 6.19 The Transport Assessment Team cannot make any firm recommendations as to the acceptability of this proposal and would recommend that a revised Transport Assessment or Transport Assessment Addendum is submitted to address issues with the data and modelling submitted.

Second comments – 31 August 2023 - Object

- 6.20 It is agreed that undertaking further queue length surveys to validate the junction models will result in some discrepancies, given that any future queue length surveys will not have been undertaken at the same time as the Manual Classified Counts. However, the Transport Assessment Team cannot accept base modelling unless there has been some form of validation to show that it represents (as best as possible) the actual situation on site.
- 6.21 The note does mention that observations were undertaken at the junction, from which the modelling is considered sound. The details of how this was carried out and evidence such as photos and any other analysis must therefore be clearly set out in a revised document. The Transport Assessment Team will review this and assess its acceptability for use as a validation exercise. Further surveys may be requested by the Transport Assessment Team, depending on the results of the review.

Third comments – 9 February 2024 – No objection

- 6.22 Following submission of further information, no objection subject to the following:
- Travel plan condition;
 - Implementation of frontage highways works prior to first use of development condition; and
 - A contribution towards the wider Melbourn Greenway of £402,000. This has been calculated by reviewing the active travel measures secured for the application to the north of the Melbourn Science park (£111,000) and calculating a rate per 1000sqm for that development of £10,335 per 1000sqm. This has then been applied to the uplift in floorspace proposed for the Science park application plus any inflation on construction prices since 2018 which gives the aforementioned total.
- 6.23 **Conservation Team – No objection**
- 6.24 This application has been the subject of a number of discussions during pre-application meetings and the assessment of the site. The Heritage Impact Assessment is felt a good representation of the impact on the surrounding heritage assets and the level of harm to the setting of the conservation area.
- 6.25 It is considered that the proposal will not adversely affect the setting of the Listed Buildings. No harm identified to Conservation Area. The proposals

will meet the requirements of Local Plan policy NH/14 for the reasons set out above. A materials condition is recommended.

6.26 Cambridgeshire Fire and Rescue Service – No comment.

6.27 No comment received.

6.28 Contaminated Land Officer – No objection

6.29 No objection subject to contamination and unexpected contamination conditions.

6.30 Designing Out Crime Officer – No objection

6.31 No objection subject to incorporation of specific building and layout design recommendation in the form of an informative.

6.32 Ecology Officer – No objection

6.33 No harm to protected species identified from demolition. The proposal would result in a biodiversity net gain of 40% gain in habitat units and 3% gain in hedgerow units. No objection, subject to the following conditions:

- Construction Ecological Management Plan;
- Lighting Design Strategy for Biodiversity;
- Ecological enhancement strategy; and
- Biodiversity Net Gain plan.

6.34 Environment Agency – No Comment

6.35 We are not able to comment on this application as it is outside of our remit. It is therefore for the Local Planning Authority to assess issues such as water resource.

6.36 Environmental Health – No Objection

6.37 Whilst there will be a degree of exposure to nearby residential premises from construction noise, this will be transitory in nature and should be considered and controlled through conditions regarding construction/ delivery hours, piling, dust protection and construction programming.

6.38 In terms of operational noise, the BS:4142 assessment is satisfactory and in line with this a condition requiring a noise assessment and any noise insulation/ mitigation as required from this to be implemented is recommended.

6.39 The Air Quality Assessment submitted is satisfactory. No artificial lighting concerns.

6.40 Greater Cambridge Partnership – No Objection

6.41 No objection subject to the following conditions:

- That agreement is made with the Melbourn Science Park applicant that they will offer adoption of any land which is required to deliver the Melbourn Greenway scheme (as viewed to date).
- The MSP application amends its plans to accommodate and deliver a new Copenhagen style crossing at its proposed egress onto Cambridge Road, at an agreed timescale with GCP.

6.42 **Health Impact Assessment Officer – No Objection**

First Comments – 25 April 2023 – Object:

6.43 The Health Impact Assessment has not fully assessed the impacts on local residents during the demolition and construction phases sufficiently.

Comments on Amended Information – 24 October 2023 – No Objection:

6.44 Support the revised HIA as it has sufficiently addressed the points raised in the previous response 25 April 2023.

6.45 **Health and Safety Executive – No Objection**

6.46 The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

6.47 **Historic England – No Comment**

6.48 Historic England provides advice when our engagement can add most value. In this case we do not wish to offer advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

6.49 **Landscape Team – Objection - require further information and/or amendments required**

First Comments – 9 May 2023 – Further Information/ amendments required:

6.50 Further information/ clarification required regarding:

- Clarity is needed on the proposed locations and appearance of all boundary treatments.

- In terms of tree planting, some of the trees in the mix should be replaced by *Quercus robur* to provide this enhancement.
- The existing tree stock on the north-eastern boundary requires replenishing with new native tree stock. A double staggered species rich native hedgerow should be planted on this boundary.
- The Cambridge Road frontage planting area should be widened from 0.5m to 1m.
- The planting plan requires clarification and corrections. Specific recommendations for climber plantings are suggested.
- Queries regarding Moat House car parking and relationship with trees and any shading.
- Minor amendments to hard landscaping and furniture arrangements required.
- An addendum note is needed to aid in assessing the impacts of the proposed development on views. Recommended photography for viewpoint 1 is re-done following guidance. An additional view should be taken from further north on Cambridge Road. Additional maps needed.

6.51 Whilst the above does not amount to an objection, it is considered that additional written assessment is needed with particular attention to how the view would be affected when seen in the winter. This should be provided as a part of the previously requested addendum note. In the event of approval, the following conditions are recommended:

- Soft Landscape details;
- Boundary treatment details;
- Play equipment; and
- Tree pits.

Second Comments on Additional and Amended Information – 8 August 2023 – further information and/or amendments required:

6.52 No changes have been made to the proposals in response to the landscape comments submitted to public access on the 24th of May 2023, nor has an addendum been submitted for the TVIA.

6.53 In response to the changes made to the parking arrangements on site, we welcome the improved setting to Block A. We have no objections to the proposed changes to Block A.

Third comments on additional information – 26 February 2024 – Object:

6.54 Object due to conflict with Local Plan Policies HQ/1 and NH/2.

6.55 Whilst we generally believe the proposed scheme to be well designed, and do not object to the principle of development, we maintain concerns that submitted TVIA is not able to clearly demonstrate that the effects of the proposed development on Landscape, Townscape and Views could be

accommodated by the receiving environment. There are inaccuracies with the methodology of the TVIA/ LVIA as it does not follow best practice guidance.

6.56 There is also concern that the assessment would not stand up to scrutiny at any appeal. It is therefore necessary to maintain an objection due to insufficient information.

6.57 **Lead Local Flood Authority – No Objection**

First Comments – 12 April 2023 – Objection:

6.58 Object as the application fails to provide sufficient information regarding half drain times and water quality treatment.

Comments on additional information – 3 August 2023 – No Objection:

6.59 No objection subject to the following conditions and informatives:

- Surface Water Drainage Scheme;
- Additional Surface Water Flood Risk During Construction; and
- Informative regarding pollution control.

6.60 **Natural England – No Objection**

6.61 Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

6.62 **Section 106 Officer (in consultation with Melbourn Parish Council) – No Objection**

6.63 In consultation with Melbourn Parish Council, no objection subject to the following contributions:

- Green Infrastructure contribution of £50,000 towards Stockbridge Meadows and to provide new green infrastructure in Melbourn;
- Outdoor and indoor sports contribution of £17,049 towards indoor sports courts and £19,011 towards swimming facility improvements to Melbourn Sports Centre;
- Public art on-site and an off-site public art contribution of £50,000 towards new public art activities and at public accessible places in the village;
- Land transfer of the village green and bandstand area;
- Recreation ground contribution of £10,000 to cover the additional upkeep costs and provide new facilities including benches and bins;
- Melbourn Hub contribution of £31,200 to cover the cost of providing additional capacity for health and well-being space; and
- Monitoring fees contribution of £2,700.

6.64 **Sustainability Team – No Objection**

First Comments – 10 May 2023 – Further information required:

6.65 No objection but further information/ clarification sought regarding:

- Anticipated BREEAM standards sought;
- The percentage reduction in carbon emissions sought;
- Further information as to why the proposal would not be net zero for carbon and operational emissions;
- Clarification regarding the energy use intensity targets; and
- Further justification for BREEAM water credits sought.

Comments on additional information – 21 August 2023 – No Objection:

6.66 While the BREEAM rating of 'Very Good' and sustainability measures meet the minimum policy requirements, it is disappointing that the application has not aspired to improve sustainable performance beyond this. Welcome the additional further credit for water sought.

6.67 Overall, the proposed development achieves basic policy compliance therefore we offer support for the application from a sustainable construction point of view, although we are disappointed that some of the higher aspirations and targets put forward by the developer at pre-app stage appear to no longer feature in the design of the building. Conditions regarding 10% carbon reduction and water efficiency recommended.

6.68 **Tree Officer – No objection**

6.69 No objection subject to arboricultural method statement and tree protection strategy condition.

6.70 **Urban Design Team – No objection**

First Comments – 12 May 2023 – No Objection

6.71 The proposals have gone through a comprehensive pre-application process, which includes five design workshops, an independent design review by the Greater Cambridge Design Review Panel (GCDRP) and two half-day Youth Engagement Workshops led by the Council's Youth Engagement Service (YES).

6.72 It is evident from the pre-application process and the submitted planning application pack that comments by Officers and GCDRP have been taken into account and are reflected in the submission.

6.73 The proposed buildings and open spaces are well designed. The proposals would make a positive contribution to the local and wider context and would help enhance the character of the local area.

- 6.74 The existing buildings are predominantly two to three storeys in height with some higher structures and rooftop plant enclosures. Although they are more domestic in scale compared with that of the proposed buildings, some of the existing buildings are located quite close to site boundaries giving a higher perceived bulk. The proposed buildings would be predominantly three-storeys in height, with the exception of the Mobility Hub (5 storeys) which has a reduced floor to floor height. Given that sufficient set-backs are introduced to reduce the massing at second floor level, this would help reduce the impact of increased height. Terraces have also been introduced to the top floors of sensitive views to reduce bulk. Combined with landscape treatments to the site boundary to create a green buffer and the results of the Town and Visual Impact Assessment, it is considered that the scale, massing and heights of the proposed buildings are acceptable.
- 6.75 The proposal is acceptable with regards to architecture, materials, youth engagement, public art and layout.
- 6.76 The proposals would meet Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018) and Section 12 of the 'National Planning Policy Framework' (2021), which seek to ensure that new developments 2 respond positively to its context and draw inspiration from the key characteristics of its surroundings to help create distinctive and high-quality places. The following conditions are recommended:
- Materials;
 - Sample panel of brickwork;
 - Hard and soft landscaping;
 - Roof Top Plant details; and
 - Public art.

Second Comments – 4 August 2023 – No objection.

- 6.77 No further comments to make.
- 6.78 **Waste Team – No objection**
- 6.79 Pages 18/ 19 of the Sustainability Statement plus the Operational Waste Management Strategy describe sufficiently how waste arisings will be dealt with for the new site. It is usual for developments of this scale to be well acquainted with the requisite waste management method statements/ capacities to mean the incumbent operators / facilities managers can operate without causing pollution or hinderance.
- 6.80 **Disability Consultative Panel – 30 May 2023**
- 6.81 In response to a query about the possible cramped indoor space, it was reported that, on this project, the floor to floor height is 4.5 metres, which is very airy and beneficial for lab use.

- 6.82 The Chair referred to Meldreth, a boarding school for severely disabled children, who are always seeking facilities they can use locally. It was agreed that he would pass their contact details to the presenting team.
- 6.83 The Chair asked to see more detailed plans of other elements of the site, such as the hotel, in due course, and thanked the presenters for their presentation.
- 6.84 **Design Review Panel – 16 November 2022**
- 6.85 The vision for the development chimes with the aspirations of the 'Cambridge Quality Charter for Growth': Innovation, Community, Carbon and Landscape all read across to the 4 C's of Community, Connectivity, Climate and Character set out in the Charter.
- 6.86 The Panel appreciated the guided tour of the site, in particular the quality and extent of existing mature tree planting and landscape generally. Negative factors included extensive areas of vehicle parking and its impact on the setting of the existing buildings on site. Whilst none of the buildings are great architecture, they are predominantly still relatively young, and so their qualities deserve careful assessment to justify demolitions.
- 6.87 Comments are attached at appendix 1.

7.0 Third Party Representations

- 7.1 17no. representations in objection, including those from the Science Park Neighbourhood Group, and have raised the following issues:
- Harm to character and appearance of the area.
 - Harmful impact from LVIA views. LVIA not accurate, including through not using winter photography.
 - Development too high and out of scale.
 - Development more appropriate to a town or city location, not a village.
 - Overbearing impact.
 - Overshadowing/ loss of light.
 - Loss of privacy/ overlooking.
 - Improvements to western boundary adjacent to Moat Lane and the Da' Vinci building are needed to shield properties from the development.
 - Harm to listed buildings opposite to south-west due to years of construction traffic, vibrations and light pollution.
 - The application has failed to take on board the representations and consultee responses raised.
 - The concerns raised by the Parish Council have not been addressed by the applicant.
 - Light pollution from traffic exiting the site.
 - Highway safety concerns from new egresses and volume of traffic due to the over 700 parking spaces proposed.
 - Highway safety impacts during peak commuter and school run times.

- The open plan frontage of the village green would impact security and endanger children due to being near a busy road.
- Transport data inadequate. Does not include extra-long “longer-semi trailers” or “longer heavy vehicles” that are legally allowed on road.
- Damage to road and road infrastructure from construction traffic.
- The creche has been removed and so is no longer a benefit.
- Adverse impact on health and wellbeing (including mental health) of people near the site from construction impacts.
- The construction impacts will last 5 – 10 years and can’t be “short term”.
- Environmental harm from demolition.
- Cumulative effects of noise and dust on people and the environment, contrary to Paragraph 185 of the NPPF.
- Harm due to danger of chemical transition and risk to health via air pollution.
- Question applicant’s ability to comply with any conditions in the event of approval.
- Understand applicant intends to increase rents for existing business on site and so is not benefiting local community.
- Would put pressure to approve new housing in and around Melbourn which would urbanise the rural area.
- The new pub and hotel will impact the viability of existing facilities in the village such as the Melbourn Hub and existing pubs.
- The hotel room sizes are too small and of poor quality.
- The hotel and pub use would introduce late night noise into a residential area.
- The biodiversity net gain assessment does not take account of the environmental harm that would be caused during the 5 – 10 years of construction/ demolition.
- The proposal does not achieve biodiversity net gain.
- Surface and flooding issues.
- The proposal would cause increased consumption and usage of radio frequency communications and restrict the usage for nearby families.
- The proposal is contrary to Policies E/12 and NH/2 of the Local Plan.
- The developer consultation before the application was submitted was not as extensive as they have indicated.
- Impact on property prices nearby.
- Issue accessing all documentation on Council’s website.

7.2 Cambridge Past, Present and Future have also objected to the application for the following reasons:

- The proposal is contrary to Policies E/12 and NH/2 of the Local Plan due to the scale and bulk of the buildings on the north-eastern boundary (Mobility Hub and Block E) and the dominating impact this will have on the village gateway and countryside.
- The setting and impact on the conservation area and listed buildings adjacent is considered acceptable.

7.3 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.

8.0 Assessment

8.1 Principle of Development

8.2 The site lies within the development framework of Melbourn which is classed as a minor rural centre (Policy S9). Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that:

a. Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and

b. Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and

c. There is the necessary infrastructure capacity to support the development.

8.3 Policy E/12 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. The assessment of the impact on the scale and character of the village and the wider location will be undertaken in the later relevant sections of this report.

8.4 The application seeks planning permission for the expansion of Melbourn Science Park through the demolition and erection of research and development buildings, community uses, a hotel and restaurant/ public house and associated car park, landscaping and associated infrastructure. The existing science park hosts life science and technology uses. The proposed research and development buildings would provide a mix of office and lab space and the science park would continue to accommodate these uses.

8.5 Policy E/9 (Promotion of Clusters) states that biotechnology and biomedical sciences, as well as research and technology, are specialisms of the Cambridge area, and development proposals for these uses should be supported in suitable locations.

8.6 The Greater Cambridge Employment and Housing Evidence Update (2023) commissioned by the Greater Cambridge Shared Planning Service

identifies that there is an anticipated future supply of circa 9.8m sq.ft of office and lab space in the Greater Cambridge Area to 2041. In terms of demand over the same period, the study identifies that there is a need for approximately 13.5m sq.ft. This indicates that there is a net need for approximately 3.7m sq.ft *(344,000 sq.m) to 2041 that is not already accounted for through previous permissions or planned completions/ allocations. As such, it is considered that there is a high demand for such employment floor space within the Greater Cambridge area.

- 8.7 The proposal would include shared social spaces including a gym, restaurant/ pub and community health facilities, all of which would be open for public access. Policy E/5 of the Local Plan supports proposals for community healthcare facilities within development frameworks. Policy E/10 states that appropriately scaled leisure, eating and social hub facilities will be permitted in business parks and employment areas where: the use is ancillary; the use will not have adverse effects on the existing businesses or future business use of the site; and the facility is intended primarily to meet the needs of the works in the business park. Policy E/20 states that development which will provide tourist accommodation within development frameworks will be supported where the scale and type of development is directly related to the role and function of the centre.
- 8.8 It is considered that the level of social spaces provided would be appropriately scaled and as such it is considered that it would support future businesses rather than resulting in adverse impacts on them. The applicant has prepared hotel market research which indicates that given the limited number of rooms proposed (17no.) and its location specifically on a science park, the hotel would not be of a scale or type of accommodation that is anticipated to compete with existing facilities in the surrounding area as it is bespoke. The primary purpose of the hotel would be to serve visitors of the science park.
- 8.9 Paragraph 85 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 8.10 Paragraph 87 of the NPPF states decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries. The Government's 'Build Back Better: plan for growth' (2021) identifies life science as a key component of

the UK's growth strategy and shows that the Greater Cambridge area falls within a high intensity research and development area.

- 8.11 Subsequently, it is considered that subject to all other material matters and consideration of the scale in the later sections of this assessment, the proposal is acceptable in principle and would accord with Policies S/7, E/9, E/10, E/12, E/20 and SC/5 of the Local Plan (2018) and the NPPF (2023).
- 8.12 **Design, Layout, Scale and Landscaping**
- 8.13 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.
- 8.14 Policy NH/2 'Protecting and Enhancing Landscape Character' seeks 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 in which is it located.
- 8.15 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.
- 8.16 This assessment will consider each proposed building of the proposals, wider landscape view impacts, the on-site landscaping arrangements and then a summary of the cumulative impacts.

Block A

- 8.17 The proposed works to Block A would consist of fenestration and material changes which would enhance the appearance of the building. No significant changes to the scale, massing and form of this building would occur. These are considered to enhance the appearance of the building and no harm would arise from these works.

Block B

- 8.18 The demolition of Beech House is not considered to have a negative impact on the street scene. The proposed replacement three-storey building (Block B) would result in a noticeable increase in scale and mass compared to the former building and immediate surroundings. While this would be a sizable addition, given the size of the plot it sits within, it would not appear as an overdevelopment or overly cramped. The contrasting use of glazing at the ground-floor and the mix of timber, louvre screening and

concrete panelling at the upper floors helps to break up the massing through a contemporary design approach that is designed to successfully contrast with the residential context opposite. The roof top plant is also set back considerably from the building edge to help alleviate the amount of perceived massing.

Block C

- 8.19 Block C utilises a bold and unique design in all aspects. It would have a triangular, albeit curved, form and the use of horizontal aluminium fin and louvres is an eclectic design approach. Again, it would be a sizable addition at circa 14.425m to the ridge, with roof top plant above, but given its intention to act as a gateway building and highlight rather than conceal its science park context, this is not considered out of context or harmful to the street scene. It is considered that this building would provide an interesting addition to the street scene.

Blocks D, E and F

- 8.20 The loss of existing Blocks F, G, H and existing units 13 – 16 and 17 to accommodate proposed Blocks D, E and F is considered acceptable and the loss of these building would not have a negative impact on the character or appearance of the area.

- 8.21 The proposed replacement buildings would again be larger than their respective predecessors. Each building would have a pavilion style entrance projection facing onto the Science Square. The proposed facades of Blocks D and E, facing onto Cambridge Road, would feature planting areas to provide greenery onto the street scene. Each building would be three-storeys in scale with each floor being double height with inset rooftop plant above this. The floors are staggered in places to help prevent the buildings being interpreted as one homogenous mass. The use of contemporary materials at the upper-floor levels further contributes to this. Overall, it is considered that in terms of the immediate character and appearance of the area, this proposed collection of buildings would provide a successful contrast with the wider context and would be appropriate to its immediate science park context. Impacts on the wider landscape and townscape views will be followed up later in this assessment.

8.22 Mobility Hub

- 8.23 At six storeys in scale and measuring approximately 21.2m to the ridge of the photovoltaic roof structure above, the proposed mobility hub would be the largest intervention on the site. It would be designed in a contemporary palette similar to other buildings on the site with the façade consisting primary of perforated metal mesh with variable patterns of this to break up parts of the massing. It would feature an entrance pavilion facing onto the

newly created science square which would mimic the other entrance pavilions on the adjacent block. This pavilion would also host the main public art feature on the site. From within the site, this mobility hub would not appear out of place given the context of the site. Views from the street scene of Cambridge Road to the south would be mainly obscured by the other buildings on the site. The main consideration from a design perspective will be its relationship from wider landscape views which will be addressed later in this report.

The Da' Vinci Building

- 8.24 The proposed changes to the external façade and introduction of the timber structure to accommodate rooftop planters is considered to respond positively to its context.

The Moat House

- 8.25 The proposed works to the existing Moat House are relatively minor changes to the facades and an infill extension which are considered to enhance the appearance of the building. The proposed two-storey side and rear extension to accommodate the hotel element has been designed so that the eaves and ridge sit beneath the original Moat House and therefore while it occupies a considerable footprint, the proposed extension reads as a subservient later addition to the Moat House. It is not considered to harmfully compete with the Moat House or appear out of context. The proposed contemporary material palette and contrasting elevational treatment compared to the original Moat House provides an effective distinction between the new and old elements.

Wider Landscape and Townscape Impacts

- 8.26 A Townscape and Landscape Visual Impact Assessment (LVIA) has been submitted with the application. The LVIA considered 15no. views from the surrounding area. The impact of the proposed development from each of these has been assessed in turn below.
- 8.27 View no.1 is from the main approach into Melbourn from the north-east along Cambridge Road. At present, the science park is not visible from this view due to the presence of tree planting and a continuous dense hedgerow along Cambridge Road. The proposal, specifically as a result of the upper-floors of Blocks E and the Mobility Hub, would materially change this view as it would introduce an urban form into a landscape view where there is currently none present.
- 8.28 The science park forms the edge of the village and the development would further demarcate this edge of the village where it meets the countryside. The proposal has been through pre-application discussions and design review panel which have benefited in bringing the scale and massing

down since previous iterations. On Block E, the proposed roof top plant is well set in from the edge and the use of louvre fins on the elevations help to break up the perceived level of massing. Similarly, the lightweight roof structure on the Mobility Hub and the variable perforated mesh panelling have similar effects in alleviating the perceived bulk. It is considered, on balance, that whilst the proposed development would be visible from this view, and likely be more so in the winter, this material change would not in itself be harmful to the character and appearance of the area.

- 8.29 View no.2 is taken from a footpath over 600m to the north of the site. The existing buildings on the site are not visible from this viewpoint. The proposed top of the Mobility Hub would be partially visible. At this distance and given the limited amount of development that would be visible, it is not considered any harm would arise to the wider character and appearance of the area.
- 8.30 View no.3 is taken from the A10 to the north-west of the site approximately 750m away from the site. Much of the proposed development and existing buildings on the site would be obscured by the Project Birchwood development. The upper levels of Blocks B and F would be visible. However, given that they will sit within a context where research and development style buildings are already visible, coupled with the considerable distances involved, it is not considered harm to the character and appearance of the area would occur.
- 8.31 View no.15, also from the A10, would show glimpses of the upper levels of Block E and the Mobility Hub. These views would be from other 1km away and given the limited amounts that would be protruding and this distance, the proposed development is not considered to adversely impact this view.
- 8.32 The proposed development, particularly Blocks B – E, would be visible from some townscape views to the south and east of the site, namely in this case view nos.5, 6, 8 and 9. Although these blocks would be visible, it is not considered that they would appear unduly prominent or harmfully contrast with the streetscape. The physical mass of these blocks is set back behind a landscaped frontage and it is considered that the variety in the elevation treatment, growing planters and general form of the building successfully contrasts with the domestic scale and character opposite.
- 8.33 View nos.4, 7, 10, 11, 12, 13 and all demonstrate that from these vantage points the proposed development would not be visible due to either extensive foliage around the site and wider area, or because views are blocked by existing buildings elsewhere, or in some cases a combination of both.
- 8.34 It is acknowledged that third party representations have raised concerns regarding the LVIA methodology. The Landscape Team had also requested some updated views to include for example winter timing, as

well as some clarification in the form of a requested addendum note. The Urban Design Team have raised no objection to the application, nor have they requested any further information. The LVIA methodology and the assessment of the levels of impact does account for an increased potential visibility in winter. Officers are cognisant in making the above assessment that the visibility of the scheme would be more in the winter than at other seasons of the year. Notwithstanding this, it is not considered that the increased visibility would result in the proposal appearing harmful to the character or appearance of the area, or the wider landscape views.

Landscaping

- 8.35 The proposed landscaping strategy seeks to introduce six landscape character areas across the site.
- 8.36 Firstly, in the south-west corner of the site adjacent to Cambridge Road, the existing flint wall would be partially demolished to open up a route into the science park. This area would be designed as a village green with community gardens, an informal playground, band stand and amenity lawn. There would be clearly defined pedestrian routes and new and retained tree planting.
- 8.37 Secondly, immediately next to the Moat House there would be two courtyards designed to create a more formal setting around the building. The existing eastern courtyard would be retained and enhanced with new planting, decking and an extended pond. A new western courtyard would be introduced adjacent to the hotel extension and allow for spill out from the pub/ restaurant and hotel. The courtyards would be enclosed through formally maintained vegetation.
- 8.38 In the centre of the site there would be a woodland where there would be a large concentration of existing mature trees, as well as some new tree planting. Space would be provided for informal amenity lawn and playground areas. The densely treed area is designed to act as a transition between the science park uses to the east and the community uses to the west.
- 8.39 In the space either side (east and west) of the central access road there would be a water and wetland landscaping zone. This seeks to expand the existing pond adjacent to the Da' Vinci Building. A new attenuation basin and boardwalk would be introduced to the east adjacent to plot 3 which provides an east-west pedestrian route to the Science Square. An area of Orchard Planting is proposed at the northern edge of this space.
- 8.40 Finally, framed by Blocks D, E, F and the Mobility Hub building would be the Science Square. This would consist of a higher concentration of hard landscaping and paving than the other landscaped areas and would act as the formalised entrance area for the main buildings given its proximity to

the main vehicle drop off points and mobility hub. There would be a series of street furniture interventions and tree planting to create a plaza feel.

- 8.41 Beyond these character areas, there would be changes to car parking layouts and additional planting along the boundaries to densify the existing soft landscaping.
- 8.42 The Landscape Team and Urban Design Team have both assessed the proposals. Specific suggestions have been made to certain elements, but the Landscape Team has agreed that these can be addressed by way of appropriate soft and hard landscaping conditions which have been recommended accordingly. Both consultees are supportive of the general approach and it is considered that the landscape works would enhance the character and appearance of the area. **(Condition 17 – Hard and Soft Landscaping, Condition 14 – Tree Pit Details, Condition 18 – Materials Details and Condition 19 – Brick Sample Panel)**

Summary

- 8.43 The Council's Urban Design Officer has been consulted on the proposal and has stated that the proposed buildings and open spaces are well designed and that the proposals would make a positive contribution to the local and wider context, and would help enhance the character of the local area.
- 8.44 From a scale and massing perspective the Urban Design Officer has stated that although the existing buildings are more domestic in scale compared with that of the proposed buildings, some of the existing buildings are located quite close to site boundaries giving a higher perceived bulk. The proposed buildings would be predominantly three-storeys in height, with the exception of the Mobility Hub (5 storeys) which has a reduced floor to floor height. Given that sufficient set-backs are introduced to reduce the massing at second floor level, this would help reduce the impact of increased height. Terraces have also been introduced to the top floors of sensitive views to reduce bulk. Combined with landscape treatments to the site boundary to create a green buffer and the results of the LVIA, it is considered that the scale, massing and heights of the proposed buildings are acceptable.
- 8.45 In terms of landscaping, the Council's Landscaping Officer has reviewed the proposed landscaping scheme have confirmed that they have no objections to the proposal subject to the precise details of landscaping and details of the boundary treatment being secured by way of condition. The proposed opening up of the site in the south-west corner and creation of a new village green is considered to represent a significant enhancement both visually and functionally for the area.

- 8.46 Policy HQ/2 states that the Council will encourage the provision of public art that is integrated into the design of the development. This should be community led. The applicants have reached out to the Council's Youth Engagement Team and workshops took place with Melbourn Primary School students in 2023. This included children's input into the design of the new benches around the woodland area. The result of these activities have informed the final design of these public spaces. The entrance pavilion is also proposed to host a large public art panel. The final details will need to be agreed by way of condition. **(Condition 22 – Public Art)**
- 8.47 Overall, the proposed development is not considered to harm the character and appearance of the area and would be appropriately landscaped. The development, while visible from some views, including from Cambridge Road, would not harm the character and appearance of the area by reason of the proposed bulk, scale and design. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, HQ/2 and NH/2 and the NPPF.
- 8.48 **Trees**
- 8.49 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Paragraph 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.50 The application is accompanied by an Arboricultural Impact Assessment. There are 328no. trees (including tree groups) on the site. The application seeks to remove 107no. trees across the site of which 69no. are individual trees and 38no. as part of 8no. tree groups. Of these trees/ tree groups to be removed, 19no. would be category B (trees of moderate quality), 47no. category C (trees of low quality) and 9no. category U (unretainable condition). The remaining 221no. trees/ tree groups already on the site would be retained. None of the trees to be lost are protected TPO trees. The proposal would plant 285no. new trees across the landscape zones with a mix of specimen, legacy, supporting, buffer and SuDS trees. The 285no. are just under a three for one replacement planting level. This would bring the total number of trees/tree groups on the site up to 506no.
- 8.51 The Council's Tree Officer has advised that they have no objections to the proposal subject to a condition requesting an Arboricultural Method Statement and Tree Protection Plan. This condition is considered reasonable to ensure that the trees which are to be retained are sufficiently protected during building works. **(Condition 5 – AMS and TPP)**
- 8.52 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4 and HQ/1 of the Local Plan.
- 8.53 **Heritage Assets**

- 8.54 The south and south-western boundary of the site is situated adjacent to the Melbourn Conservation Area. To the south lies the grade II listed 1 – 15 High Street which are a row of thatched cottages and no.17 is immediately to the south-west which is a grade II listed building. There are also other grade II listed buildings to the south and west. To the north-west and north are the grade II listed buildings of Newlings Farmhouse and no.3 Moat Lane.
- 8.55 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.56 Paragraph 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.57 Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.58 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 8.59 The Conservation Officer has advised that the proposal would not adversely affect the setting and significance of the listed buildings and would preserve or enhance the character and appearance of the Conservation Area, subject to details of the materials. This application has been the subject of a number of discussions during preapplication meetings and the assessment of the site, as described in the Heritage Impact Assessment by Brighter Planning Consultancy is felt a good representation of the impacts on the surrounding heritage assets and the level of harm to the setting of the conservation area.
- 8.60 In respect of NPPF paragraphs 199-202, it is considered the proposal would not cause harm to the designated heritage assets. **(Condition 18 – Materials).**

- 8.61 The Archaeology Officer has advised that the site lies in an area of archaeological potential. As such, a further programme of investigation and recording is required in order to provide more information regarding the presence, or absence, and condition, of surviving archaeological remains. This can be dealt with by way of condition. **(Condition 6 – WSI)**
- 8.62 It is considered that the proposal, by virtue of its scale, massing and design, and the proximity of the proposed new and replacement buildings from the heritage assets, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.
- 8.63 **Biodiversity**
- 8.64 The Environment Act 2021 and 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/4 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.
- 8.65 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a biodiversity net gain plan which sets out that the proposal would result in gain of 46% habitat units and 3% gain in hedgerow units. The main contributors to this uplift would be in the form of wildflower meadow planting, amenity grassland, long-grass meadows, new trees and green roofs. The Council's Ecology Officer has reviewed this and raised no objection subject to biodiversity net gain being secured by way of condition. **(Condition 15 – BNG)**
- 8.66 An Ecological Impact Assessment has been submitted along with an artificial lighting assessment. Only existing Block F was found to have bat roost potential, albeit of low conservation significance. No bats have been observed emerging or re-entering the building. The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species. The Ecology Officer has recommended three conditions. Natural England has raised no objection. Officers have recommended a green roof condition in addition. **(Condition 7 – CEcMP, Condition 16 – Ecology Enhancement, Condition 32– Lighting Strategy and Condition 31 – Green Roofs)**
- 8.67 In consultation with the Council's Ecology Officer and Natural England, 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 Environment Act 2021 and 06/2005 Circular advice.

8.68 **Carbon Reduction and Sustainable Design**

8.69 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.

8.70 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.

8.71 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 two credits. Paragraphs 157 – 164 of the NPPF are relevant.

8.72 The application is supported by a Sustainability Statement and a follow up response to the Sustainability Officer's comments. This has been reviewed by the Council's Sustainability Officer who has confirmed that the proposal is policy compliant subject to conditions relating to carbon reduction technologies and water efficiency. **(Condition 41 – renewable energy and Condition 34 - water efficiency)**

8.73 The proposal would obtain five credits from BREEAM Wat 01. The water efficiency measures are explored in detail later in the water management and flood risk section of this assessment. At least a 10% reduction in carbon emissions above Building Regulations Part L would be met through renewable energy in the form of solar panels. Refurbished buildings would be upgraded to all electric systems rather than gas boilers for example. The louvre and solar shading systems proposed on new and refurbished buildings would help avoid overheating.

8.74 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.

8.75 **Water Management and Flood Risk**

- 8.76 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. Paragraphs 165 – 175 of the NPPF are relevant.
- 8.77 The site lies within Flood Zone 1. There are areas of high, medium and low surface water flood risk identified on and adjacent to the site.
- 8.78 The applicants have submitted a Flood Risk Assessment which has been amended in response from the comments from the Local Lead Flood Authority. The Local Lead Flood Authority has advised that this is acceptable, and they now have an acceptable discharge rate and have no objections subject to conditions ensuring compliance with the Flood Risk Assessment and submission of measures as to how surface water run-off from the site will be avoided. **(Condition 13 – Surface Water Drainage Strategy and Condition 8 – Surface Water Drainage during Construction)**
- 8.79 The Environment Agency has advised that the application is not within their remit. Anglian Water has raised no objection subject to an on-site foul water drainage strategy condition for each phase of development. **(Condition 4 – Foul Water Drainage Strategy)**
- 8.80 Anglian Water has advised they have no objections to the proposal. Whilst they state that the Melbourn Water Recycling Centre does not have the capacity, Anglian Water are obligated to accept the foul flows and would therefore take the necessary steps to ensure there is sufficient treatment capacity should permission be granted.
- 8.81 In terms of Water Resources, evidence in the emerging Integrated Water Management Study for the Greater Cambridge Local Plan indicates that ground water abstraction is placing significant pressures on water bodies (including chalk streams).
- 8.82 Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 Regulation 33 places a statutory duty on public bodies, including district councils, to have regard to the river basin management plan for that district.
- 8.83 Paragraph 20 of the NPPF sets out that that strategic policies should, amongst other things, set out a strategy for and make sufficient provision of infrastructure for water supply, for the conservation and enhancement of the natural environment, and climate change mitigation and adaptation.
- 8.84 Paragraph 159 of the NPPF sets out that plans should take a proactive approach to climate change mitigation and adaptation, accounting for

long-term implications to, amongst other things, water supply and biodiversity.

- 8.85 Paragraph 180 of the NPPF sets out that policies and decisions should contribute to and enhance the natural and local environment and that “development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”
- 8.86 The Planning Practice Guidance (PPG) also contains a section on water supply, wastewater, and water quality. This highlights that the Water Environment Regulations 2017 set out requirements to, amongst other things, protect, enhance and restore water bodies to ‘good’ status (NPPG, 34-001-20161116).
- 8.87 The PPG goes on to describe how water supply should be considered through the planning application process, setting out that water supply should normally be addressed through strategic policies, but that there are exceptions that may require water supply to be considered through the planning application process, including whether a plan requires enhanced water efficiency in new developments (NPPG, 34-016- 20140306). South Cambridgeshire LP 2018 policies CC/7, CC/8 and CC/9 provide for the water efficiency related exception allowing for water supply to be considered.
- 8.88 The EA set out that reductions in water use and increases in supply are required to mitigate the risk to water bodies and ensure abstraction is at a sustainable level. Cambridge Water’s draft Water Resource Management Plan (dWRMP24) is intended to ensure there is a sustainable supply of potable water to meet existing and planned demand, however the EA have significant unresolved concerns about the ability of Cambridge Water to achieve this. These set out that the risk of deterioration to water bodies is most acute in the period 2025-2032, where Cambridge Water rely on demand management options.
- 8.89 Noting the Governments recent establishment of a Water Scarcity Group, the EA’s response to the revised dWRMP24 makes clear that although there is now a significant focus at a national level to resolve Cambridge’s water scarcity issues and the associated risk of deterioration, at this point in time, a satisfactory suite of measures required to overcome the EA’s and Natural England objections to the dWRMP24 have not been confirmed.

- 8.90 The applicants undertook an EIA Screening Opinion (ref: 22/05571/SCRE) last year and it was decided that EIA Screening was not required. During this screening it was noted that the Environment Agency did highlight the concerns in regards to the water resources of the wider area. However, it was subsequently considered that the characteristics of the development, sensitivity of the location and effects of the development were not considered to result in significant impacts on the environment which would require the submission of an Environmental Statement and the development is not determined to be an Environmental Impact Assessment development in accordance with Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- 8.91 The Environment Agency and Natural England have been consulted and have raised no objection. Nevertheless, a Water Addendum Report (December 2023) has been submitted which concludes that the existing site uses an estimated 6.1 megalitres per annum whereas the proposed development would use an estimated 6.23 megalitres per annum, an increase of 0.13 megalitres per annum.
- 8.92 However, it should be noted that in the short to medium term to 2033, due to the phased nature of the development, the water usage would be lower than existing. The existing use, if continued in its current form to 2033, would use approximately 67.1 megalitres. In contrast, due to the site not being fully operational until after 2033, the proposed development would use approximately 58.2 megalitres, 8.9 megalitres less water than the existing use.
- 8.93 Cambridge Water's dWRMP24 accounts for a growth in non-household demand, particularly through development of life science facilities, as part of its demand forecast from AMP8 (2025-30). However, as the dWRMP24 is subject to objection from the EA, it cannot be relied upon to fully justify non-domestic development proposals, even if they are claimed as being accounted for, because of the environmental impacts highlighted by the EA and others.
- 8.94 This application is not EIA development and does not attract an explicit objection from the EA unlike other large-scale schemes before the Council being tested at appeal (Darwin Green / Brookgate). That notwithstanding, the applicants have demonstrated a sustainable approach to water efficiency, in minimising demand and thus its associated environmental impacts.
- 8.95 The application will result in a very small increase in water demand which will cumulatively add to the strain on water resources and the environment more generally, however, officers are of the view that the applicants have, within their control, appropriately addressed the issue of water demand and sought to minimise the environmental impacts of their scheme. Overall, accepting that there will be some very limited harm arising from

additional strain on water resources, this matter is for Committee in exercising their planning judgement when weighing in the balance the planning benefits of the scheme that would arise. Officers' view is that the planning balance in this regard is favourable, in consideration of the requirements and the extent of the scheme's compliance with policies CC/7, CC/8, CC/9, the Greater Cambridge Sustainable Design and Construction SPD 2020 and NPPF and NPPG advice as set out above.

8.96 The Sustainability Officer has confirmed that the proposal would ensure five credits from BREEAM WAT 01 and this can be secured by condition to ensure that the level of water usage would meet this standard.

8.97 **Contaminated Land and Water Quality**

8.98 Policy SC/11 states that where development is on contaminated land, the Council will require development to include an assessment and any possible risks. Proposals will only be permitted where land is, or can be made suitable for the proposed use. Policy CC/7 seeks to protect the quality of water bodies.

8.99 A Preliminary Contamination Investigation Report has been submitted as part of the application. The site has a potentially contaminative current and historical usage, predominantly associated with use as Melbourn Science Park, as well as an earlier engineering works. Notable contamination was not found within this investigation, however it was noted that the investigation was limited in the context of the site size.

8.100 The Council's Contaminated Land Officer has advised that the submitted information is considered a preliminary investigation of the site only. Further investigation is recommended, and this can be dealt with by way of conditions. **(Conditions 9 and 36 – Contaminated Land)**

8.101 It is considered that the applicants have suitably addressed the issues of contamination, and subject to conditions the proposal is in accordance with Local Plan policies SC/11 and CC/7, and NPPF advice.

8.102 **Highway Safety and Transport Impacts**

8.103 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.

8.104 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.

8.105 Paragraph 115 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.

Trip Generation

8.106 The application is supported by a Transport Assessment which has been amended following comments from the Transport Assessment Team.

8.107 1,148no. employees are anticipated to be employed by the science park following completion of the proposed development. The applicant has assumed a 10% absence rate should be applied to determine the number of staff based on the site on a single working day. This accounts for factors such as illness, annual leave, off-site working and home working which the Transport Assessment Team have agreed. This results in 1,033no. staff members based on site in a single day for the research and development uses.

8.108 Of these 1,033no. staff, it has been assumed there would be a car mode share of 74.5% resulting in a peak demand of 770no. vehicles which the Mobility Hub can accommodate as it has 822no. spaces. The 74.5% is aligned with the 2011 Census for car driver trips (75%). The remaining 26.5% of trips would be from train (e.g. Meldreth Station or Royston Station), bus, cycling, walking or other forms of transport. These may also include a combination of different modes such as a train journey followed by a walk or cycle to the site. Whilst parking provision is discussed in more detail below, it is considered that the transport strategy encourages and provides alternatives to car travel which is suitable in this location.

8.109 The proposed employment space is anticipated to generate 537no. vehicles (74% of driving staff) arriving during the peak AM period (08:00 – 09:00) and 385no. vehicles (50% of driving staff) leaving during the peak PM period (17:00 – 18:00). This mirrors the methodology used on Project Birchwood adjacent.

8.110 The proposed Moat House public house/ restaurant and hotel uses are anticipated to generate 35no. trips per day. The proposed Block A facilities (e.g. gym and physiotherapy) are only anticipated to generate approximately 14no. trips per day. This is due to the limited size of these uses and because they are likely to be used by staff already accounted for on the science park.

8.111 The applicant has modelled development related traffic at the following junctions:

- A10/ Cambridge Road/ Frog End Junction
- A10/ Royston Road Junction

- A10/ Station Road Junction
- High Street/ Mortlock Street/ Station Road Junction
- Cambridge Road/ Melbourn Science Park (Main Access) Junction
- Cambridge Road/ Melbourn Science Park (Left Out, egress only)

8.112 The transport assessment submitted with the application concludes that these junctions, including an allowance for growth on the A10 and other major committed development (e.g. Project Birchwood), would not result in any reduction in the safe operation of the surrounding highway network or result in any significant impact on capacity at these junctions. The Transport Assessment Team, following the receipt of further information/ clarification, have raised no objection to these findings. A specific travel plan should be subject to condition which is considered reasonable.
(Condition 37 – Travel Plan)

8.113 It is accepted that the application would result in the increase of trips on the A10 corridor. It is therefore necessary for the scheme to contribute towards mitigating this by encouraging sustainable transport measures. As such, the Transport Assessment Team have recommended a contribution of £402,000 towards the Melbourn Greenway to be secured via a Section 106 agreement.

8.114 The Greater Cambridge Partnership have requested that agreement is made with the applicant for them to offer adoption of any land which is required to deliver the Melbourn Greenway scheme. Officers consider that this is a separate legal/ acquisition matter that will need to be addressed outside of this planning process. The requested new Copenhagen style crossing at the proposed egress onto Cambridge Road has been shown on the amended plans.

Highway Safety

8.115 At present, the site is accessed solely via the central access road from Cambridge Road which leads to Project Birchwood. The proposal introduces three new points of vehicular access and retains the existing main access into the site.

8.116 In the south-west corner of the site, a new entry only (one way) 4m wide (single width) vehicular entrance would be introduced. This would cater for access to the car parking spaces and drop off area on the western portion of the site, west of the Moat House and Da' Vinci Building. To exit the site, vehicle users would have to go around (north and east) of the Da' Vinci Building and exit onto Cambridge Road using the retained main access. A new 2m wide pedestrian crossing where the existing footpath on Cambridge Road runs would be introduced. The Local Highway Authority has raised no objection to this proposed new ingress into the site subject to a method of controlling motor vehicle ingress for Moat House users only

being provided by way of condition. (**Condition 30 – Moat House Ingress Control**)

- 8.117 A new access point would be introduced further to the east along Cambridge Road, adjacent to the refurbished Block A. This would be to provide a means of dedicated access and servicing area for vehicles for these community facilities. It would have an entry from and exit onto Cambridge Road. The existing pavement adjacent to Cambridge Road would be dropped. The Local Highway Authority has raised no objection to the design of the junction and have recommended a condition that two pedestrian visibility splays are provided prior to first use of the access. (**Condition 25 – pedestrian visibility splays**)
- 8.118 The proposed parking layout around block A originally included 31no. spaces. However, the Local Highway Authority had raised concerns with the number of vehicle movements this would facilitate from and onto Cambridge Road. Following this, the proposal was amended to reduce the quantum of car parking in this area down to 14no. spaces. The creche originally identified on the floorplans for Block A was also removed as the need for the additional parking was largely as a result of this element. Three dedicated accessible parking bays would be provided adjacent to Block B to provide a means of disabled parking that is within walking distance of this building. 10no. spaces, of which three would be accessible, would be provided further west adjacent to Block A to serve Block A. The Local Highway Authority are satisfied that the reduction in the quantum of car parking has overcome their objection. The revised masterplan shows the potential for seven additional parking spaces in this area that may be subject to a future application. A condition is recommended though to ensure that this space is provided as soft landscaping and that a future application would need to be submitted and supported with empirical data to demonstrate that these could be used for future parking. (**Condition 43 – Block A Parking/ Landscaping**)
- 8.119 The existing main access into the Science Park will accommodate the majority of vehicle movements entering the site. It will remain in use as an egress but the trips associated with the Mobility Hub, taxi drop off and servicing of Blocks D and E will instead utilise a new egress further east along Cambridge Road. A new raised 3m wide pedestrian/ cycle crossing across the existing access will be provided to align with the aspirations of the Melbourn Greenway. The Local Highway Authority has raised no objection to this access.
- 8.120 As stated above, a new egress only onto Cambridge Road is proposed to the east of the existing main access into the site. This will facilitate exits associated with taxi drop off, some servicing vehicles and vehicles leaving the Mobility Hub. The junction design was amended during the application following concerns raised by the Local Highway Authority in terms of potential conflict between vehicles and users of the foot/ cycle path. In response, the Copenhagen style crossing was recessed further back

(north-west) into the site and widened, while a waiting area for cars was provided with clearer signage. The Local Highway Authority have raised no objection to this revised design.

- 8.121 The proposal includes several areas where there is potential for vehicle and non-vehicle conflict. Of note, is the main access road into the site that leads to Project Birchwood as this severs the site in two and requires pedestrians/ cyclists to traverse across this. However, the proposal does include traffic calming measures such as raised tables, signage and material pavement types. The Local Highway Authority has not raised an objection to this arrangement.
- 8.122 The Local Highways Authority have reviewed the proposal and have raised no objection subject to the submission of a traffic management plan which can be dealt with by way of condition. Additional compliance conditions regarding highways drainage, vehicle visibility splays and the use of bound materials are recommended. **(Condition 10 -TMP, Condition 26 – Vehicle Visibility Splays, Condition 40 – Highways Drainage and Condition 39 – Bound Material)**
- 8.123 Subject to conditions and S106 mitigations as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.
- 8.124 **Cycle and Car Parking Provision**
- 8.125 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.
- 8.126 Car Parking
- 8.127 TI/3 requires 1 car space per 30sqm for business use (for developments over 2,500sqm) or 1 space per 50sqm for general industrial, it does not take into account Class E which was created after the adoption of Local Plan. 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.
- 8.128 A breakdown of the different uses, the parking standards of the Local Plan (2018) and the quantum of car parking proposed is shown in the table below.

Building	Use	Gross Area	Local Plan Standard	Indicative Amount Required	Amount Proposed
Moat House	Restaurant/Hotel	1,708m ² (541sqm restaurant space + 17 bedroom hotel)	1 space per 5m ² / 13 spaces per 10 guest bedrooms	108 + 22 = 130	39
Block A	Physiotherapist and gym	1,080m ²	1 space per 2 staff plus 2 per consulting room	16	10
Remaining R&D Buildings (excluding mobility hub)	Business	45,519m ²	1 space per 30m ²	1,517	888 (822no. Mobility Hub + 60no. Da' Vinci surface + 6no. Science Square surface)
Total	-	-	-	1,663	937

8.129 The 888no. parking spaces for the employment use equates to approximately 1 space per 51sqm. This is above the indicated standards of Policy TI/3. As stated earlier, it has been assumed in the transport modelling that of the 1,033 staff anticipated to be on site on a single day, 770 (74.5%) are anticipated to drive by private car. Therefore, while the parking levels fall below the strict interpretation of the Local Plan standards for this type of development, evidence has been provided and this methodology agreed with by the Transport Assessment Team to demonstrate that there would be sufficient car parking on-site for employees.

8.130 Furthermore, while the Moat House and Block A uses are open to public use, it is anticipated that the majority of users will be employees already on the site and the uses will operate as an ancillary function. Therefore, while the parking amounts for these uses, in particular the restaurant/

hotel, fall below standards, it is considered in this case that a lower amount of parking is acceptable. Again, the Transport Assessment Team has raised no objection to this.

- 8.131 Therefore, whilst the proposed parking levels are below the standards set out in Policy TI/3, the proposed car parking provision is reflective of the car driver mode share set out in the Transport Strategy. As there is a shortfall of car parking spaces, it is considered reasonable to request a Parking Management Plan by way of condition which would need to refer to how parking is allocated and how it is monitored. Subject to this condition, the Transport Assessment Team have agreed with the provision of car parking. **(Condition 37 – Travel Plan and Parking Management Plan)**
- 8.132 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging 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. The proposal includes 44no. (5%) electric vehicle bays within the Mobility Hub for the employment use which is one less than the 45no. technically required by policy based on the floor area of just over 45,000sqm. It is considered that an extra space could be secured and as such has been recommended by way of condition in the Mobility Hub. **(Condition 23 – Electric Vehicle Charging Points)**
- 8.133 Cycle Parking
- 8.134 Policy TI/3 requires 1 space per 30sqm for business use or 1 space per 40sqm for general industrial, it does not take into account Class E which was created after the adoption of Local Plan. The supporting text advises that all cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 8.135 In terms of cycle parking, the development proposes 676no. cycle parking spaces upon full occupation. This will be through a mix of 277no. in the form of Sheffield and cargo stands external cycle storage spread across the site, as well as 388no. in the form of internal cycle stores within each of the new R&D buildings. This will be a ratio of 1 space per 67 square meters. This will incrementally increase to 1,517no. at a ratio of 1 space per 30 square metres (as per the requirement of policy TI/3) spaces through Travel Plan monitoring. The opening figure is based on the demand expected from the travel surveys and allowance for additional extra spaces to encourage cycle use. This will be secured through Travel Plan monitoring which will be agreed via planning condition. This is the same approach as was agreed on the Project Birchwood (S/2941/18/FL) development adjacent. The Council's Transport Assessment Team are satisfied that the cycle parking provision is acceptable.

- 8.136 While the above provision of cycle parking spaces would meet the needs for the research and development buildings, it does not appear that any specific provision has been made for the community facilities associated with Block A or the Moat House restaurant/ hotel which would both be publicly accessible. Although it's appreciated that a considerable volume of future users of these uses would likely be secondary trips from existing employees on the research and development element, given the proximity to the village it is necessary that convenient provision adjacent to these buildings is provided for people arriving from outside the science park. The plans indicate that there is ample room to introduce Sheffield stands for example outside the main entrances. Therefore, it is considered that this can be dealt with by way of condition. **(Conditions 20 and 21 - cycle parking)**
- 8.137 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.
- 8.138 **Amenity**
- 8.139 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.
- 8.140 Neighbouring Properties
- 8.141 There are residential dwellings surrounding the south-east, south, west and north-west of the site.
- 8.142 To the south-east there are residential properties fronting Cambridge Road and along Portway, Armingford Crescent and Hale Close. Proposed Blocks C, D and E, the buildings nearest these properties, would be over 35m from the nearest of these properties. The proposed buildings are sited north-west of these neighbouring properties and therefore there is not anticipated to any harmful overshadowing experienced. In addition, at this distance, and with the proposed Blocks D and E being staggered in massing at the upper level, it is not considered the proposal would overbear these neighbours. There would be windows that face towards these neighbouring properties but given the separation distance and the employment use of these buildings, it is not considered these neighbours would experience a loss of privacy.
- 8.143 To the south and south-east there are residential properties along Cambridge Road near Russet Road and Drury Lane where it meets the High Street to the west. Proposed Block A is essentially a refurbishment of the existing Ash House building and it is not anticipated that any

overlooking, overbearing or overshadowing impacts would occur from these works to any neighbours to the south. Proposed Block B would be significantly larger in scale and mass than the existing Beech House building it replaces. The nearest properties that have outlooks facing towards the site would be affected by Block B would be nos. 2 – 14 Cambridge Road and Nos.1a and 1b Drury Lane which are all opposite to the south and south-east. At its nearest point, Block B would be over 31m away from the nearest neighbour which is no.1b Drury Lane. Similar to Blocks D and E, Block B has been designed so that the upper-most level is set in and away from the Cambridge Road boundary so the upper-level would be in the region of 40m or more away from neighbours. Therefore, whilst the change would be noticeable to these neighbours, it would not harmfully overbear or overshadow these neighbours. Similar to Blocks C, D and E, Block B would serve office and lab space and it is not considered the natures of this development would result in a loss of privacy considering that Cambridge Road is already a busy public highway. It is acknowledged that there is an external second-floor terrace on the southern elevation but this will be addressed later in this assessment.

- 8.144 To the south-west and west are nos. 2 – 8 Moat Lane and Aysgarth which border the site. The majority of the physical redevelopment takes place a significant distance away from these properties. The proposed Moat House hotel extension would be approximately 20m away from the nearest residential boundary but given it's modest two-storey scale and orientation it would not result in any harmful loss of light or visual enclosure. Similarly, the orientation ensures that no outlooks face westwards towards these neighbours. The proposed new vehicle egress into the site would be positioned along this boundary. However, it's important to note that there are already 231no. car parking spaces in close proximity to this boundary. The proposals would reduce the amount of parking in this area to 99no. spaces. Given that this access would only be used to serve the Moat House, which would be controlled by way of a condition and only have access to 39no. of the car parking spaces, it is not considered the volumes of vehicle traffic or introduction of this new egress would harm the adjacent neighbours in terms of noise and disturbance.
- 8.145 To the west and north-west are the remaining detached dwellings at the end of Moat Lane and Dickasons. The nearest element of the proposed development, Block F, would be over 40m from the closest neighbour to the west. The Daylight and Sunlight Assessment submitted with the application states there would be no material impact on light levels reaching the nearest neighbours. At this separation distance, it is not considered any harmful loss of light, visual enclosure or overlooking would be experienced at this neighbour. Although the proposal would facilitate an increase in operational vehicular traffic, predominantly accessing the inward road to the Mobility Hub, it is not considered that the presence of vehicles and activity on the site would be substantially different or harmful to these neighbours given the separation distance.

- 8.146 As stated earlier, there are external terraces proposed at the second-floor levels on Blocks B, D, E and F. Whilst in principle there is no objection to the inclusion of these elements, it is considered that the low level planting along the perimeters of these terraces is not substantial enough to ensure that nearby residential properties do not experience a harmful loss of privacy. This can however be dealt with by way of a condition for details of measures to limit overlooking to be submitted, such as balcony screens. The terraces if used for the playing of amplified music or at unsociable hours of the day or night could also impact neighbour amenity in terms of noise and disturbance. Therefore, a condition is recommended for a management plan to be submitted to include the hours of use which will need to be agreed by the Local Planning Authority in writing. **(Condition 33 – External Terrace Screens and Condition 27 – Management Plan)**
- 8.147 Construction and Environmental Health Impacts
- 8.148 The 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', SC/10 'Noise Pollution', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 189 - 194 of the NPPF are relevant.
- 8.149 Operationally, the servicing and deliveries associated with the development would be sited a considerable distance from residential properties. Similarly, the activities of the research and development in the form of laboratory and office space is not considered to be harmful from a noise perspective. A Noise Impact Assessment has been submitted with the application which indicates that the Block B temporary energy centre, the south-east energy centre, air source heat pumps and any flues associated with the buildings could be assimilated into the area without posing a noise risk to nearby residential properties. The Environmental Health Team have recommended a condition for a further noise assessment to be provided when the detailed design is agreed and that any noise insulation/ mitigation measures as a result of this are implemented. **(Condition 21 – Noise Impact Assessment)**
- 8.150 A use/ phased management plan condition is also recommended to ensure that details are provided such as the hours of use and delivery hours of the restaurant/ hotel, Block A community facilities and research and development. In addition, conditions removing the permitted development rights for changes of use have been recommended to ensure that amenity impacts from any unforeseen uses do not occur. **(Condition 27 –Management Plan and Condition 42 – Permitted Development Rights).**
- 8.151 An Artificial Lighting Assessment has been submitted which demonstrates that from a residential amenity perspective there would be no harm to neighbours in terms of light disturbance. The Environmental Health Team have raised no objection to this.

- 8.152 It is noted that there are concerns from neighbouring properties regarding the perceived construction and demolition impacts that the proposed development would have. An indicative phasing plan has been submitted and the proposed development is forecast to commence over a nine-year period (2024 – 2033) with full occupation expected by the end of 2033. Construction periods are anticipated during the years of 2024, 2026, 2028, 2030, 2032. It will be necessary for a detailed phasing plan to be agreed by way of condition. **(Condition 3 – Phasing Plan)**
- 8.153 The indicative phasing details explain that the first phase of works would consist of the refurbishment works to the Da’ Vinci Building and Block A, as well as the demolition of Beech House and construction of Block B. Following this, Block E and the demolitions of the existing building in this location would take place within phase two. Phase three would consist of further demolitions and construction in the northern end of the site, specifically Block F and the Mobility Hub. Phase four would be the demolition of the existing building on the location of Block D and the constructions of Block C and D. The final fifth phase will be the works associated with the Moat House, including the hotel extension.
- 8.154 While it is appreciated that the construction/ demolition process will likely take in the region of 10 years, it is considered that the phasing strategy would help to mitigate the impacts associated with this. This is because the construction process will be isolated to specific areas of the site at specific time periods rather than continuously across the entire site. The application has also been assessed by the Environmental Health Team. They have recommended a demolition and construction management plan condition which covers aspects such as construction/ delivery hours, piling and airborne dust. It is considered that with this condition attached the impact on neighbours from the construction/ demolition process can be mitigated **(Condition 12 – Demolition and Construction Management Plan)**
- 8.155 Summary
- 8.156 The proposal adequately respects the amenity of its neighbours. 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.
- 8.157 **Third Party Representations**
- 8.158 The remaining third-party representations not addressed in the relevant sections of this report are summarised and responded to in the table below:

Third Party Comment	Officer Response
Improvements to western boundary adjacent to Moat Lane and the Da' Vinci building are needed to shield properties from the development.	Improvements will be secured through the hard and soft landscaping condition.
Harm to listed buildings opposite to south-west due to years of construction traffic, vibrations and light pollution.	The Conservation Team have raised no objection to the proposed development and do not consider there to be any harm to the listed buildings or conservation area.
The application has failed to take on board the representations and consultee responses raised. The concerns raised by the Parish Council have not been addressed by the applicant. The developer consultation before the application was submitted was not as extensive as they have indicated.	There is no requirement for the application submission to necessarily respond or address all representations or consultee comments.
Light pollution from traffic exiting the site.	Cambridge Road is already subject to regular vehicle movements and street lighting. It is not considered the volume of traffic proposed during hours of darkness would result in harmful light disturbance or pollution.
Damage to road and road infrastructure from construction traffic.	Any damage to road is a matter between the County Council and/or any infrastructure providers outside of the planning process.
The creche has been removed and so is no longer a benefit.	It is noted that the creche is no longer sought as part of Block A. This will be factored into the planning balance.
Question applicant's ability to comply with any conditions in the event of approval. Understand applicant intends to increase rents for existing business on site and so is not benefiting local community.	These are not planning considerations. The setting of rents is a commercial matter.

Impact on property prices nearby.	
Would put pressure to approve new housing in and around Melbourn which would urbanise the rural area.	Any future residential applications would need to be considered on their own merits through the planning application and/or site allocation process.
The new pub and hotel will impact the viability of existing facilities in the village such as the Melbourn Hub and existing pubs.	The proposed public house/ restaurant and hotel would primarily serve future employees on the site. While it would be open for public use, it is not considered given the bespoke size, layout and nature of these uses that they would undermine the viability of other similar uses in the surrounding area.
The biodiversity net gain assessment does not take account of the environmental harm that would be caused during the 5 – 10 years of construction/ demolition.	The Ecology Officer has reviewed the proposed biodiversity net gain assessment and has raised no objection to the methodology.
The hotel room sizes are too small and of poor quality.	There are no space standards for hotel rooms.
The hotel and pub use would introduce late night noise into a residential area.	The proposed management plan condition for each use would ensure hours of use are controlled.
The proposal would cause increased consumption and usage of radio frequency communications and restrict the usage for nearby families.	The capacity of radio frequency communications in the area is not a planning consideration. This is a matter for the radio operator.
Issue accessing all documentation on Council's website.	This was addressed during the application.

8.159 **Planning Obligations (S106)**

8.160 Regulation 122 of 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.

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

8.162 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.

8.163 Heads of Terms

8.164 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	£402,000 - towards the wider Melbourn Greenway sustainable travel measures	Pre-Occupation
Green Infrastructure	£50,000 – towards green infrastructure improvements to Stockbridge Meadows and to provide new green infrastructure in Melbourn	Pre-Occupation
Outdoor and indoor sports	£36,060 - £17,049 towards indoor sports courts and £19,011 towards swimming facility improvements to Melbourn Sports Centre.	Pre-Occupation
Community Facilities	£31,200 – towards the cost of providing additional capacity for health and well-being space.	Pre-occupation
Existing recreation grounds upkeep and maintenance	£10,000 – towards the additional upkeep costs expected in relation to the new and the old recreation grounds in Melbourn and to provide new facilities including benches and bins.	Prior to commencement of development.

On-site public open space, management and access	£0 - No contribution necessary. A management committee and provisions for upkeeping/ responsibility of the public open spaces with the Parish Council needs to be agreed. A commitment for the unimpeded public access of the newly created public open space is also needed.	Pre-Occupation
Public access to community facilities, public house/restaurant and hotel.	£0 – No contribution necessary but a clause within the Section 106 Agreement for the community facilities (Block A) and the Moat House public house/ restaurant and hotel is necessary.	In effect from first use.
Monitoring Fees	£2,700 – towards covering the section 106 monitoring costs.	Pre-Occupation

8.165 Transport Obligations

8.166 A contribution of £402,000 has been sought by the Transport Assessment Team towards the Melbourn Greenway project which is a new cycling and walking link between Royston, Melbourn, Harston and Cambridge by the Greater Cambridge Partnership. It has been evidenced that the application will increase the trips on the surrounding network, including by people walking and cycling. The figure derived by the Transport Assessment Team has been calculated by reviewing the active travel measures secured for the application to the north of the Melbourn Science park (£111,000) and calculating a rate per 1000sqm for that development of £10,335 per 1000sqm. This has then been applied to the uplift in floorspace proposed for the application plus any inflation on construction prices since 2018 which gives the aforementioned total.

8.167 Green Infrastructure

8.168 A contribution of £50,000 towards improvements to Stocksbridge Meadow and to provide new green infrastructure in Melbourn has been requested by the Section 106 Team. Planning policy requires all developments to contribute towards green infrastructure which is described as a strategic, multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage. It includes a wide range of elements such as

country parks, wildlife habitats, rights of way, bridleways, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments. Stockbridge Meadows is a 13-acre site green infrastructure site handed over to Melbourn Parish Council by developers in 2009. The area provides a mix of habitats, including meadows, ponds, scrub, and orchards, that are home to lizards, grass snakes, and butterflies. Additional work to the River Mel is also required as an alternative. The proposal would generate approximately 530no. new jobs on the site, 17no. hotel rooms and up to 1,860no. permanent net additional jobs in the sub-region. It is therefore necessary to mitigate the additional pressures this will place on local green infrastructure.

8.169 Outdoor and Indoor Sports

8.170 A contribution of £17,049 towards indoor sports courts and £19,011 towards swimming facility improvements to Melbourn Sports Centre (MSC) has been requested by the Section 106 Team. Over 50no. Melbourn Science Park employees have membership with MSC with a further 30-40 regular users of the Astro-Turf Pitch. With the redevelopment of the Science Park expected to double the number of employees it is reasonable to assume a similar increase in users of MSC. The development is expected to generate 90 additional users and using the SFC would require 0.03 indoor sports courts (0.01 halls) at a cost of £17,049 and 0.98 m² of swimming pools at a cost of £19,011. These contributions are proposed being used to modernise and expand existing facilities at MSC.

8.171 Community Facilities

8.172 A contribution of £31,200 towards the provision of health and well-being services at the Melbourn Hub has been requested by the Section 106 Team. Melbourn Hub offers a series of health and well-being facilities but at present the Bennett Room is occupied full-time and therefore the Hub wishes to utilise the Norbury Room to health services. The proposed near doubling of employees on-site will put additional strain on the ability of the hub to cater for this influx of people. The commercial hire rate for both the Bennett Room and Norbury Room is £15 per hour. It is expected that the impact of development (i.e. the doubling of employees) 11 will result in the need for an additional four hours of health and well-being time being dedicated each week. The cost of providing the dedicated space is £60 per week or £31,200 over a 10 year period.

8.173 Existing recreation grounds upkeep and maintenance

8.174 A contribution of £10,000 towards the additional upkeep costs expected in relation to the new and the old recreation ground and to provide new facilities including benches and bins has been sought by the Section 106 Team. Due to the development, there will be an increased number of

people in the village. During the works to the site, which is expected to last 10 years, workers will have breaks where they may wish to use the public open spaces in the village. The additional circa 530no. employees on site will also place additional pressure on these spaces. The new and the old village recreation grounds are a short walk from the site and collectively cost around £10,000 per annum to maintain. Approximately 200 people use the recreation grounds daily and due to the locality and nature of the development it is reasonable to conclude that use of the areas will increase by at least 10%.

8.175 On-site public open space, management and access

8.176 The Section 106 Team, in consultation with Melbourn Parish Council, has raised the possibility of the Parish Council adopting the on-site open space along with a suitable commuted sum. This was brought to the applicant's attention who have since responded confirming that they would be willing to enter into an agreement regarding long term maintenance and public access availability, including the establishment of a permanent Village Green Management Committee and, if necessary, an associated village green management and maintenance plan. However, they are unable to offer land transfer due to the long-term leasehold interest in the land. It is considered that the proposed arrangements without transfer of the land to the Parish Council are reasonable.

8.177 Public access to Block A and Moat House facilities

8.178 In order for the community facilities in Block A and the restaurant/ public house and hotel facilities within the Moat House to be made open and available for members of the public (and if necessary register for), it is necessary to ensure an obligation is included within the Section 106 Agreement to this effect.

8.179 Public Art

8.180 It is acknowledged that the Section 106 Officer, in consultation with the Parish Council, has requested £50,000 towards new public art activities and at publicly accessible places in the village. The applicant has expressed that they are not agreeable to this contribution. On balance, as the proposal includes extensive public art commitments across the site which will all be publicly accessible, it does not seem reasonable in officer opinion to require a further contribution given the scale of public art works on site in this case.

8.181 The planning obligations are 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).

8.182 Other Matters

Crime:

- 8.183 The Designing Out Crime Officer has commented on lighting, security, cycle security, parking and access control. Lighting and boundary treatments are to be dealt with by way of conditions. The applicant should be aware of their comments and recommendations and an informative has been recommended.

Health Impact:

- 8.184 A Health Impact Assessment has been submitted as part of the application. The Council's Health Development Officer has reviewed this and is satisfied that due consideration has been made to the impacts.

8.185 Planning Balance

- 8.186 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).
- 8.187 In terms of harm, while officers consider that the proposal does not harm the character and appearance of the area, it should be noted that this is an on-balance decision, particularly in relation to the immediate view from the south-east along Cambridge Road (view no.1). Officers acknowledge that the elements of the proposed development would be visible from public viewpoints but that, on balance, this visibility does not lend itself to harm to the character and appearance of the area.
- 8.188 Similarly, although officers consider that the proposed demolition/ construction process can be mitigated through appropriate phasing and conditions, it is accepted that a degree of noise and disturbance harm to amenity in the surrounding area would occur. This would be on a temporary basis though and therefore is only considered to be minor in scale.
- 8.189 It is also noted that the quantum of car parking proposed across the site (937no. spaces) is noticeably less than that sought by the indicative standards of Policy TI/3 (1,663no. spaces).
- 8.190 However, it is considered that it has been adequately demonstrated that the quantum of car parking is sufficient based on the travel survey data

and anticipated job numbers on-site at any given day. The Transport Assessment Team has raised no objection to the transport assessment methodology provided that measures to encourage sustainable transport modes in the form of a travel plan condition and contribution to the Melbourn Greenway. This approach is similar to that adopted on Project Birchwood adjacent.

- 8.191 In terms of environmental benefits, the proposal would result in the development of existing brownfield land which with it comes moderate benefits when compared to the development of a greenfield site. Whilst there would be a considerable amount of demolition and re-build, the Da' Vinci Building, Moat House and Block A would be retained which has a low level of environmental benefit through embodied carbon. Similarly, the new and refurbished buildings would uplift the overall operational sustainability performance of buildings on site which should be afforded a low to moderate degree of weight as an environmental benefit. The uplift (44%) in biodiversity net gain on the site goes significantly above the 20% aspiration sought in the Biodiversity SPD and should be afforded moderate weight as a benefit.
- 8.192 From an economic perspective, the proposed development would provide circa 45,500sqm of research and development floorspace, a net increase of circa 27,500sqm on the site. The Greater Cambridge Employment and Housing Evidence Update (2023) commissioned by the Greater Cambridge Shared Planning Service identifies that there is a net need for approximately 3.7m sq.ft *(344,000 sq.m) to 2041 that is not already accounted for through previous permissions or planned completions/ allocations. As such, it is considered that the proposed uplift of 27,500sqm proposed would contribute to meeting the high demand for such employment floor space within the Greater Cambridge area. This should be afforded substantial weight as a benefit.
- 8.193 In addition to the above, the proposal would provide substantial economic benefits including the provision of 530no. new jobs on-site, 1,860no. permanent net additional jobs in the sub-region, 100no. net additional construction jobs, additional hotel facilities and up to £32m gross value added per annum.
- 8.194 Social benefits would accrue from contributions to supporting infrastructure such as the Melbourn Greenway, sports facilities and green infrastructure locally. The landscaping and permeability improvements, particularly in the south-west corner and opening up of the Moat House for public use also benefit the local community.
- 8.195 It is considered that the scale of the development would be in keeping with the category and scale of the village with respect to Policy E/12 of the Local Plan.

8.196 In weighing the overall planning balance, it is considered that the benefits of development clearly outweigh the levels of harm identified.

8.197 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.

8.198 **Recommendation**

8.199 **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.

9.0 **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. Prior to commencement of any development on site, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site-wide Phasing Plan shall provide details of the intended phasing of development across the entire area, including the establishment and removal of any temporary energy centres; and be updated as and when required. The development shall be carried out in accordance with the approved Site-wide Phasing Plan, or any subsequent amended plan pursuant to this condition.

Reason: To ensure the development is delivered in a structured way and to minimise the impacts on residential amenity in the surrounding area in accordance with South Cambridgeshire Local Plan (2018) Policies HQ/1 and CC/6.

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

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

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

Reason: To 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 Policy HQ/1 of the South Cambridgeshire Local Plan.

6. No demolition/development shall commence within that phase until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by

the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. The statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2023).

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

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

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

8. No development (or any phase of), 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 (or any phase of) 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 (or any phase of) commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018

9. No development (or phase of) shall take place, unless otherwise agreed, until:
 - a) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study (Preliminary Investigation Report by Soiltechnics dated January 2023 (revision 1)), and remediation objectives have been determined through risk assessment. The resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.
 - b) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has been submitted to and approved in writing by the Local Planning Authority.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policies CC/7 and SC/11 of the adopted South Cambridgeshire Local Plan 2018.

10. No demolition or construction works (Including any temporary or enabling works) shall commence within that phase, as agreed within the Site Wide Phasing Plan, on site until a Traffic Management Plan (TMP) has been

agreed with the Local Planning Authority in consultation with the Local Highway Authority. The Local Highway Authority requests that the TMP be a standalone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principle areas of concern that should be addressed are:

- i. Movements, control, and timings of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway).
- ii. Contractor parking, for both demolition and construction phases all such parking shall be within the curtilage of the site and not on the street. If the site has limited potential to provide on-site car parking the applicant must provide details of how any off-site parking will be controlled, e.g., a managed list of contractor/employee vehicles parking on-street and their drivers telephone contact details.
- iii. Movements, control, and timings of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
- iv. Control of dust, mud, and debris in relationship to the functioning of the adopted public highway, including repairs to highway damage caused by site vehicles. Please include wording that the adopted public highway within the vicinity of the site will also be swept within an agreed time frame as and when reasonably requested by any officer of the Local Highway Authority and that any highway damage (including verges) will be repaired in a timely manner at no expense to the Local Highway Authority.
- v. The Traffic Management Plan must relate solely to how the operation of the site will affect the adopted public highway, other information for example noise levels is not a highway matter and should not be included within the plan.

The approved Traffic Management Plan shall be adhered to throughout any demolition and construction periods for the proposed development.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

11. No works shall commence on site until a route for all traffic associated with the demolition and construction of the proposed development has been provided and approved in writing to the satisfaction of the Local Planning Authority together with proposals to control and manage traffic using the agreed route of access and to ensure no other local roads are used by such traffic. All demolition and construction traffic shall adhere to routes and measures within the approved details.

Reason: In the interests of maintaining highway efficiency and safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

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

13. No development (of any phase), other than demolition, 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, AKT II, Ref: 5241 Rev P4, dated 26th May 2023 and shall also include:

- a) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- b) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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) 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;
- d) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- e) Full details of the maintenance/adoption of the surface water drainage system;
- f) Permissions to connect to a receiving watercourse or sewer;

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site

resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in line with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018, NPPF (2023) paragraphs 180, 189, 190 and relevant Environment Agency Groundwater Protection Position Statements.

14. No development, other than demolition, shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority. All works shall be carried out and maintained in accordance with the approved details.

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

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 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 2023 paragraph 180, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

16. No development above ground level, other than demolition, shall commence until a site wide scheme for biodiversity enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The approved scheme shall be fully implemented and maintained within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

17. No development above ground level, other than demolition, shall commence within that phase 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 (including, but not limited to, Street furniture, children's play area (including the number and type of pieces of 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.

All hard and soft landscape works for that phase shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of that phase of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

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

18. No development within each phase of the development as agreed in the Site Wide Phasing Plan shall take place above ground level, other than demolition, until details of all of the external materials and finishes of the buildings to be used in the construction of the development within that phase have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and maintained 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 and NH/14 of the South Cambridgeshire Local Plan 2018.

19. No brickwork above ground level within each phase of the development as agreed in the Site Wide Phasing Plan shall be laid until a sample panel has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to or made available for inspection and approved in writing by the Local Planning Authority. The approved sample panel for that phase is to be retained on site for the duration of the works for that phase for comparative purposes, and works will take place, and be maintained, only 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.

20. The roof plant/equipment within each phase of the development as agreed in the Site Wide Phasing Plan shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development of that phase shall be carried out, and maintained, 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.

21. No operational plant, machinery or equipment (for any phase of development where phased) shall be installed until a noise assessment and any noise insulation / mitigation as required for each phase within the development as agreed in the Site Wide Phasing Plan has been submitted to and approved in writing by the local planning authority. Any required noise insulation / mitigation shall be carried out and maintained as approved and retained.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

22. 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.

23. Prior to the commencement of the development of the Mobility Hub, details of the means of providing at least 45no. active electric vehicle charging points on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the electric vehicle charging points retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the Policies TI/2 and TI/3 of the South Cambridgeshire Local Plan (2018) and the Greater Cambridge Sustainable Design and Construction SPD 2020.

24. Prior to the occupation of the development, or phase of, details of the provision and location of fire hydrants to serve the development, or that phase of, to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented, and shall be retained as such.

Reason: To ensure an adequate water supply is available for emergency use in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

25. Prior to the first use of Block A or B hereby permitted, two pedestrian visibility splays of 2m x 2m shall be provided each side of the extent of the proposed vehicular access to Blocks A/B as measured from and along the highway boundary and are to be shown on dwg. no. VN212120- D108. The splays shall be within land under the control of the applicant and not within the adopted public highway. The splays shall thereafter be maintained free from obstruction (planting, fencing, walls and the like) exceeding 0.6 metres above the level of the adopted public highway for the lifetime of the development.

Reason: in the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

26. Prior to the first use of the new or refurbished buildings, or phase of, hereby permitted, the inter-vehicle visibility splays as shown in dwg. no. VN212120- D105, Rev F (Proposed Egress Arrangement) and dwg. no. VN212120- D108, Rev A (Proposed Block A/B Access) shall be provided at each site access junction onto Cambridge Road, Melbourn. The area within each splay shall be kept clear of any obstruction (planting, fencing, walls and the like) exceeding 0.6 metres in height above the level of the maintained public highway for the lifetime of the development. The inter-vehicle visibility splays

must be within the existing adopted public highway or land under the control of the applicant.

Reason: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

27. Prior to occupation of each use of the development (or phase of) hereby permitted, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to:
- a) travel arrangements for staff and visitors including pick up and drop off;
 - b) hours of use of each use;
 - c) hours of use of external terraces;
 - d) details of amplified noise (if any);
 - e) on-site security and means of enforcing against any anti-social behaviour on-site;
 - f) the management and hours of deliveries of each use; and
 - g) the external display of contact information for on-site management and emergencies.

The development (or phase of) shall thereafter be managed in accordance with the approved management plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents in accordance with South Cambridgeshire Local Plan 2018 Policies HQ/1 and SC/10.

28. Prior to occupation of the development (or phase of), details of facilities for the secure parking of cycles for use in connection with these uses shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

29. The Moat House restaurant/ public house and hotel, and Block A of the development hereby permitted, shall not be occupied or the use commenced, until details of facilities for the secure parking of cycles for use in connection with these uses have been submitted to and approved in writing by the Local

Planning Authority. The details shall include the means of enclosure (if provided), materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

30. The Moat House as shall not be occupied as a restaurant/ public house and hotel until a method of controlling motor vehicle ingress for Moat House users only is provided and approved in writing to the satisfaction of the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

31. No construction (or phase of) of the biodiverse (green) roof(s) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.
- a) The means of access for maintenance
 - b) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm
 - c) Planting/seeding with an agreed mix of species (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)
 - d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation
 - e) A management/maintenance plan for the roof(s)

The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The roof(s) shall be maintained as such in accordance with the approved management/maintenance plan. The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To help mitigate and respond to climate change and to enhance ecological interests in accordance with Policies CC/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

32. Prior to the installation of any external lighting 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 follow the latest guidance issued by the Institution of Lighting Professionals, the Bat Conservation Trust, and the Chartered Institute of Ecological and Environmental Management. The strategy shall include:
- 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 minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

33. Prior to first use of the external terraces for any phase of development hereby permitted, details of the means of privacy screens including levels of obscure glazing or other measures to protect neighbouring properties from being harmfully overlooked from these spaces shall be submitted to and approved in writing by the Local Planning Authority. The privacy measures shall be installed prior to first use of the terraces and remain in perpetuity for the lifetime of the development.

Reason: In the interests of neighbour amenity in accordance with South Cambridgeshire Local Plan 2018 Policy HQ/1.

34. The development (or each phase of) hereby approved shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, has been submitted to approved in writing by the local planning authority. The specification shall demonstrate the achievement of 5 credits for water efficiency (Wat01). The development shall be implemented in accordance with the agreed details.

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

35. The development (or each phase of the development where phased) shall not be occupied until the works specified in the approved Remediation Method Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority.

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

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

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with Policy SC/11 of the South Cambridgeshire Local Plan 2018, National Planning Policy Framework (NPPF), paragraphs 180, 189, 190 and relevant Environment Agency Groundwater Protection Position Statements.

37. No occupation of the development, or phase of, shall commence until a Travel Plan and Parking Management Plan for that phase within the development as agreed in the Site Wide Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall specify:

- i) the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking;
 - ii) how the car parking spaces are distributed and allocated to the employees of the site;
 - iii) how the car parking within the site is to be managed and enforced so that it only occurs within designated vehicular parking bays/ locations;
 - iv) how the proposed measures are to be published to potential occupiers;
- and
- v) how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority including monitoring reports for up to five years following first occupation.

vi) the inclusion of a feedback mechanism, allowing for the alteration of working methods/ management prescriptions should the monitoring deem it necessary.

The Travel Plan and Parking Management Plan shall be implemented and monitored as approved upon the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

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.

38. The proposed motor vehicular Egress Only Junction as shown in dwg. no. VN212120-D105-F shall be a minimum width of 5 metres for a minimum distance of 10 metres as measured from the near edge of the highway boundary. The proposed motor vehicular Moat House Ingress Junction as shown in dwg. no. VN212120- D107-B shall be a minimum width of 5 metres for a minimum distance of 10 metres as measured from the near edge of the highway boundary. The proposed motor vehicular Block A and B Access as shown in dwg. no. VN212120-D108-A shall be a minimum width of 5 metres.

Reason: in the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

39. The proposed vehicular accesses as shown in dwg. nos. VN212120-D105-F, VN212120-D107- B and VN212120-D108-A shall be surfaced using a non-migratory/bound material, for a minimum distance of 10 metres from the boundary of the adopted public highway into the site to prevent debris spreading onto the adopted public highway. These areas shall be maintained in this condition for the lifetime of the development.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

40. The proposed vehicular accesses as shown in dwg. nos. VN212120-D105-F, VN212120-D107- B and VN212120-D108-A shall be constructed so that their falls and levels are such that no private surface water from the site drains across or onto the adopted public highway.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

41. The approved renewable/low carbon energy technologies (as set out in the Energy Statement (Ramboll 28/02/2023 Ref MSP-RAM-XX-XX-SS-RP-

00022) and Planning Consultation Response (Ramboll 19/07/2023 Ref RUK2021N00806-RAM-RP-00022) and as shown on the approved plans) shall be fully installed and operational prior to the occupation of that phase of development, as set out within the agreed site wide phasing plan, 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 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.

42. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the buildings shown on the approved plans as Blocks B, C, D, E, F and the Da' Vinci Building shall be used only for Class E(g)(ii) (Research and development), the building shown as The Moat House shall be used only for Class E(b) (food and drink on premises) and Class C2 (Hotel), and the building shown as Block A shall be used only for E(d and E). The buildings shall be used for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The application has been assessed on its individual merits and the use of the premises for any other purposes may result in harm which would require re-examination of its impact in accordance with Policies HQ/1, E/10, E/12 and E/20 of the South Cambridgeshire Local Plan 2018.

43. The parking spaces shown as 'not part of this application but may be subject of later application' on drawing. no. MSP-PLA-SW-GF-DR-L-0001, S2: Rev P05 (Landscape Masterplan) shall not be constructed as car parking spaces and shall be left as soft landscaping (or similar) unless and until the occupiers of Block A provide empirical data to the Local Planning Authority that some or all of these proposed car spaces are required for the operation of the businesses.

Reason: in the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the NPPF 2023.

Informatives:

1. Partial discharge of the archaeology condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.
2. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Local Highway Authority for such works.
3. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
4. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
5. A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
6. No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

7. The applicant's attention is drawn to the comments of the Cambridgeshire Constabulary Crime Prevention Design Team (Ref CPDT/197/23) uploaded to the file on 18 April 2023.
8. All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).
9. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
10. 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.
11. Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
12. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in

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

13. The proposed vehicular accesses, pedestrian and cycle shared surfaces and the uncontrolled pedestrian crossing works as indicated on drawing nos. VN212120-D105-F, VN212120-D106-C, VN212120-D107-B and VN212120-D108 shall need to be constructed under a Section 278 Agreement of the Highway Act 1980. The process for which may be found here; <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-andpathways/highways-development>
14. Regarding highways surface water drainage, Please note that the use of permeable paving does not give the Local Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.
15. Notwithstanding the approved floorplan for Block A, it should be noted that planning permission is not given for a creche use.

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The Greater Cambridge Design Review Panel



Pre-application PPA/22/0016 (PPA)

Melbourn Science Park, Cambridge Road, Melbourn SG8 6EE

Wednesday 16 November 2022, Hybrid meeting

Confidential

The [Cambridgeshire Quality Charter for Growth](#) sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Greater Cambridge Design Review Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Attendees

Panel Members:

Simon Carne (Chair) - Director, Simon Carne Architect

Nicholas Anderson (Character, Connectivity) – Chartered Civil Engineer and retired South East Development Lead at Aecom

Fiona Heron (Character, Landscape) – Founder of Fiona Heron Limited

Paul Bourgeois (Character, Character/Climate) - Industrial Lead at Anglia Ruskin University

Hero Bennett (Character, Climate) - Principal Sustainability Consultant, Partner, Max Fordham

Applicant & Design Team:

Daron Williams, Head of Building Consultancy, Bruntwood SciTech

Sam Darby, Head of Development, Bruntwood SciTech

David Ardill, Partner, Sheppard Robson (Architect)

Josh Stokes, Associate, Sheppard Robson (Architect)

Paul Rowland, Director Planning, Savills

Ed Lister, Director, Planit le (Landscape Architect)

Sarah Harris, Planit le (Landscape Architect)

Roberta Ramaci, Ramboll Sustainability Consultants

Richard Whiting, Vectos Highways and Transport Consultants

LPA Officers:

Bonnie Kwok – Principal Urban Designer / Design Review Panel Manager

Katie Roberts – Executive Assistant / Panel Support Officer

Michael Hammond – Principal Planner/Case Officer

Tom Davies – Senior Urban Designer/Youth Engagement

Observer(s):

Charlotte Peet – Planning Officer

Declarations of Interest

None

Previous Panel Reviews

None.

Background, Site Context and Scheme Description

The proposals are a major reconfiguration and modernisation of the Melbourn Science Park. This is the second phase of a two-stage development to create the Melbourn Science Village.

The first stage, Birchwood, is under construction and shares its access with the existing Science Park.

The current proposals include 36,000 sqm of workplace accommodation alongside a new village green, hotel / gastro pub, mobility hub and associated infrastructure.

The vision for the development chimes with the aspirations of the 'Cambridge Quality Charter for Growth': Innovation, Community, Carbon and Landscape all read across to the 4 C's of Community, Connectivity, Climate and Character set out in the Charter.

The Panel appreciated the guided tour of the site, in particular the quality and extent of existing mature tree planting and landscape generally. Negative factors included extensive areas of vehicle parking and its impact on the setting of the existing buildings on site. Whilst none of the buildings are great architecture, they are predominantly still relatively young, and so their qualities deserve careful assessment to justify demolitions.

Greater Cambridge Design Review Panel Views

Detailed Comments

Connectivity (Access, parking, pedestrian and cycle movement)

The proposal significantly increases the number of parking spaces on the site. Whilst the parking ratio is reduced, there will be 600-800 more people on site when the development is complete. Parking will be concentrated in a multi-storey car park (the mobility hub), which will also provide electric car charging points with the option to significantly increase provision if demand requires, space for rental bikes and accessible parking bays. Further areas of parking for specific functions are also provided for the Moat House pub/hotel, Building A the community facilities and the Da Vinci Building for shared workspace facilities. The first two are served by dedicated access from the public highway.

Four entrances/exits to the development are provided. Some are in or out only, and one exit will be left turn out only, potentially directing traffic away from its destination. The Panel have concerns that this may prove frustrating and could be prone to being ignored. Additional traffic in the village could be a concern, and so the number of entrances will require careful identification to avoid confusing visitors. The new entrances will need to be carefully designed to manage the additional conflicts between vehicles and the users of the proposed new Greenway. The Panel suggest that the movement options be given further consideration.

Internal streets are designed to serve particular destinations. Access to the proposed Hotel – Moat House, is one-way with parking and gated egress. Community building A, is two-way (in and out) to parking. The Panel is concerned that complication will reduce legibility and limit options if one takes a wrong turn.

General access to the majority of the site will also serve Birchwood. The route through the centre of the site is logical and although an alternative along the east boundary was considered, land ownership and an electric sub-station made this option less practical.

A traffic calmed street is proposed to mitigate the traffic impact. This is a significant route giving access to buildings along its length from the Cambridge Road entrance to the north edge of the site. The Panel wondered whether the full length of this street should be traffic calmed and that this could be achieved using a variety of devices.

On the eastern side of the site, Buildings C, D, E and F and the mobility hub are all served on a one-way vehicle route that branches off the primary street. This could be a relatively densely trafficked route passing break out spaces and entrances to Buildings D, E and F along the route. All vehicles will exit at the east edge of the site where the left turn out only is proposed. This route will also access service yards to the rear, south facing elevations of Buildings D, E and the energy hub. The Panel wondered whether at least two-way entry and egress from the east end access would reduce the amount of traffic through the site, particularly through the Science Square.

Providing maximum permeability and movement across the site for pedestrians without conflicting with vehicle movements is a challenge. The Design and Access Statement should consider and discuss other options considered. Diagrams showing movement did not appear consistent with the plans. Why, for example, is there a primary pedestrian route from the community Building A to the mobility hub?

Character (Landscape strategy, place making, building form and materiality, conservation area impact)

The Panel welcomed the linked spaces building on the mature tree plantings. The Panel believe the full potential of the site and its different areas could be more fully developed. The Moat House offers an opportunity to develop form and enclosure that would work well with the proposed hotel and gastropub. The south side of the new hotel building provides a backdrop and attractive setting for a terrace. The Panel consider that providing enclosure to the terrace should be developed. The potential to provide garden rooms and walled external spaces would provide a more subtle way of revealing the hotel. More could be made of the existing sunken water garden.

The concept of a village green as part of the community offer is compelling. But is it an accurate description of the space proposed? Is the openness implied by a village green a desirable outcome given the number of mature trees? The access to the hotel and pub with discrete parking is well located but the gated one way exit seems an unnecessary constraint requiring supervision and control. The retention of the parking behind the hotel bedrooms also seemed a wasted opportunity. Could the land be put to better use? Would the de Vinci parking provision not be better located in the mobility hub?

The idea of a wooded landscape through the site is welcome. The central wooded area that bridges the main north- south street has the potential to provide a landscape character aiding the traffic calming aim for this street. The Panel felt that the opportunity to link the landscape through to the east boundary would also be a potential option. The character of the science square and spill out spaces will offer a contrast to the more flowing wooded landscape in the centre of the site. The spaces will need to be carefully defined to encourage their use though some of the spill out spaces will be north facing. The Panel also commented on entrance projections from Buildings B, D E and F. Are they contributing to the overall landscape and external space concept?

Planting has been proposed to shade building façades from solar gains. Two locations, in particular, have been highlighted for the Panel's views. The south facing façade of the de Vinci Building suffers problems of overheating and the proposals include substantial roof mounted planters and trailing plants. The planting does not offer a solution and will be a significant maintenance cost. The double structural timber columns supporting the planters appear insubstantial. The Panel recommend that more traditional brise-soleil be considered possibly re-using materials set aside from demolitions. The column support proposal should be reconsidered.

Buildings D and E have significant areas of planting to their south facing facades. The same criticism of appropriateness and maintenance apply. Proximity to the site boundary and properties opposite requires careful consideration.

The site boundary treatment along Cambridge Road presents the face to the village, part of which is within the conservation area. There are different existing boundary conditions including hedges of variable scale and type, flint panels within brickwork, open access with dwarf walls and trees. The intention to open out the site as much as possible is working both with the desire to provide an accessible site but also provide some screening and greening. This is a complex issue with many solutions although the danger is that too many different approaches could undermine a coherent design solution.

The brick and flint walls attempt to pick up on similar walls in the village but the site boundary examples are modern and not of great quality. The proposed planted mound to screen the energy centre appears to be a response to a single issue and not part of an overall strategy.

The Panel mentioned in passing that opportunities for sensitive and appropriate play, fruit or produce growing and art in the landscape are aspects that would benefit the scheme. It is important that these elements be considered as part of an overall strategy.

The emerging architectural approach demonstrates the architects' experience with this typology. It is clear that there has been an attempt to work within a simple framework of logical and efficient planning with elevational treatments that work well together. There are however perhaps too many different approaches to materiality and the Panel wondered whether there should be less variety across the piece. Building C as an entrance marker has been identified as having a wow factor. Has this been taken too far? The Building is essentially three storeys high and yet the façade extends to a fourth storey to screen the roof plant. It is unlikely that the plant will be visible and a more modest termination might be appropriate.

Building A has been developed with a mix of materials including timber cladding and insulating render. The Panel reserves their position on the best approach to this building. It could be argued that the difference is consistent with its' use. Render reflects buildings opposite and may have relevance, but those buildings are of a different scale, period and hardly comparable. Similarly the scale of the hotel and its

relationship to the Moat House was questioned. It is not a subservient extension and yet it was questioned whether it had to be so tall. It makes an attractive backdrop to the Moat House / Hotel terrace and would not suffer from being reduced in scale.

Internal planning of the main employment / workspace buildings appear as relatively deep office plans with central facilities and circulation. Given the intention to provide for 'innovation and collaboration' the traditional layout is not rising to the challenge of making internal spaces for group working. Internal space planning flexibility was not demonstrated, these aspects should be developed.

The mobility hub was not discussed in detail but it was clear that the main entrance and circulation was in a state of development. Whilst a visible stair access would be consistent with encouraging active vertical travel the design lacked sophistication and the Panel questioned whether this was the best way to access the upper floors.

Climate (Embodied and operational carbon, energy generation, services and façade design, resilience)

The Panel welcome the approach taken by the consultant team addressing the issues of climate and carbon head on in their presentation. There was limited time available to interrogate the proposals in detail although questions and concerns were raised. The initial audit of buildings to be retained or demolished did not go into any detail. Audit of materials suitable for recycling, assessment of trees to be felled and more detailed consideration of existing Buildings and their suitability for re-use. Building F in particular was identified as one that appeared to have a longer potential life and could provide an alternative offering on the site with a naturally ventilated shallow plan. Discussions identified that there were proposals to extend the life of Building F with a light refit prior to the mobility hub construction within 5 approximately 5 years.

New buildings are predominantly located on plots either occupied by existing buildings or car parking. This was welcomed and so the impact of existing tree planting was minimised. But there seemed to be no assessment of how existing buildings apart from Building A could be reconfigured. Given the relatively simple

forms of new buildings proposed, the Panel would have appreciated an exercise in addressing the re-use of buildings infilling internal courtyard parking to accommodate the intended uses.

Solar shading of elevations did not appear to consistently reflect orientation. Options for different shading appeared extensive. It was not clear what was considered optimum and why. Diagrams showing façade constraints, building skin and plan form and the consideration of façade layers to Buildings D, E and F did not lead to a clear conclusion demonstrated by plan forms being proposed. How these work in relation to operational energy was not discussed. It was however noted that the Moat Hotel, Building A, and the de Vinci building will be powered at a building level.

The energy centre located on the edge of the site was noted. Feeding Buildings B, C, D, E and F remote from the energy centre at different phases of the development will need to be addressed. The Panel also encouraged the applicant to increase solar PV provision in line with the expected increased electricity demand associated with 600+ extra people on site over a ten year period. Locations should include the de Vinci building and the roof of the mobility hub.

The Panel also recommended detail consideration of the supply chain needed for the development as well as identifying materials for re-use or for distribution to other potential users nearby. A target related to procuring goods and services within a prescribed radius, e.g. 80 miles, would reduce Carbon emissions associated with the redevelopment and encourage greater local economic development.

A pre-demolition audit would have been expected by this stage to inform the current material design strategy. The current strategy to try to reuse a steel frame from one part of the site within a new build on site was welcomed. The Panel noted that the embodied Carbon targets set for the new builds were challenging and expected elemental budgets to have been presented by this stage. Work on the structure to date was welcomed but questions were raised over the ability to meet targets, highlighting potential impacts of blue roofs and complex facades with additional layers.

Extensive soft landscaped areas on site suggested rainfall attenuation would not be a significant issue. However there seemed to be an absence of consideration of water in the presentation. Suds and rain gardens should form part of the landscape strategy and drainage systems.

The Panel welcomed the client and design team's commitment to post occupancy evaluation.

Community (Community engagement, village facilities, accessibility)

The client's approach to engaging with the community was welcomed. Providing an open and accessible employment site without barriers and with facilities specifically for village residents to enjoy is a significant asset. It is also significant that the first phases of the development are focussed on providing the public facilities which will be shared between workers on site and local residents.

As well as the extensive landscaping, the sport and gym facilities in Building A together with a café and bar will be significant community benefits and provide employment opportunities on site.

Full seven-day operation is proposed and so the opportunity for the local community to enjoy the site will not be restricted. Access should be guaranteed. Control should be light-touch, which the absence of barriers and secure enclosure implies.

Continuing public engagement is in progress. Future phases would also benefit from continuity as needs and experience of the development is established.

CONNECTIVITY: TRANSPORT

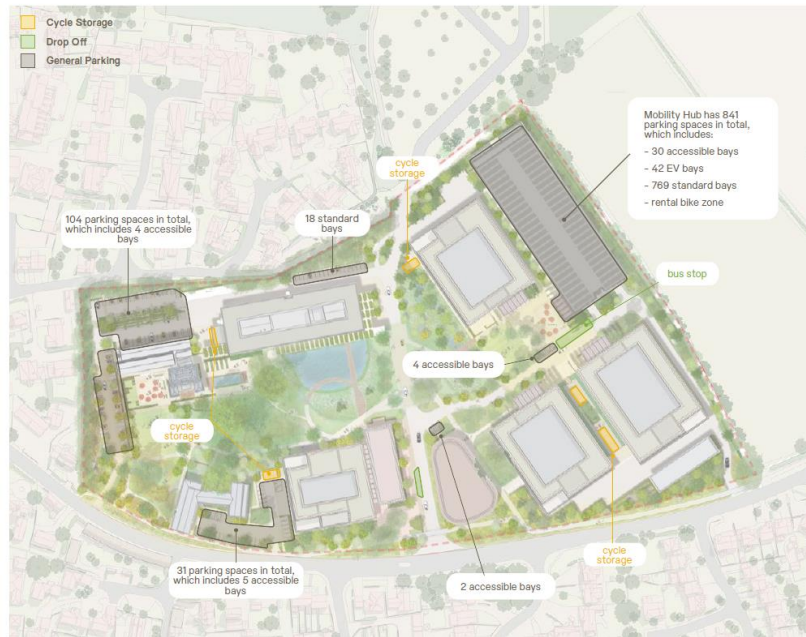
The existing on-site parking provision is:

/ 729 Car Park spaces

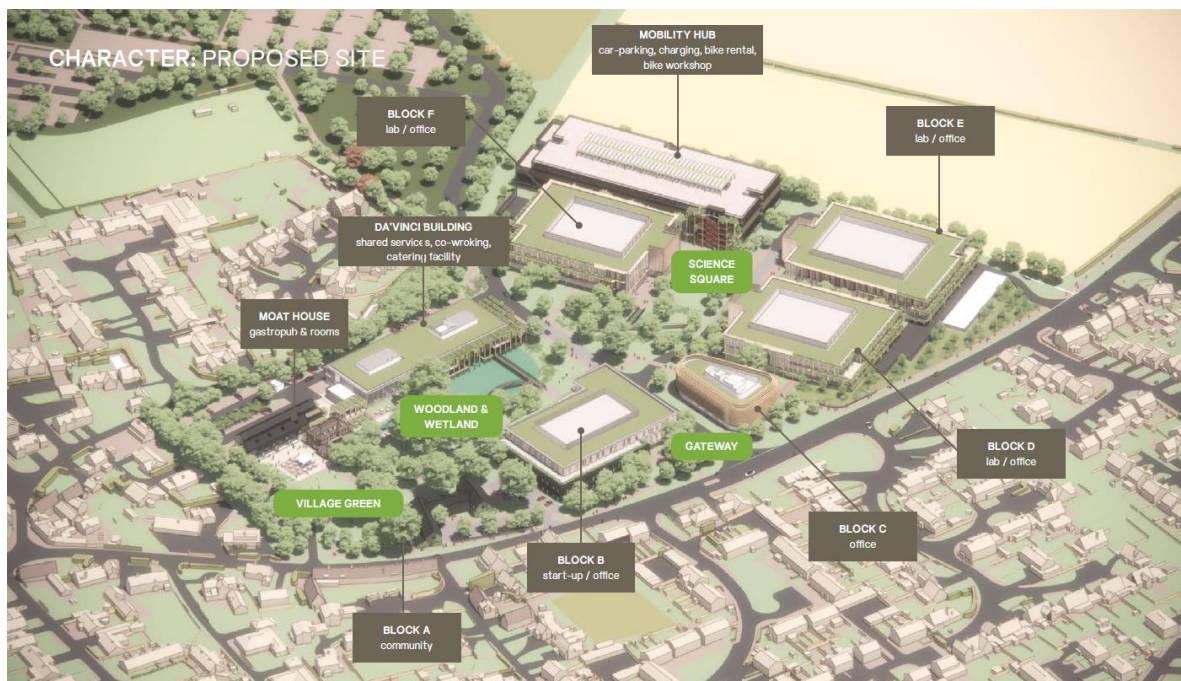
/ A further 47 Car Park spaces are unbuilt but have been granted planning permission.

The proposed on-site parking provision is:

/ 1000 Car Park spaces



Existing site plan and proposed site layout plan – extracted from the applicant's DRP presentation document November 2022



Proposed site plan – extracted from the applicant's DRP presentation document November 2022

The above comments represent the views of the Greater Cambridge Design Review Panel and are made without prejudice to the determination of any planning application should one be submitted. Furthermore, the views expressed will not bind

the decision of Elected Members, should a planning application be submitted, nor prejudice the formal decision-making process of the council.

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Agenda Item 6



Planning Committee Date	13 th March 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/01581/FUL
Site	Manor Farm, Clayhithe Road, Horningsea Cambridgeshire CB25 9JE
Ward / Parish	Horningsea
Proposal	Conversion of existing vacant farm buildings into seven dwellings with access, parking, landscaping and associated infrastructure
Applicant	Harriers Horningsea Ltd C/o Dakin Estates Ltd
Presenting Officer	Amy Stocks
Reason Reported to Committee	Called-in by Councillor Cone Third party representations
Member Site Visit Date	7 th February 2024
Key Issues	1. Departure from Local Policy
Recommendation	REFUSE

1.0 Executive Summary

- 1.1 The application seeks planning permission for the conversion of existing vacant farm buildings into seven dwellings with access, parking, landscaping and associated infrastructure.
- 1.2 The site lies within the village development framework of Horningsea, the Horningsea Conservation Area and adjacent to the Green Belt and open countryside. The Manor House is a Grade II listed building, while the farm buildings are curtilage listed.
- 1.3 Horningsea is classified as an Infill Village under Policy S/11 of the South Cambridgeshire Local Plan, where residential development or re-development is restricted to 2 units (indicative size). Infill Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities, and it is often necessary for local residents to travel outside the village for most of their daily needs.
- 1.4 The proposal seeks permission for the provision of seven new residential dwellings on the site, which exceeds the policy restriction by five units.
- 1.5 The proposed development would represent an overdevelopment of the site as the proposal would exceed 2 dwellings (the maximum number of dwellings deemed acceptable within infill villages under policy S/11) and as such the proposed development is considered to be an unsustainable form of development, generating a disproportionate number of additional journeys outside of the village.
- 1.6 The principle of the development is therefore unacceptable and contrary to policies S/2, S/3, S/7, S/11, and TI/2 of the South Cambridgeshire Local Plan.
- 1.7 Officers recommend that the Planning Committee **refuse** the application Planning Permission.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	x	Local Nature Reserve	
Listed Building	x	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 site lies within the village development framework for Horningsea, the Horningsea Conservation Area and adjacent to the Green Belt and open countryside. The Manor House is a Grade II listed building, while the farm buildings are curtilage listed.
- 2.2 To the north of the site is open countryside, to the east of the site are nos. 1 and 2 Manor Cottage and Clayhithe Road, to the south of the site is an area of green associated with the Manor House, to the west of the site is an area of green space and the properties which front onto Dock Lane.

3.0 The Proposal

- 3.1 The application seeks permission for the conversion of existing vacant farm buildings into seven dwellings with access, parking, landscaping, and associated infrastructure.
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate. When submitted the application did not contain an adequate bat survey, this was subsequently submitted and reconsulted. The ecology officer considered this survey acceptable.

Planning Committee Deferral (14 February 2024)

- 3.3 The application was brought to the Planning Committee on 14 February 2024. The application was deferred following a recommendation from the Council's Legal Officer that formal consultation with the Council's Section 106 Officer was required; this was because the gross floor space arising from the proposed development would exceed 1,000m² and would therefore necessitate the need to consider potential financial contributions arising from the development. That information was not available to any relevant party at the February Committee meeting.
- 3.4 Since the deferral of the application, officers have formally consulted with the Council's Section 106 Officer, whose comments are available on the Council's website, have been shared with the agent/applicant, and incorporated into this report.
- 3.5 For ease of reference, the following updates have been applied to this report compared to the report published as part of the February Committee Agenda:
- Horningsea Parish Council's comments updated from 'object' to 'comments' to reflect their consultation response more accurately (paragraph 6.1).
 - Section 106 Officer's comments added to consultation responses (paragraphs 6.26 to 6.27).
 - Information on services and public transport for Horningsea added (paragraph 9.10).

- Position on affordable housing requirements (none) added (paragraphs 9.114 to 9.120).
- Planning Obligations section added (paragraphs 9.123 to 9.152).

4.0 Relevant Site History

Reference	Description	Outcome
23/01582/LBC	Conversion of existing vacant farm buildings into seven dwellings with access, parking, landscaping and associated infrastructure	Pending Consideration

5.0 Policy

5.1 National

National Planning Policy Framework 2023

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/7 – Development Framework

S/11 – Infill 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
 NH/2 – Protecting and Enhancing Landscape Character
 NH/4 – Biodiversity
 NH/6 – Green Infrastructure
 NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 SC/4 – Meeting Community Needs
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 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:

Development affecting Conservation Areas SPD – Adopted 2009
 Landscape in New Developments SPD – Adopted March 2010
 District Design Guide SPD – Adopted March 2010
 Affordable Housing SPD – Adopted March 2010
 Listed Buildings SPD – Adopted 2009

5.5 Other Guidance

5.6 Greater Cambridge Housing Strategy 2019 – 2023

5.7 Conservation Area Appraisal:

5.8 Horningsea conservation area – Adopted 2005

6.0 Consultations

6.1 Horningsea Parish Council – Comments

6.2 The Parish Council have provided comments on this application, the comments are as follows:

- Overlooking and loss of privacy on neighbouring properties
- Loss of light and overshadowing (namely plot 6 on nearby cottages)
- Noise during the construction period
- Impact of vehicles on the Highway during construction phase
- Increase of traffic in and out of the site when dwellings are occupied, highway infrastructure is required.
- Concerns of any potential future extensions to the dwellings will make the area appear cramped.
- All building works must adhere to rules on listed buildings and the conservation area.
- Measures to protect birds and bats in the barns should be taken.

6.3 Conservation Officer – No Objection

6.4 Comment dated 25th May 2023: No Objection- It is considered that the proposal will preserve or enhance the character or appearance of the conservation area subject to the imposition of the following conditions:

- A sample of the proposed brick for use in the construction of the works hereby approved, is to be submitted to and approved in writing by the Local Planning Authority.
- No works shall commence on the landscaping, until a sample of the proposed pavours/setts for use in the landscaping of the works has been hereby approved by the Local Planning Authority.
- The submission of a strategy for the re-use/re-cycling of the material of the structures on the site which are to be demolished must be submitted to and approved in writing by the Local Planning Authority.

6.5 The department have also requested a number of Listed Building Consent conditions of which will be discussed under application 23/01581/FUL also attending the committee.

6.6 Comment dated 21st August 2023: The additional information has been assessed and it is considered that there is no greater impact on heritage assets than previously commented on.

6.7 Contaminated Land – No Objection

- 6.8 Comment dated 22nd May 2023: No objection subject to the imposition of conditions relating to:
- The submission of a phase 2 desk study and remediation measures
 - The submission of a verification report
 - Steps to take in the event unexpected contamination is identified.
- 6.9 The EA should be consulted on this application to comment on the risk to controlled waters.

6.10 Definitive Maps Officer – No Objection

- 6.11 The public footpath no.4 shall remain open during the construction period and beyond. The following informatives shall be included:
- The public footpath must remain open and unobstructed at all times.
 - The Public Footpath must not be used to access the development site unless the applicant is sure they have lawful authority to do so.
 - No alteration to the Footpath's surface is permitted without our consent.
 - Landowners are reminded that it is their responsibility to maintain boundaries.
 - The granting of planning permission does not entitle a developer to obstruct a Public Right of Way.
 - Members of the public on foot have the dominant right of passage along the public footpath.
 - The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use.

6.12 Ecology Officer – No Objection

- 6.13 Comment dated 19th May 2023: Objection. There is insufficient ecological information available for determination of this application as the Preliminary Ecological Appraisal (Samsara Ecology, January 2023) recommends that that two further bat surveys should be undertaken on Buildings B1 and B6 to ascertain whether bats are roosting in the buildings.
- 6.14 Comment dated 16th August 2023: The Preliminary Ecological Appraisal Report in Table 11 states that the applicant will need to apply for inclusion on district licence scheme for great crested newts. The department would like clarification on this, as the rest of the Preliminary Ecological Appraisal report has scoped out great crested newts.
- 6.15 Comment dated 4th September 2023: No objection subject to the imposition of conditions relating to:
- Compliance with approved documents

- The submission of a scheme of ecology enhancement
- The submission of a lighting design strategy
- The submission of a biodiversity net gain plan.

6.16 Environment Agency – No comment

6.17 No comments to make.

6.18 Environmental Health – No Objection

6.19 Comment dated 23rd May 2023. No objection subject to the imposition of conditions relating to:

- Construction hours
- The submission of the construction environmental management plan
- Informative for air source heat pumps
- Informative for demolition
- Informative for disturbance to neighbours
- Informative for statutory nuisance action

6.20 Comment dated 28th December 2023: No objection subject to the imposition of conditions relating to:

- Construction Hours
- Piling
- Informative relating to; air source heat pump, demolition, disturbance to neighbours, statutory nuisance action.

6.21 Local Highway Authority – No Objection

6.22 *Comment dated 24th May 2023:* Request the application be refused for the following reason:

- Applicant fails to provide a drawing showing the required inter-visibility splays to demonstrate suitable access can serve the development.

6.23 *Comment dated 9th August 2023:* Proposal is acceptable subject to the following conditions:

- The first 10m from the boundary of the public highway into the site shall be constructed using a bound material.
- The vehicular access shall be a minimum width of 5m for a minimum of 10m measured from the boundary of the public highway.
- The access shall be constructed so that it falls and levels that no private water from the site drains across or onto the public highway.
- The existing southern access to Clayhithe Road shall be permanently and effectively closed to motor vehicles.

- The vehicular accesses shall be laid and constructed in accordance with Cambridgeshire County Councils Construction Specification.
- An informative relating to works within public local highway land.

6.24 Ramblers Association – No Objection

6.25 No objection to the proposal subject to the following comments:

- The access for pedestrians to the footpath needs to be made clear in the plans and will need to be maintained throughout building works.
- The access point from the road will need to be waymarked.

6.26 Section 106 Officer – Comments

6.27 No objection, subject to the following contributions:

- Public Open Space:
 - Formal sports £13,735.64 to provide new sporting facilities within Horningsea.
 - Formal and Informal children’s play space £21,405.60 towards the provision of new play equipment and the resurfacing and refencing of play area.
 - Informal Open Space £2,592.35 towards improving the open space area surrounding St Peters Church.
 - Allotments and Community Orchards £910.56 towards the installation of a water supply and the installation of rabbit fence to the southern boundary.
- Indoor Community Space £6,236 towards improvements to the village hall.
- Green Infrastructure £6,573.11 towards the improvement of green infrastructure in and around Horningsea.
- Burial Space £1,470 towards improving the church yard.
- Indoor Sports:
 - Sports Courts £3,725 towards indoor sports facilities at Impington Sports Centre and new indoor sports equipment at Fen Ditton Primary School.
 - Swimming £4,151 towards indoor swimming pool improvements at Impington Sports Centre and the provision of a swimming platform at the end of St John’s Lane or Dock Lane.
- Monitoring Fees £700.

6.28 Sustainable Drainage Engineer – No Objection

6.29 The development proposed is acceptable subject to the imposition of the conditions outlined below:

- Submission of a Surface Water Scheme
- Submission of a Management and Maintenance scheme for the surface water drainage system.

- Submission of Foul drainage Scheme.

6.30 **Trees – No Objection**

6.31 No objection to the proposed works.

7.0 **Third Party Representations**

7.1 4 representations have been received.

7.2 One comment was received in objection. The third-party representative removed their objection in favour of a comment in support.

7.3 Those in support have given the following reasons:

- Principle of development refusal is illogical in a climate where there is a housing crisis.
- There is interest in the houses being proposed.
- A 2 dwelling scheme
- To impose a limit of 2 dwellings only would result in inappropriate development.
- Two dwellings would be too large in size.
- Two appropriately sized dwellings would result in redundant buildings.
- Two dwellings would create an elitist development
- The existing buildings are unused and derelict.
- Application is being refused on policy S/11 is a huge error.
- The dwellings would secure the long-term use of good quality historic buildings.
- Proposal would provide housing within reach of employment centres.
- The development would secure population consolidation within the existing village envelope.
- The scheme would enhance the village.
- The buildings are listed and therefore cannot be demolished, the prospects for any alternative use are limited. The buildings may fall into disrepair over time and become derelict. The proposal would avoid this.
- Proposal is of high-quality design.
- Two dwellings would not be commercially viable.
- Secure population consolidation within the existing village envelope.

7.4 A representation was received from the Country Land and Business Association. The representation can be summarised as follows:

- The proposed development would represent a form of sustainable development which will see a viable use of agricultural buildings that are not longer being used for this purpose.

- The proposal would contribute to the rural housing need.
- Paragraph 83 of the National Planning Policy Framework 2023 (NPPF) states that housing should be located where it will 'enhance or maintain the vitality of rural communities' in order to promote sustainable development.
- Paragraph 84 of the NPPF states that planning decisions should avoid the development of isolated homes in the countryside. Whilst the application site forming this planning application does not comprise an isolated site, the proposal is considered compliant with the requirements of the redevelopment of rural sites.
- The proposals are sympathetic in design would represent a sympathetic reuse of a former agricultural enterprise.
- The proposal would provide housing in Horningsea which is in sustainable location to allow for ease of access to the city centre and surrounding services in Milton and Fen Ditton.
- Policy S/11 allows for the development of larger sites of no more than 8 dwellings when a brownfield site will be sustainably recycled. Whilst the site is not brownfield land, the site is no longer being used for agricultural purposes. Farming has modernised at a rapid pace over the past 30-40 years resulting in many agricultural buildings becoming unsuitable for the larger machinery now being used in the agricultural sector. Additionally, agricultural transition following Brexit, many farmers are seeking alternative income away from farming, producing more redundant agricultural buildings and sites. The proposal invites a positive development of the site.
- The site does not benefit from permitted development rights as the site comprises of curtilage listed buildings, however despite PD rights not being applicable here, the Part 3 Class Q right allows for development of a similar scale in a less sustainable location. The proposal is in a sustainable location.
- Policy H/17 supports the redevelopment of the site as it is in a sustainable location.
- Policy S/11 applies despite the restrictive nature of the policy.
- Paragraph 212 of the NPPF supports developments which seek to preserve elements in conservation areas. The proposal will enhance the residential use in Horningsea.

8.0 Member Representations

8.1 Cllr Cone has made a representation referring the application to Planning Committee and supporting the proposal on the following grounds:

- Local wide support from residents and Parish Councillors.

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

9.0 Assessment

9.1 Principle of Development

- 9.2 Policy S/2 of the Local Plan sets out the objectives of the Local Plan, which includes to provide land for housing in sustainable locations (criterion c) and to maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train (criterion f).
- 9.3 Policy S/3 of the Local Plan sets out that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 9.4 The site is located within the development framework boundary of Horningsea.
- 9.5 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;
- 9.6 Policy S/11 of the Local Plan identifies Horningsea as an Infill Village.
- 9.7 Policy S/11(2) states that residential development and redevelopment within the development framework of infill villages will be restricted to a size of no more than 2 dwellings (indicative in size).
- 9.8 Policy S/11(3) sets out that in very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.
- 9.9 The supporting text in paragraph 2.63 details that Infill Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities, and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village.
- 9.10 Horningsea has a village hall and two pubs, it has no primary school, secondary school, general practitioners, food store, post office, library or

any formal sports space. Public transport opportunities are limited, with the number 19 bus providing two buses to Cambridge in the morning and two from Cambridge in the afternoon (Monday to Friday).

- 9.11 Policy TI/2 of the Local Plan states that development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location.
- 9.12 The proposal seeks permission for the conversion of curtilage listed barns into 7 dwellings. The number of proposed dwellings exceeds the limit set out by Policy S/11(2) by 5 units and is therefore in direct conflict with the agreed level of development within this area as a matter of principle and would also conflict with the aims and objectives of Policies S/2, S/3, S/7 and TI/2 of the Local Plan, as noted above.
- 9.13 In defining an appropriate quantum of development, Policy S/11(2) also stipulates the type of development which constitutes acceptable development in an Infill Village. Policy S/11(2.d) refers to the conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.
- 9.14 The applicant has submitted a supporting agricultural statement, which states the farm buildings have remained unused since 2021, when the last occupant concluded their tenancy at the site. A structural report was submitted, which states the structures are of sound condition to allow for the conversion to take place but does not state the structures are not suitable for its original purpose.
- 9.15 Officers acknowledge that it is not uncommon to convert these types of buildings into residential uses, and the applicant has stated the buildings are not fit for modern day agriculture. However, the applicant has not demonstrated the proposed conversion would not result in a loss of employment. Although vacant, the buildings were used for employment in the agricultural industry and therefore a demonstration of how this conversion would not result in a loss of local employment would be required to fully satisfy Policy S/11(2.d).
- 9.16 As set out above, Policy S/11(3) deals with the potential redevelopment of a brownfield site, allowing for not more than about 8 dwellings to be developed that brings positive overall benefit to the village.
- 9.17 The site was previously used for agriculture, this land use does not constitute brownfield land and therefore would not qualify for the additional proposed dwellings allowed under Policy S/11(3). Furthermore, this part of the policy states more dwellings could be considered in 'exceptional circumstances'; officers do not consider that the applicant has demonstrated exceptional circumstances for the redevelopment of the site, in addition to the site not being brownfield land.
- 9.18 The proposed development would represent an overdevelopment of the site as the number of units proposed on site would exceed the 2 dwellings

which is deemed as an acceptable level of development within infill villages. As set out in the policy supporting text infill Villages are generally amongst the smallest in South Cambridgeshire. Infill villages, like Horningsea, have a poor range of services and facilities (as set out in para 9.10) and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on any scale would be unsustainable in these villages, hence the restriction contained within the policy to not more than 2 dwellings, as it will generate a disproportionate number of additional journeys outside the village.

9.19 The principle of the development is therefore unacceptable and contrary to policies S/2, S/3, S/7, S/11, and TI/2 of the South Cambridgeshire Local Plan.

9.20 Green Belt

9.21 Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

9.22 Paragraph 153 states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason on inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

9.23 Paragraph 154 states that the construction of new buildings should be regarded as inappropriate, however, it does allow the provision for exceptions.

9.24 Paragraph 155 states that other forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

9.25 Policy S/4 of the South Cambridgeshire Local Plan (2018) aligns with the NPPF advice and Policy NH/8 seeks to ensure that the proposals are located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt and that appropriate landscaping is secured within and on the edge of Green Belt boundaries.

9.26 The application site is located adjacent to the Green Belt; Green Belt land is located to the north and east of the site. The site does not see the addition of excessive built form but the conversion of structures that are present. Officers acknowledge that the proposal will generate more car movements and will allow for the presence of residential paraphernalia (i.e., parked cars, garden areas). However, as the site is not located in the Green Belt and the proposal does not seek permission for a significant increase in built form, officers do not consider the proposal would result in an adverse impact on the Green Belt.

9.27 The proposal is therefore compliant with paragraphs 152-155 of the NPPF and Policies S/4 and NH/8 of the South Cambridgeshire Local Plan (2018).

9.28 Design, Layout, Scale and Landscaping

9.29 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 a high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

9.30 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.

9.31 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.

9.32 The existing farm buildings consist of structures from the 19th Century, with elevations of gault brick with later 20th Century corrugated cladded additions. The proposal seeks to re-use the structures where possible to provide 7 dwellings. The courtyards between the barns have been used as a central point when converting the structures to keep the existing appearance with minimal domesticated private gardens. The properties will be separated by a mixture of fencing, brick walls and hedging.

9.33 Plots 1 to 5 will remain within the existing fabric of the building, retaining the appearance and character of the barns. Plot 6 will remain relatively untouched apart from the inclusion of a glazed screen to behind the front row of existing structural posts.

9.34 Plot 7 is the building which will be changed the most. The existing structure is an open fronted barn with flanked side elevations. Where the existing structure is open, the elevations will be filled in with walls and windows. The plot has been designed to limit overlooking into the garden of plot 6. This was addressed by recessing the entrance area, creating a small courtyard space which allows for side facing first floor windows.

9.35 The overall appearance of the plots will retain the existing character of the barns. The compound is relatively hidden from the street scene and therefore will unlikely adversely impact the character of the area.

9.36 The impact of the proposal on the Conservation Area and heritage assets is considered later in this report.

9.37 Overall, the proposed development is considered to be of 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, and SC/9 and the NPPF.

9.38 Trees

9.39 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

9.40 In its current state, the site does not benefit from trees or other notable specimens of vegetation. As the proposal is to convert several barns on the site (apart from barn 3 which will need to be dismantled due to the dilapidated structure), it is therefore unlikely that any existing trees will be impacted by the footprint of the dwellings on site.

9.41 The Council's Tree Officer has advised that there are no arboricultural concerns with the development.

9.42 Subject to conditions as appropriate to secure soft landscape details and planting, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

9.43 Heritage Assets

9.44 The application falls within the Horningsea Conservation Area. The application is within the setting of the Manor House (Grade II) listed building.

9.45 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

9.46 Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

9.47 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale,

density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

- 9.48 The Manor House is Grade II listed and given the proximity of the farm buildings in relation to the asset, the barns are curtilage listed. The Manor House was sold separately to the barns.
- 9.49 The Conservation Officer has advised that the proposals are supported in Conservation terms as the scale and the massing of the existing buildings will be retained. Internally a lot of the remaining farm-use fittings will need to be removed for the conversions to be implemented successfully, although it is encouraged that the applicants retain those elements, i.e., the hay feeders, timber stall dividers, and use them in a decorative manner if they are not able to be used structurally, to retain that agricultural heritage. Such detailing could be reserved by condition.
- 9.50 There are many structural timbers, for example the rafters, which the Council's Conservation Officer advises should be retained in the new residential units and if possible be visible within the spaces. It is noted that many external features are to be retained, for example the sliding doors and the 'diamond' ventilation openings. The new windows that are needed in various units would be of appropriate size for the building, not being overly enlarged or out of proportion for the design of the buildings. Where new windows are being proposed, the rhythm works with the existing, albeit smaller, openings in those elevations. Details of the windows to be inserted could be secured by condition, including the materials and the depth of the framing and glazing; having the glass set back behind the timber supports retains the open character of the cart-lodges.
- 9.51 The building that will be most changed is unit 7. The proposed treatment of that structure retains the wall and the design of the roof. The infill to the front elevation combines the brick and timber that is seen within the farmyard. Officers consider this to be acceptable.
- 9.52 Although there is an opportunity for new planting, the farmyard aesthetic needs to be retained as far as possible. The proposed landscape plan shows amenity spaces for each plot and the division of the space by the use of hedging and brick walls in what will become courtyards rather than farmyards. Where possible these divisions should remain low level to retain an overall farmyard character, details of which could be secured by condition.
- 9.53 A listed building application has also been submitted for the proposed development, which is required for internal and external alterations to facilitate the conversion of vacant farm buildings (23/01582/LBC). Conditions to secure appropriate detailing with regard to avoiding harm to the special interest of the listed building would be attached separately to that consent.

9.54 Overall, it is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings, with the imposition of conditions to secure final detailing as part of any consent. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies HQ/1 and NH/14.

9.55 Carbon Reduction and Sustainable Design

9.56 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.

9.57 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.

9.58 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.

9.59 As stated within the Design and Access Statement, the dwellings will be fitted with upgraded insulation within the walls, floor and roof cavity. Air source heat pumps will be used throughout the compound which will provide the energy required for heating and hot water uses. Limited information has been given in relation to water consumption on site, although appropriate details could be secured via condition as part of any consent.

9.60 Subject to conditions, the proposal would be compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

9.61 Biodiversity

9.62 The Environment Act 2021 and 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/4 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.

9.63 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.

9.64 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development complies with policy NH/4, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

9.65 Water Management and Flood Risk

9.66 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. 165 – 175 of the NPPF are relevant.

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

9.68 The applicants have submitted a Flood Risk Assessment. The assessment proposes attenuation into underground tank and discharge into existing watercourse at discharge rate of 5l/s. However, the BGS maps indicate that the underlying site geology is chalk, therefore in the absence of ground investigation and confirmation of the ground water levels, further information is required. This information can be attained via condition.

9.69 The Council's Sustainable Drainage Engineer has advised conditions relating to a scheme of surface and foul water drainage, and the maintenance plan of water drainage systems be imposed should the application be approved. The Drainage department have requested the following elements be addressed when submitting the details:

- Ground investigation to confirm infiltration rates and groundwater levels. Where infiltration is confirmed not to be feasible, we would have no objection to the currently presented drainage strategy.
- Hydraulic calculations for the whole network to demonstrate flooding does not occur.
- Invert level of the ditch and invert level of the outfall pipe.
- Condition and downward connectivity of existing ditch.
- Site layout should include location of the ditch.
- Details of existing SW sewer serving the Manor House and any proposed works to sewer.

9.70 The applicants have partially addressed the issues of water management and flood risk, and subject to conditions, the proposal would accord with Local Plan policies CC/7, CC/8, and CC/9 and NPPF advice.

9.71 Highway Safety and Transport Impacts

- 9.72 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.
- 9.73 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.
- 9.74 Para. 115 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.
- 9.75 Access to the site would be provided to the east of the site. The eastern access will be new and has been designed to accommodate the additional movements in and out of the site. There is an existing access to the south of the site, but this access will be permanently closed as part of the application.
- 9.76 The Local Highways Authority have been consulted on this application and, following the submission of further information, have raised no objection the proposal subject to the imposition of conditions as outlined under paragraph 6.23 of this report.
- 9.77 Subject to conditions as applicable, the proposal would be acceptable in highway safety terms and accord with Policy HQ/1 and NPPF guidance.
- 9.78 Notwithstanding the in principle conflict with Policy TI/2 with regard to promoting sustainable travel, the proposed development is not considered to give rise to harm to the highway network or require mitigation measures towards the transport network. The proposed development would therefore accord with policy TI/2 of the Local Plan and NPPF advice in this respect.
- 9.79 Cycle and Car Parking Provision**
- 9.80 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.
- 9.81 Cycle Parking
- 9.82 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.
- 9.83 Each dwelling benefits from cycle storage in accordance with policy TI/3 of the South Cambridgeshire Local Plan.
- 9.84 Car Parking
- 9.85 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.
- 9.86 Each dwelling benefits from a minimum of 2 spaces each. The proposal is compliant with parking standards.
- 9.87 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, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 9.88 Each dwelling will benefit from a charging point providing a 7kW supply.
- 9.89 Subject to conditions to secure appropriate parking details, 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.
- 9.90 Amenity**
- 9.91 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.
- 9.92 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.

9.93 Neighbouring Properties

Impact on The Manor, Dock Lane

9.94 The Manor is a Grade II listed building which is located circa 11m to the south of the site. The Manor is 22m from the window which serves the living area of plot 1 which is north of the dwelling. Plot 1 is the only dwelling which will benefit from two floors, which is the closest to this property. No windows have been proposed on the side elevation of plot 1 at first floor, windows proposed at this level overlook the courtyard belonging to plot 1 and the rear garden under the same ownership. Officers do not consider the conversion of the existing built form will adversely impact the neighbouring amenity nor will the conversion overbear the occupants on The Manor.

Impact on No. 1 Manor Cottage, Clayhithe Road

9.95 1 Manor cottage is located on the boundary of the site (south east). Plot 6 will be located on the boundary of this property. 8 high level obscure windows have been proposed on the rear elevation of plot 6 at ground and first floor, windows proposed at this level overlook internal infrastructure of the wider site. Plot 6 will remain relatively untouched apart from the inclusion of a glazed screen to behind the front row of existing structural posts.

9.96 Plot 7 is located 8.7m to the west of the site, the southern aspect of the building benefits from a high level first floor window and a larger window serving a bedroom on the ground floor, the middle section of the plot will benefit from windows on both floors to serve the foyer and landing. Due to the location of these windows and the rooms they serve, officers do not consider overlooking into the garden of no.1 Manor Cottage will be adverse.

Impact on No. 2 Manor Cottage, Clayhithe Road

9.97 2 Manor cottage is located on the boundary of the site (south east). Plot 6 will be located on the boundary of this property. 8 high level obscure windows have been proposed on the rear elevation of plot 6 at ground and first floor, windows proposed at this level overlook internal infrastructure of the wider site. Plot 6 will remain relatively untouched apart from the inclusion of a glazed screen to behind the front row of existing structural posts. Officers do not consider the conversion of the existing built form will adversely impact the neighbouring amenity nor will the conversion overbear the occupants on 2 Manor Cottage.

Impact on Old Tiles, Clayhithe Road

9.98 The Old Tiles is located to the northeast of the site (4.5m from the site boundary, 9.9m from plot no. 6). A large obscure window has been proposed on the north-east elevation of plot 6, this window would be visible from the rear garden of the Old Tiles. The window will serve a home office. Despite the proximity between the dwellings, as the window is obscured, officers do not consider views can be achieved into the rear

garden of the Old Tiles. Where windows have been obscured a condition should be imposed to ensure compliance.

Conclusion

9.99 The proposed development is not considered to result in significant harm to the amenities of neighbouring properties by way of a significant loss of light, loss of privacy or overbearing impact. Where obscure glazing is proposed, this detailing could be secured by condition.

Future Occupants

9.100 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.

9.101 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	4	7	2	115	224	+109
2	3	4	1	74	122	+48
3	4	6	2	106	211	+105
4	4	5	2	97	200	+103
5	2	3	1	61	110	+49
6	3	4	2 (Mezzanine)	84	161	+77
7	3	6	2	102	139	+37

9.102 It should be noted that bedroom 4 of plot 4 measures as a single bedroom only and has been counted as such in the table above, bedrooms 2 and 3 of plots 6 have been measured as single bedrooms and bedroom 3 of plot 7 is not compliant with bedroom standards and is therefore not been counted. However, as the buildings are being converted and cannot be considered new builds, the internal residential space standards do not apply.

9.103 Officers consider as the proposed dwellings size overall exceed space standards, the proposed dwellings will be of sufficient size and would serve as adequate dwellings.

9.104 Garden Size(s)

9.105 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private

amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.

9.106 The plots will benefit from the following garden sizes:

- Plot 1: 111m²
- Plot 2: 129m²
- Plot 3: 128m²
- Plot 4: 94m²
- Plot 5: 150m²
- Plot 6: 238m²
- Plot 7: 133m²

9.107 Each property would benefit from a private garden area or communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide.

Construction and Environmental Health Impacts

9.108 The land contamination, air quality, 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 189 - 194 of the NPPF are relevant.

9.109 The application has been subject to formal consultation with the Council's Contaminated Land Team and Environmental Health Team, who raise no objection to the proposed development, as set out above.

9.110 The proposal is considered acceptable in Contamination and Environmental Health terms, subject to the conditions as recommended by the relevant technical officers as part of any consent.

9.111 Summary

9.112 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.

9.113 Other Matters

Affordable Housing

- 9.114 Policy H/10 of the Local Plan (2018) states that all developments of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000m², will provide affordable housing (40% of homes on site, to address local need, in small groups or clusters distributed though the site).
- 9.115 The gross floor space arising from the proposed development would exceed 1,000m².
- 9.116 However, paragraph 65 of the NPPF (2023) states that the provision of affordable housing should not be sought for residential developments that are not major developments.
- 9.117 A major development is defined as a scheme where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.
- 9.118 The scheme seeks to provide seven homes and has a site area of approximately 0.49 hectares; the application is not a major development.
- 9.119 The guidance within the NPPF on this matter was introduced in the February 2019 update to the NPPF (paragraph 63 at the time), after the adoption of the Local Plan (2018) and has formed a material consideration with reference to the requirements of Policy H/10 since. The NPPF provides a more up to date policy position than Local Plan Policy H/10.
- 9.120 The application is not a major development and therefore no affordable housing provision would be sought in this instance, should the proposal benefit from planning consent, in accordance with paragraph 65 of the NPPF (2023).

Bins

- 9.121 Properties 1, 2 and 5 show bin provision outside while all other properties will benefit from a bin store. The bins allocated to plot 1 within the walkway to the courtyard belonging to plot 1, this leaves the walkway a width of 900mm for access. Appendix E of the submitted Transport Statement provides tracking details of how refuse lorries will enter and exit the site. The tracking details are considered acceptable. However, the applicant has stated the access into the site will be gravel, officers consider this to be an unsuitable surface material for refuse lorries to drive on but further details of hard landscaping could be achieved via condition.

Broadband Provision

- 9.122 Local Plan 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 could be imposed to ensure this provision.

9.123 Planning Obligations (S106)

- 9.124 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.
- 9.125 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.
- 9.126 Policy SC/4 of the Local Plan states that all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographic changes.
- 9.127 The supporting text to Policy SC/4 states, reflecting Planning Practice Guidance, the Council will not seek tariff style Section 106 contributions for general off site infrastructure improvements from sites under 10 dwellings (and which have a combined gross floor space of no more than 1,000m²). If, through consultation, a service or facility provider identifies a particular requirement arising directly from a development and which is necessary to mitigate the impact of that development, it would be legitimate to secure a financial contribution towards its provision or (where an existing infrastructure item) its improvement / upkeep".
- 9.128 The proposed development would result in a combined gross floor space exceeding 1,000m² (approx. 1,167m²), and would therefore generate the need for contributions to be sought.
- 9.129 The application has been subject to formal consultation with the Council's Section 106 Officer, who has provided a comprehensive response to justify the nature and level of planning obligations that would be sought in respect of the proposed development, with reference to relevant policy requirements and the housing mix that would arise from the proposal.
- 9.130 The agent 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, should the proposal benefit from planning consent.

Heads of Terms

9.131 The Heads of Terms (HoT's) as identified below would need to be secured within a Section 106 Agreement as part of any consent and are set out in the summary table below:

Obligation	Contribution / Term	Trigger
Monitoring Contribution	£700.00 to cover the cost associated with administration and reporting to Government on section 106 matters	Prior to commencement.
Formal Sports ¹	£13,735.64 to provide new sporting facilities within Horningsea including (but not limited to) a multi-use games area, moveable football posts, concrete base for existing tennis table	Prior to occupation of third dwelling.
Formal and Informal Children's Play Space ¹	£21,405.60 towards the provision of new play equipment and the resurfacing and refencing of play area	Prior to occupation of third dwelling.
Informal Open Space ¹	£2,592.35 towards improving the open space area surrounding St Peters Church	Prior to occupation of third dwelling.
Allotments and Community Orchards ¹	£910.56 towards the installation of a water supply and the installation of rabbit fence to the southern boundary	Prior to occupation of third dwelling.
Indoor Community Space	£6,236 towards improvements to the village hall including (but not limited to) a new roof, new patio area, rainwater harvesting and photovoltaic units	Prior to occupation of third dwelling.
Green Infrastructure	£6,573.11 towards the improvement of green infrastructure in and	Prior to occupation of third dwelling.

	around Horningsea including (but not limited to) Laney Meadow, Stow Cum Quy Fen and Milton Country Park	
Burial Space	£1,470 towards improving the church yard	Prior to occupation of third dwelling.
Sports Courts ²	£3,725 towards indoor sports facilities at Impington Sports Centre and new indoor sports equipment at Fen Ditton Primary School	Prior to occupation of third dwelling.
Swimming ²	£4,151 towards indoor swimming pool improvements at Impington Sports Centre and the provision of a swimming platform at the end of St John's Lane or Dock Lane	Prior to occupation of third dwelling.

¹ Public Open Space Contributions

² Indoor Sports Contributions

Outdoor Sports Provision (Formal Sports)

- 9.132 Horningsea does not have any formal sports space, however, Horningsea Parish Council has plans to provide new sporting facilities including a multi-use games area and/or moveable football posts. The Parish Council also wishes to provide a concrete base for the existing outdoor tennis table. The costs associated within these projects exceeds £20,000.
- 9.133 A contribution of £13,735.64 would be required should be proposal benefit from planning consent.

Formal and Informal Playspace

- 9.134 Horningsea Parish Council has advised that additional play equipment will be required to meet the needs of the development. This will be provided at the existing play area and at the village hall. Moreover, the Parish Council intends to re-fence and re-surface the existing play area.
- 9.135 A contribution of £21,4065.60 would be required in the event the proposal benefit was to gain planning consent.

Informal Open Space

- 9.136 Horningsea Parish Council has identified improvement works being undertaken in the village including to the informal open space surrounding St Peters Church.
- 9.137 A contribution of £2,592.35 would be required in the event the proposal benefit was to gain planning consent.

Allotments and Community Orchards

- 9.138 Horningsea Parish Council has advised that improvements to the allotments is required including new fencing along the southern boundary and the provision of water.
- 9.139 A contribution of £1,596 would be required in the event the proposal benefit was to gain planning consent.

Community Facilities

- 9.140 Horningsea is served by the Village Hall and the Parish Council has identified improvements to the building including (but not limited to) a new roof, new patio area, rainwater harvesting and photovoltaic units. The costs associated with these works exceed £20,000.
- 9.141 A contribution of £6,236 would be required in the event the proposal benefit was to gain planning consent.

Green Infrastructure

- 9.142 Policy NH/6 of the Local Plan requires all developments to contribute towards green infrastructure which is described as a strategic, multi-functional network of public green spaces and routes, landscapes, biodiversity, and heritage. It includes a wide range of elements such as country parks, wildlife habitats, rights of way, bridleways, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments.
- 9.143 Horningsea benefits from several areas of green infrastructure including Laney Meadow, Stow Cum Quy Fen and Milton Country Park.
- 9.144 A contribution of £6,573.11 would be required in the event the proposal benefit was to gain planning consent.

Burial Space

- 9.145 Horningsea Parish Council has advised that the retaining wall surrounding the church yard is in disrepair and requires rebuilding. The cost associated with this is expected to be in the region of £19,000.
- 9.146 Contributions are sought based on £210 per house (having regard to the methodology as set out in table 7 of the Section 106 Officers response)

and a contribution of £1,470 would be required in the event the proposal benefit was to gain planning consent.

Indoor Sports Space

- 9.147 The Council has worked with Cambridge City Council and Sport England to develop two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 to guide future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire.
- 9.148 Horningsea is in the North area and is served by Impington Sports Centre and Impington swimming pool.
- 9.149 Sport England have created the Sports Facility Calculator (SFC) that can help quantify the additional demand for key community sports facilities. The SFC uses information on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations are sensitive to the needs of the people who live there.
- 9.150 The development is expected to generate 23 new residents and using the SFC would require 0.01 indoor sports courts (0.01 halls) at a cost of £3,725 and 0.25 m2 of swimming pools at a cost of £4,151.
- 9.151 Horningsea Parish Council has ambitions to expand the use of the river Cam for wild swimming and has requested that contributions be directed to installing a swimming platform at the end of St John's Lane of Dock Lane, subject to the relevant licences and permissions being obtained.

Monitoring

- 9.152 To cover the cost associated with administration and reporting to Government on section 106 matters, the District Council requires a monitoring contribution of £700.

9.153 Planning Balance

- 9.154 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).

Summary of Harm

- 9.155 The proposal is in direct conflict of Policies S/2, S/3, S/7, S/11 and TI/2 of the South Cambridgeshire Local Plan as a matter of principle; therefore, officers are unable to accept the principle of the development as being suitable.

- 9.156 The development would represent overdevelopment of the site due to the number of proposed units being over what has been stipulated under policy S/11 and is not considered to provide a sustainable form of development that could be adequately supported by the local infrastructure and reduce the need of future occupants to travel by car for daily needs. Furthermore, the applicant has failed to demonstrate the buildings are no longer fit for agricultural activities and have not put forward any special circumstances as to why policy S/11 should not apply to this development.

Summary of Benefits

- 9.157 The development would see the re-use of structures to provide housing, of an appropriate design, responsive to heritage assets and neighbouring properties.

Conclusion

- 9.158 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Refusal.

10.0 Recommendation

- 10.1 **Refuse** for the following reason(s):

1. The proposal, by virtue of the number of dwellings proposed, would be in direct conflict with Policy S/11 of the South Cambridgeshire Local Plan (2018) and provide a quantum of development that is not appropriate to its location. The site is not a brownfield site and no exceptional circumstances have been provided to justify the number of dwellings proposed.

The proposed development, by reason of the excessive number of units proposed within an infill village location, would represent an overdevelopment of the site that would fail to provide a sustainable form of development that could be adequately supported by the local infrastructure and reduce the need of future occupants to travel by car for daily needs, generating a disproportionate number of additional journeys outside the village of Horningsea.

The proposal is therefore contrary to Policies S/2, S/3, S/7, S/11, and TI/2 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

Agenda Item 7

REPORT TO:

Planning Committee February 2024

LEAD OFFICER:

Joint Director of Planning and Economic Development

Compliance Report

Executive Summary

1. On 1 March there were 651 open cases in South Cambridgeshire and Cambridge City. There are currently 300 identifiable open cases in South Cambridgeshire.
2. From 1 February 2024 to 29 February 2024, the compliance team have received at total of 56 compliance referrals across both South Cambridgeshire and Cambridge City.
3. 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.
4. Statistical data is contained in Appendices 1,2 and 3 attached to this report.
5. Data contained in the appendices relates to the end of February 2024 statistical information.

Updates to Service Delivery

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

Rebecca Smith
Delivery Manager (Development Management and Compliance)

Chris Braybrooke
Principal Planning Compliance Manager

Alistair Funge
Senior Planning Compliance Officer

Nick Smith
Senior Planning Compliance Officer

Tony Wallis
Senior Planning Compliance Officer

George Mynehan
Senior Planning Compliance Officer

Robert Bird
Planning Compliance Officer

Updates on significant cases

Should Members wish for specific updates on cases they have involvement in, or have been made aware of then please feel free to contact the Principal Planning Compliance Manager who will be able to update you or advise you of the case officer and request that the officer contacts you.

Performance Management and new reporting update

The case priorities are as follows.

- **High priority (Priority A)** cases are for work which is irreversible or irreplaceable and these will be immediately investigated within 5 working days of receipt. Examples include damage or loss of Listed Buildings or protected trees.
- **Medium priority (Priority B)** cases are for activities have or can cause harm, such as adverse effects on conservation areas or breaches of conditions. Our aim is to instigate the investigation and assess whether a breach of planning control within 10 working days of the site visit.
- **Low priority (Priority C)** cases are for a development which may cause some harm but could be made acceptable by way of implementing conditions or simple correction action. Our aim is to instigate the investigation and assess whether a breach of planning control within 20 working days of the site visit.

The figures at Appendix 3 currently reflect the cases for all enforcement cases within GCSP, and not just South Cambridgeshire. Further reporting enhancements will allow for separate reporting of these figures in the future.

Further updates on performance management will be provided when they are available.

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.

Appendix 3: Caseload Statistics.

Report Author:

Chris Braybrooke – Principal Planning Compliance Manager Date: 01/03/2024

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Appendix 1

Enforcement Cases Received and Closed.

Month	South Cambridgeshire							LPA Total
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other		
February 2024	25	3	0	1	0	12	16	
January 2024	32	0	0	0	0	7	7	
December 2023	19	4	0	2	3	3	12	
November 2023	22	2	0	0	0	0	2	

Quarterly Totals for Past 2 Years

Quarter	South Cambridgeshire							LPA Total
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other		
Qtr, 1 2023	82	18	0	9	2	15	44	
Qtr, 2 2023	64	16	0	6	9	25	56	
Qtr 3 2023	61	4	0	2	3	3	12	
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	94	41	0	7	3	36	87	

Appendix 2

Public Enforcement Notices served

February 2024

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

January 2024

Reference	Ward	Parish	Address	Notice Issued
EN/00198/23	Milton (Detached)	Milton CP (DET)	76 Fen Road Milton Cambridgeshire	Material Change of use Enforcement Notice

December 2023

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

November 2023

Reference	Ward	Parish	Address	Notice Issued
EN/00392/22	Milton (Detached)	Milton CP (DET)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Material Change of use Enforcement Notice

Appendix 3

Caseload statistics

These statistics relate to both South Cambridgeshire District Council and Cambridge City Council. Further reporting enhancements will allow for separate reporting of South Cambridgeshire figures in the future. Separate South Cambridgeshire figures are identified separately where available.

Open cases less than 6 months old	236
Identifiable cases within South Cambridgeshire	115

Open cases by priority.

Priority A	4
Priority B	23
Priority C	148

Open cases more than 6 months old	415
Identifiable cases within South Cambridgeshire	185

Open Cases by priority.

Priority A	0
Priority B	0
Priority C	1

Statistical data for priorities of cases more than 6 months old is not available as the case priority system has been implemented less than 6 months ago.

Cases closed February 2024	41
Identifiable cases within South Cambridgeshire	16

Cases closed by priority.

Priority A	1
Priority B	3
Priority C	23

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Agenda Item 8

Greater Cambridge Shared Planning

South Cambridgeshire District Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
23/00926/FUL (APP/W0530/W/23/3323399)	69 Cambridge Road Milton Cambridgeshire CB24 6AW	Erection of new single storey dwelling	Appeal Dismissed	02/02/2024	Refusal of planning permission (Delegated Decision)
23/03287/HFUL (APP/W0530/D/24/3337108)	18 Dunsmore Close Cambridge Cambridgeshire CB5 8QY	Two storey front extension with proposed eaves at the same level as the existing roof. Double pitch roof to match existing slope with ridge of the proposed roof lower than the existing. Restore the original finishes to the existing elevations.	Appeal Turned Away	07/02/2024	Refusal of planning permission (Delegated Decision)
22/03445/HFUL (APP/W0530/D/23/3317710)	38 High Street Little Shelford Cambridgeshire CB22 5ES	Single storey rear extension and two storey side extension, demolition of two existing garages and the construction of two detached garages. Demolition and construction of a new front boundary wall, alterations to the existing vehicular access and landscaping.	Appeal Allowed	08/02/2024	Refusal of planning permission (Delegated Decision)
21/01172/FUL (APP/W0530/W/23/3322185)	Land To The East Of 5 Moor Drove Histon Cambridgeshire	Retrospective change of use of land to use as a residential caravan site for 6 caravans	Appeal Allowed	08/02/2024	Refusal of planning permission (Delegated Decision)

		including no more than 1 static caravan/mobile home, together with erection of 3no. amenity buildings and laying of hardstanding			
21/01173/FUL (APP/W0530/W/23/3322128)	Land To The East Of 2 Moor Drove Histon Cambridgeshire	Retrospective change of use of land to use as a residential caravan site for 12 caravans including erection of 6no. amenity buildings and laying of hardstanding	Appeal Allowed	08/02/2024	Refusal of planning permission (Delegated Decision)
23/03161/HFUL (3333934)	1A Hayfield Avenue Sawston Cambridgeshire CB22 3JZ	Erection of a freestanding carport	Appeal Dismissed	15/02/2024	Refusal of planning permission (Delegated Decision)
22/05367/FUL (APP/W0530/W/23/3320880)	Land South Off Horseheath Green Horseheath Cambridgeshire	Conversion of existing buildings to 2 No. residential dwellings. (Resubmission of 22/02566/FUL)	Appeal Dismissed	15/02/2024	Refusal of planning permission (Delegated Decision)
23/01510/FUL (APP/W0530/W/23/3324898)	Land South Off Horseheath Green Horseheath Cambridgeshire	Conversion of existing buildings to 2 No. residential dwellings. (Resubmission of 22/02566/FUL)	Appeal Dismissed	15/02/2024	Refusal of planning permission (Delegated Decision)
23/02876/FUL (APP/W0530/W/23/3330672)	44 Broad Lane Haslingfield Cambridgeshire CB23 1JF	Demolition of dwelling and erection of 5 No. dwellings with associated garaging, formation of private driveway, and landscaping. Resubmission of 22/04371/FUL	Appeal Withdrawn	19/02/2024	Refusal of planning permission (Delegated Decision)
23/01065/FUL (APP/W0530/W/23/3324121)	Land Adjacent To 74 Station Road Willingham Cambridgeshire	Development of 2 detached passive 4 bedroom dwellings on land on the west side of Station Road, Willingham	Appeal Allowed	20/02/2024	Refusal of planning permission (Delegated Decision)
23/02728/HFUL (3331804)	Wellingtons Retreat High Street Fen	Two storey rear extension, front porch and	Appeal Dismissed	23/02/2024	Refusal of planning permission

	Drayton Cambridgeshire CB24 4SJ	associated works to include repainting the property and replacement windows.			(Delegated Decision)
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Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
EN/00198/23 (APP/W0530/C/24/3338567)	76 Fen Road Milton Cambridgeshire CB24 6AD	Alleged construction of a building, without the necessary planning permission having been obtained.	09/02/2024
23/02320/S73 (APP/W0530/W/24/3338968)	Waterbeach Court Denny End Road Waterbeach Cambridgeshire CB25 9PF	S73 to vary condition 6 (Total number of caravans) of planning ref: C/64/949 (Addition of nine additional caravan sites (Concrete hard standings) toilets and stores, provision of central laundry and four showers (Outline)) to enable the site to be reorganised including a potential increase in caravan numbers to up to 63. Change 59 (current maximum) to 63.	17/02/2024

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
22/04033/OUT (APP /W0530/W /24/3337024)	Land Off Station Road Linton Cambridgeshire	Mr P Watson	08/05/2024

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
EN/00394/21A (APP/W0530/C/22/3307285)	Land adjoining 16 Chalky Road Great Abington Cambridge Cambridgeshire CB21 6AT	Without planning permission, the erection of a building (edged in black on attached plan for identification purposes only).	Appeal against enforcement notice

22/01574/CL2PD (APP/W0530/X/22/3308443)	Land To The South Of Chear Fen Boat Club Twentyence Road Cottenham Cambridgeshire	Certificate of lawfulness under S192 for the stationing of 2 mobile homes for residential purposes.	Refusal of planning permission (Delegated Decision)
22/01703/FUL (APP/W0530/W/22/3308444)	Land To The South Of Chear Fen Boat Club Twentyence Road Cottenham Cambridgeshire	Change of use of land through intensification to the stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use.	Refusal of planning permission (Delegated Decision)
21/05641/OUT (APP/W0530/W/22/3300245)	Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire	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.	Refusal of planning permission (Delegated Decision)
(APP/W0530/C/22/3312215)	Land At Acre Orwell Road Barrington Cambridgeshire CB22 7SF	Alleged change of use of the land from agricultural to living in a caravan without permission	Appeal against enforcement notice
22/02870/OUT (APP/W0530/W/22/3311183)	Land To The South Of 86 Chrishall Road Fowlmere Cambridgeshire	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.	Refusal of planning permission (Delegated Decision)
EN/00492/21 (APP/W0530/C/23/3314203)	Moat Farmhouse Moat Farm Park Lane Castle Camps Cambridge Cambridgeshire CB21 4SR	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	Appeal against enforcement notice
22/02771/OUT (APP/W0530/W/23/3315611)	Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire	A hybrid planning application for: 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. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development),	Non-determination within statutory period (Joint Development Control committee)

		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.	
SCD-EN-00004-23 (APP/W0530/C/23/3316049)	Byeways Station Road Harston Cambridgeshire CB22 7NY	Unauthorised operational development following refusal of retrospective planning application ref 22/01126/HFUL	Appeal against enforcement notice
22/01126/HFUL (APP/W0530/D/23/3316046)	Byeways Station Road Harston CB22 7NY	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.	Refusal of planning permission (Delegated Decision)
(APP/W0530/C/23/3320908)	Bridgefoot Farm Kennels Barley Road Flint Cross Great And Little Chishill Royston Cambridgeshire SG8 7PU	Extension of agricultural buildings, laying of hardstanding, widening of access, siting and occupation of mobile home on site and change of use to a warehouse and distribution centre.	Appeal against enforcement notice
22/03876/FUL (APP/W0530/W/23/3315158)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02090/FUL).	Refusal of planning permission (Delegated Decision)
22/03877/LBC (APP/W0530/Y/23/3315154)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02091/LBC)	Refusal of planning permission (Delegated Decision)
22/05031/PRIOR (APP/W0530/W/23/3314190)	Moat Farm Park Lane Castle Camps Cambridgeshire CB21 4SR	Creation of 2 No. irrigation reservoirs	Refusal of planning permission (Delegated Decision)
EN/00335/23 (APP/W0530/F/23/3327225)	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Extraction Unit doesn't have Planning Permission 21/05343/FUL and 21/05344/LBC refused	Appeal against enforcement notice
EN/00335/23 (APP/W0530/C/23/3327223)	The Navigator 63 High Street Little Shelford Cambridgeshire CB22 5ES	Extraction Unit doesn't have Planning Permission 21/05343/FUL and 21/05344/LBC refused	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324260)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice

SCD-EN-00362-21 (APP/W0530/C/23/3324258)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324257)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
SCD-EN-00362-21 (APP/W0530/C/23/3324256)	Cherry Trees Priest Lane Willingham CB24 5HZ	Malanois Dog rescue kennels operating from site without planning permission.	Appeal against enforcement notice
22/02528/OUT (APP/W0530/W/23/3328390)	Darwin Green Phases Two And Three Development Site Cambridge Road Impington Cambridgeshire	Outline planning permission (all matters reserved except for means of access) for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition and infrastructure works	Non- determination within statutory period (Joint Development Control committee)
21/03058/FUL (APP/W0530/W/23/3323769)	339 St Neots Road Hardwick CB23 7QL	Erection of 2no 3bed dwellings (further variation to S/2665/17/FL, S/0884/19/VC and S/3206/19/VC)	Refusal of planning permission (Delegated Decision)
SCD-EN-00019-22 (APP/W0530/C/23/3328025)	34A South Road Great Abington Cambridge Cambridgeshire CB21 6AU	dwelling erected without planning permission.	Appeal against enforcement notice
22/04039/FUL (APP/W0530/W/23/3322245)	Quy Hall Station Road Stow Cum Quy Cambridgeshire CB25 9AJ	Use of the grounds of Quy Hall for the provision of private events (including wedding use) and the associated erection of a marquee, on a temporary basis for up to 12 weekends per year (allowing one event per weekend)	Refusal of planning permission (Delegated Decision)
22/04018/OUT (APP/W0530/W/23/3325284)	Fenny Lane Farm Fenny Lane Meldreth Cambridgeshire SG8 6NN	Outline Application with all matters reserved other than access for the erection of nine self-build dwellings at Land at Fenny Lane Farm, Meldreth.	Refusal of planning permission (Committee Decision (Area/Main))
22/05316/FUL (APP/W0530/W/23/3323398)	1 New Road Guilden Morden Cambridgeshire SG8 0JN	Erection of Two Cottages and Associated Works	Refusal of planning permission (Delegated Decision)
23/01730/PRIOR (APP/W0530/W/23/3328558)	78-80 Flittons Farm Station Road Steeple Morden Cambridgeshire SG8 0NS	Conversion of an agricultural building to 1 no. residential dwelling (Class C3).	Refusal of planning permission (Delegated Decision)

23/02919/LBC (APP/W0530/Y/23/3331719)	Oxcroft Farm Honey Hill West Wratting Cambridgeshire CB21 4DX	Single Storey Rear Extension and minor internal alterations (Re-submission of 22/05190/LBC)	Refusal of planning permission (Delegated Decision)
23/02918/HFUL (APP/W0530/D/23/3331721)	Oxcroft Farm Honey Hill West Wratting Cambridgeshire CB21 4DX	Single Storey Rear Extension and minor internal alterations (Re-submission of 22/05189/HFUL)	Refusal of planning permission (Delegated Decision)
SCD-EN-00060-22 (APP/W0530/C/23/3324211)	Cherry Trees Iram Drove Willingham Cambridge Cambridgeshire CB24 5HZ	The alleged occupation of dwelling in breach of planning condition 1 of planning permission C/0012/67 for the erection of dwelling and garage which reads: The occupation of the dwelling shall be limited to persons employed locally in agriculture as defined in Section 221 of the Town and Country Planning Act 1962, or in forestry, and the dependents of such persons	Appeal against enforcement notice
22/05348/OUT (APP/W0530/W/23/3326989)	Land South Of Green End/Heath Road, Gamlingay, Cams. SG19 3JZ	Outline application with all matters reserved (except for access) for 2 No. self/custom build residential dwellings	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
23/01782/FUL (APP/W0530/W/23/3327481)	Land Rear Of 51 Priams Way Stapleford Cambridgeshire CB22 5DT	Proposed new bungalow dwelling	29/02/2024
22/04033/OUT (APP /W0530/W /24/3337024)	Land Off Station Road Linton Cambridgeshire	Outline application for the construction of commercial/industrial floorspace (flexible Use Class E(g)(ii)/E(g)(iii)/B2/B8) with some matters reserved except for access.	12/03/2024
23/02663/S73 (APP/W0530/D/23/3334167)	Firs Farm St Peters Street Caxton Cambridgeshire CB23 3PJ	S73 to vary condition 1 (approved drawings) of ref: 22/05539/REM (Reserved matters application for Plot 5 for access, appearance, landscaping, layout and scale for the Erection of 1no. new 5 bedroom dwelling and garage following outline planning permission S/2294/16/OL (Re- submission of 22/04321/REM) to allow alterations to the design of the approved dwelling and garage.	15/03/2024

(APP/W0530/C/23/3332991)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	19/03/2024
(APP/W0530/C/23/3333036)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	19/03/2024
(APP/W0530/C/23/3333058)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	19/03/2024
(APP/W0530/C/23/3333088)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	19/03/2024
(APP/W0530/C/23/3333039)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	19/03/2024
(APP/W0530/C/23/3333069)	Grassy Corner Caravan Park Chesterton Fen Road Milton Cambridgeshire	Hardcore laid and mobile homes sited on agricultural land without planning permission.	19/03/2024
22/04352/FUL (APP/W0530/W/23/3334061)	The Conifers Long Lane Gamlingay Cambridgeshire SG19 3ES	Demolition of a detached storage building and erection of a detached dwellinghouse	29/03/2024
23/02662/FUL (APP/W0530/W/23/3330037)	22 School Lane Fulbourn Cambridgeshire CB21 5BH	Subdivision of an existing residential site to allow for the construction of a new dwelling following the demolition of an existing side extension and allowing for single storey front and rear additions to the existing dwelling. Resubmission of 23/00374/FUL	02/04/2024
EN/00198/23 (APP/W0530/C/24/3338567)	76 Fen Road Milton Cambridgeshire CB24 6AD	Alleged construction of a building, without the necessary planning permission having been obtained.	04/04/2024

Data extracted at: 2024/02/28 09:32:55