SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	6 September 2017
AUTHOR/S:	Joint Director for Planning and Economic Development	

Application Number:	S/1812/17/OL
Parish(es):	Toft (immediately adjacent to the boundary with Comberton Parish)
Proposal:	Outline planning permission for up to 90 dwellings and associated infrastructure works.
Site address:	West Street, Toft, Cambridge, Cambridgeshire, CB23 7EN
Applicant(s):	Mr Arnold
Recommendation:	Delegated approval (to complete section 106). If committee resolve to grant planning permission, the case will be referred to the Secretary of State as a departure from the Local Plan and development in the Green Belt (as was the case with the extant planning permission for development of the site.)
Key material considerations:	Five year supply of housing land Sustainability of the location Principle of development in the Green Belt Density of development and housing mix Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Provision of formal and informal open space Affordable housing Section 106 Contributions
Committee Site Visit:	Undertaken on 10 May 2016 in associated with application ref. S/2204/15/OL
Departure Application:	Yes, advertised 31 May 2017
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	The application would represent a significant departure from the approved policies of the Council
Date by which decision due:	08 September 2017 (extension of time agreed)

Executive Summary

1. The application site is currently located in the Green Belt. In accordance with the guidance contained within the NPPF and policy GB/1 of the Local Plan (which is given significant weight by officers due to the conformity of that policy with the NPPF), residential development is inappropriate development in the Green Belt and therefore is by definition harmful to the openness of the Green Belt. Both national and local planning policy require very special circumstances to be demonstrated and for the Local Planning Authority to be satisfied that the benefits of the proposal clearly and demonstrably outweigh the harm to the Green Belt through the inappropriateness of the development. The fact that there is an extant planning permission for development of the site for 90 dwellings, a car park, football pitch and pavilion is a very special circumstance which should be afforded significant weight in the determination of this application as the applicant has the ability to progress that scheme to reserved matters already.

2. The application site is allocated for housing under policy H/1:h of the Submission Local Plan, subject inter alia, to the incorporation of a full size football pitch and changing facilities for Toft village. The Schedule of Proposed Minor Changes to the Proposed Submission Local Plan, includes a caveat which states that 'a development requirement (such as the football pitch, changing rooms and car park in this case) will apply unless it can be demonstrated when a planning application is submitted, that a requirement is no longer needed, or it could be better addressed in a different way either on or off site.' The granting of planning permission will result in the site being released from the Green Belt.

3. The application is for outline planning permission and the only matters to be decided at this stage are the means of access and the principle of the erection of up to 90 dwellings on the site. It is considered that the illustrative masterplan submitted with the application demonstrates that a maximum of 90 units, the required level of formal and informal open space and surface water attenuation measures can be accommodated on the site. At the density of development proposed, it is considered that the development could be achieved without having an adverse impact on the character of the village edge or the surrounding Green Belt, within the context of the proposed allocation status of the site. The final positioning of plots and the location of the public open space will be key to this but the exact layout is not being determined at this outline stage.

4. Following the submission of a revised Transport Statement, it is considered that the proposal would not result in an adverse impact on highway safety. The initial objections to the scheme raised by the Major Developments team at Cambridgeshire County Council have been addressed and as a result there are no objections to the scheme from the Local Highway Authority.

5. A significant number of objections from local residents and the Parish Councils have raised surface water run off and foul drainage capacity as a concern in relation to the proposed development. Anglian Water has acknowledged the fact that the existing foul drainage infrastructure has insufficient capacity to deal with the additional demands that will be placed on the system by the proposed development. However, mitigation measures are proposed which would overcome these concerns and the costs associated with upgrading the capacity of the network can be secured. The applicant has agreed to this. This issue is assessed in detail in the main body of this report.

6. Officers are satisfied that the very special circumstances advanced by the applicant, particularly the presence of an extant planning permission for 90 dwellings on the site, are sufficient to demonstrate that the benefits of the proposal do clearly outweigh the harm caused by the inappropriateness of the development and any other identified

harm. The status of the site as an allocation for housing development in the emerging Local Plan (now at an advanced stage of preparation) is given considerable weight in reaching this conclusion, alongside the Council's current inability to demonstrate a five year supply of housing land. Officers conclude that the proposals achieve the definition of sustainable development as set out in the NPPF.

Planning History

7. S/2204/15/OL – outline planning permission for the erection of up to 90 dwellings, a car park, football pitch and changing facilities and associated infrastructure works - approved

S/1623/15/E1 – request for screening opinion as to whether Environmental Impact Assessment (EIA) development – not considered to be EIA development

S/0451/07/F – erection of new dwelling following demolition of existing - withdrawn

S/0068/98/F – agricultural storage building (retrospective application) - approved

S/0360/95/F –change of use of farm offices to B1, B2 and B8 use and conversion of part of farm buildings to farm offices – approved

S/1152/87/F – extensions to pond – approved
Nb. Neighbour representations have referred to previous applications for residential development on the site. There is no such history of planning applications. An option for 115 units was included in the 2013 Issues and Options Report which formed part of the preparation of the Local Plan but the lower figure of 90 was eventually put forward in the emerging allocations policy in light of the requirement to also provide the other facilities.

National Guidance

8. National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance

Development Plan Policies

The extent to which any of the following policies are out of date and the weight to be attached to them is addressed later in the report.

9. **South Cambridgeshire LDF Core Strategy DPD, 2007**
ST/1 Green Belt
ST/2 Housing Provision
ST/6 Group Villages
ST/7 Infill Villages

South Cambridgeshire LDF Development Control Policies DPD, 2007:
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt
HG/1 Housing Density

HG/2 Housing Mix
HG/3 Affordable Housing
CH/5 Conservation Areas
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

10. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010
Health Impact Assessment SPD– Adopted March 2011

11. **South Cambridgeshire Local Plan Submission - March 2014**
S/1 Vision
S/2 Objectives of the Local Plan
S//3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/9 Minor Rural Centres
S/11 Infill Villages
HQ/1 Design Principles
H/1 Allocations for residential development at Villages (h relates to this site)
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/14 Heritage Assets
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/7 Water Quality

CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
SC/2 Heath Impact Assessment
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

12. **Toft Parish Council** – objected to both the original and revised schemes and raised the following concerns:
- The site is located in the Green Belt and the proposal therefore constitutes inappropriate development
- 3 storey and 2.5 storey development is not considered to be appropriate in this location and the scheme should be built out at a lower density
- There is a lack of capacity in the foul sewage system which must be addressed to accommodate the additional demand generated by the proposed development
- The football pitch originally proposed is not wanted in either Toft or Comberton
- The development should provide more opportunities for cycling than it currently does
- The concerns regarding impact on the Green Belt, drainage, volume of additional traffic, highway safety concerns and the lack of capacity at the GP surgery outweigh the benefits of the additional housing, including affordable housing
- Should the proposal be considered for approval, the speed of broadband in the area should be improved, the scheme should incorporate renewable energy generation and biodiversity enhancements
- The proposal will add to the already detrimental amount of traffic congestion on this part of West Street, adjacent to the Village College.
- The previous application included the land on which the sports and recreation facilities were to be built, not only the facilities. As such, this land should still be included within the application as public open space associated with the development. If this is not forthcoming, a reasonable alternative would be funding provided by the developer for Toft to purchase land to be used for recreation purposes.
- Additional projects that require funding are an extension (project costed at £100,000) to and upgrading the facilities at The People's Hall (upgrade works estimated at £20,000), and facilities at the recreation ground, including the installation of trim trail equipment (estimated cost of £20,000).
- There are safety concerns about the use of the footpath/cycleway between Toft and the application site and Comberton Village College due to the constrained width of this facility. There is no footpath on the opposite side of the road and this is an unsatisfactory pedestrian arrangement given the lack of a school bus service between Toft and Comberton.

13. **Comberton Parish Council** - objected to both the original and revised schemes and raised the following concerns:
- The site is located in the Green Belt and the proposal therefore constitutes inappropriate development
- 3 storey and 2.5 storey development is not considered to be appropriate in this location

- The existing congestion outside the Village College would be made worse by the proposed development
- The Doctors surgery at Comberton is at capacity and therefore residents will need to travel to access medical services
- There is no need for the football pitch originally proposed following the upgrading of the facilities at Comberton recreation ground
- The main access should be moved to the western edge of the site where there is an existing access to the Bennell Court office complex
- Road traffic calming measures should be introduced on the western edge of Comberton
- The proposed footpath link is welcomed but this should also include a cycleway
- The speed limit actuated signs proposed along West Street are welcomed but these should include the sped a car is travelling to incentivise reduced speed
- There is a lack of capacity in the foul sewage system which must be addressed to accommodate the additional demand generated by the proposed development
- If SCDC is minded to approve the application, all affordable housing should be rented, the ransom strip should be removed from the plans and the Section 106 money should be allocated to Comberton Parish Council
- The funding to be secured via the Section 106 Agreement should all be allocated to Comberton Parish Council as the impacts of the development will mainly affect Comberton
- The land to the west of the access track should be included as public open space within the development
- The Section 106 money in lieu of the on site provision should be allocated in full to the redevelopment of the facilities on Comberton recreation ground.

(Nb. Please see representations section below for the comments of each Parish Council to the emerging allocation of the site.)

14. **District Council Planning Policy Officer** - The site is included in the Cambridge Green Belt. It has been allocated for development in the Submission Local Plan, the Council having judged through the SHLAA and Local Plan preparation processes that the site is suitable for development and that whilst there are adverse Green Belt impacts these are not significant.

Notwithstanding the limited harm to Green Belt purposes identified, substantial weight should be accorded to this in your report as required by national policy. This should be balanced against other material considerations.

These include:

- The overall acceptability of the development, especially concerning matters raised as objections to the proposed site allocation in the Proposed Submission Local Plan.
- Its allocation in the Local Plan which is at an advanced stage of preparation.
- The limited harm to Green Belt purposes identified in the SHLAA assessment which led to it being included as a site allocation in the emerging Local Plan.
- The provision of affordable housing to meet identified local needs in Toft and Comberton (data on the scale of local needs should be sought from housing colleagues and included in your report)
- The other benefits advanced by the applicants or alternatives to them.
- The contribution that the development of the site could make towards housing land supply and 5 year housing land supply – by itself 'unlikely to outweigh' but it should be included in the planning balance to be made.

15. The harm to Green Belt purposes should be viewed in the context of the harm that the

development of this allocated site would cause in the future, thereby considerably lessening the overall harm of the proposal. The site will be removed from the Green Belt

16. Overall I would advocate a recommendation of approval but subject to the site being satisfactory with regard to such matters as congestion, pedestrian safety, flooding and drainage, sewage capacity and etc.

17. **District Council Environmental Health Officer (EHO)** – The Public Health Specialist has commented that the Health Impact Assessment has been assessed as Grade B, which meets the required standard of the SPD Policy. The scheme is therefore acceptable in this regard.

Further assessment of the potential noise generated by the activity on the land to the west of the access track (to be retained as agricultural land) and the impact that this may have on the residential amenity of the occupants of the dwellings will be required to ensure that adequate attenuation measures are put in place. Given that these assessments will require confirmation of the layout and that the scheme is of low density, with the access road separating this land from the location of the dwellings on the illustrative masterplan, it is considered that this issue can be satisfactorily addressed at the reserved matters stage.

Noise, vibration and dust minimisation plans will be required to ensure that the construction phase of the scheme would not have an adverse impact on the amenity of neighbouring residents. These details shall be secured by condition, along with a restriction on the hours during which power operated machinery should be used during the construction phase of the development and details of the phasing of the development.

The applicant will be required to complete a Waste Design Toolkit at the reserved matters stage in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Design Management Design Guide. In addition conditions should secure the submission of a Site Waste Management Plan. Provision of domestic waste receptacles by the developer will be secured via the Section 106 agreement.

18. **District Council Urban Design Officer** – does not object to the principle of development following amendments to the illustrative masterplan and acknowledges that improvements to the indicative layout have been made but does express reservations as to whether 90 dwellings could be accommodated on the site without having an adverse impact on the character of the site and the Green Belt.

19. **Design Enabling Panel** – conclude that ‘a more detailed layout and rationale will allow the Panel to usefully engage with this proposal. The Panel encourages the applicant’s architect to address the issues raised by at the meeting and return with a robust and well argued case that is appropriate for the site.’ Main concerns raised are summarised as follows:

The Panel had some concerns about the evolution of the illustrative design of the proposals as the scheme presented did not clearly reference the strong linear pattern of development on the existing village edge.

20. **District Council Landscape Design Officer** - does not object to the principle of development following amendments to the illustrative masterplan and acknowledges that improvements to the indicative layout have been made but does express

reservations as to whether 90 dwellings could be accommodated on the site without having an adverse impact on the character of the site and the Green Belt.

21. **Cambridgeshire County Council Transport Assessment Team –** no objection to the proposals following the submission of a revised masterplan showing indicative cycleway connections to the proposed pedestrian accesses on the southern boundary of the site. Consider that there is no evidence to suggest that the proposed development would exacerbate the existing road safety risks in the locality. No objection to the proposed access into the site. Conditions recommended regarding the management of traffic and storage of materials during construction and issues relating to the phasing of development. Road and bus stop upgrading measures to be secured by legal agreement

22. **Cambridgeshire County Council Historic Environment Team** – no objection in terms of the archaeological significance of the site and no further survey work is considered necessary

23. **Cambridgeshire County Council Flood & Water Team** – no objection subject to the securing of the sustainable urban drainage facility as detailed in the surface water drainage strategy submitted with the planning application and a condition regarding pollution control

24. **Environment Agency** - no objection subject to the securing of the sustainable urban drainage facility as detailed in the surface water drainage strategy submitted with the planning application

25. **Anglian Water** - indicated that to make the scheme acceptable in foul water drainage terms, the applicant would need to fund the cost of increasing the capacity of the sewage network. Two storage units are proposed, one on West Street (100m cubed capacity) and one on Swayne's Lane (50m cubed capacity). The scheme also requires infrastructure to convey the additional waste via an on-site pumping station - the developer contribution is £371,265 to cover the cost of mitigation and conveyancing.

26. **Contaminated Land Officer -** low risk in relation to land contamination and as such it is considered that a phase I contaminated land assessment can be required by condition at this outline stage, to ensure that the detailed layout does not result in any adverse impact in this regard, acknowledging the sensitive end use proposed for the site.

27. **Air Quality Officer** - to ensure that sensitive receptors in the vicinity of the development are not affected by the negative impact of construction work such as dust and noise, as well as ensuring that the applicant complies with the Council's low emission strategy for a development of this scale, conditions should be included that require the submission of a Construction Environmental Management Plan/Dust Management Plan, and an electronic vehicle charging infrastructure strategy.

28. **Affordable Housing Officer** - The site at Bennell Farm for 90 properties is allocated within Policy H/1 of the local plan, for residential development. The development requirement for the affordable housing is for it to meet the local housing need for both Comberton and Toft, proportionate to the level of need in each village.

    40% affordable housing is being proposed, which equates to 36 dwellings. This is in accordance with Policy H/9.

Cambridge & County Developments, part of CHS group who are a registered provider operating in South Cambs have approached us about this development and we provided our preferred mix, which they have used to inform the developer for this proposal.

22 X 1 Beds, 8 x 2 Beds, 4 x 3 Beds, 2 x 4 Beds

The mix is reflective of the housing need in the villages of Comberton and Toft.

Initial allocations should be made to applicants who have a local connection to either Comberton or Toft, in accordance with the development requirements for this site. The district wide tenure split in the Affordable Housing SPD is 70/30 is in favour of rented.

Properties should be built to HCA design and quality standards.

In order to ensure sustainable communities, the distribution of the affordable housing through the development should be in clusters or small groups typically between 6 and 8 units; this is in accordance with Policy HG/3 as set out in Section 3 Layout and Distribution of the Affordable Housing SPD.

This proposal will meet a high proportion of the current housing need in both Comberton and Toft and is therefore supported by the Housing Strategy Team.

29. **Section 106 Officer –** details of the summary of section 106 requirements are appended to this report. Specific policy compliant contributions that would fund the equivalent level of recreation facilities offsite as was approved on site in the extant scheme are discussed in the main body of the report.

30. **Cambridgeshire County Council Growth Team** – the County Council have confirmed that there is sufficient capacity at pre-school, primary and secondary education levels to accommodate the additional population generated by the proposed development.

A contribution of £8,718.84 is requested to improve the provision of library services. The County Council have calculated this figure based on 207 new residents resulting from the scheme multiplied by a sum of £42.12 as a per person contribution towards the installation of additional shelving within the library to enhance the service.

No pooled strategic waste contribution can be sought despite there being insufficient capacity in the Cambridge and Northstowe Household Recycling Centre catchment area as five such contributions have already been agreed.

A monitoring fee would also be applied

31. **Historic England** – no comments to make. Advice of the District Council conservation officer should be sought

32. **District Council Conservation Officer** - concerns about the proposed scale of development on the village edge which displays a linear character of development with a number of properties set in large plots within the historic part of the Comberton conservation area. Three storey development would not be appropriate in this location.

33. **NHS England** - state that their assessment of capacity is based on the amount of floorspace required to run a practice as opposed to the number of GP's. On the basis

of their calculation, NHS England have requested a sum of £34,845 to provide an additional 15.15 square metres of floorspace to accommodate the additional 221 anticipated population increase (nb. Different projection to the County Council figures above).

34. **District Council Ecology -** This application is supported by an ecological assessment which does not identify any significant biodiversity constraint to development. An area of more botanically interesting grassland, including yellow rattle has been identified associated with the site's central ditch. The flora of this ditch and immediate adjacent land should be protected through the course of this development. No tree planting along the ditch along the front of the site should take place if it is likely to result in shading of the flora. Details of the impact of the proposals on the condition of this ditch should be considered at the reserved matters stage when the final proposed layout is known. The loss of areas of species poor grassland can be compensated for by the establishment of new sown wild flower meadow habitats across the site.

    A condition is required to control the removal of vegetation during the bird nesting period.

    Regard has been given to the value of the nearby pond for great crested newts. It is considered to be suboptimal and as such is not subject to any further detailed survey work.

    No badger setts have been found on site but low level of badger activity has been observed. A condition should be used to secure a repeat survey of the site prior to a reserved matters application being assessed.

35. **District Council Tree Officer** – no objections at this stage due to the outline nature of the proposals in which the layout is not fixed and additional landscaping is an issue to be considered at the reserved mattes stage

36. **Highways England –** no objection

37. **Sport England** - No objection to the principle of the proposal. The emerging Local Plan should inform the best way of delivery of the additional facilities in light of the recent upgrade of the recreation ground in Comberton

Representations

38. This section is split into the responses received to the emerging Local Plan allocation (policy H/1:h), which need to be considered in the assessment of the application to determine the weight to be given to the emerging allocation as a very special circumstance for development within the Green Belt and the responses received to the planning application.

39. 30 objections have been received to the emerging allocation which raise the following concerns (summarised):

    - The hierarchy of settlements as defined in the Local Development Framework sets thresholds for limits on housing development to avoid development in the Green Belt
    - Too many houses are being provided in the Green Belt (this site and the sites at Sawston propose 430 houses in total in the Green Belt)
    - Objection in principle to the release of Green Belt land

- Question whether sufficient sewage outflow capacity exists to accommodate the development – a number suggest that such a capacity does not exist
- Concern about the impact of additional traffic that will be generated by the development on the east to west traffic flow through the village
- Concern that the precept for affordable housing and the open space provision will benefit Toft but the adverse impacts (e.g. traffic and pressure on infrastructure) will be felt in Comberton
- The allocation restricts development to the eastern side of the access road. Allowing development across the site would allow for a lower density of development to be better distributed across the site
- The site is in close proximity to the Village College and will have an adverse impact on highway safety around the entrance to the school site
- The need for the football pitch, changing facilities and overspill carpark to serve the Village College as originally proposed are questioned.
- If the pitches are needed for Toft residents, these should be provided alongside the existing facilities at Comberton Village College
- No significant benefits arise from the erosion of the Green Belt
- No capacity at the school, or the doctors surgery to accommodate the additional demand that will be placed on these resources
- Additional housing would result in additional congestion on the B1046
- Flooding issues already exist in the village – development of this greenfield site will exacerbate these problems
- The site has been the subject of numerous planning applications
- Badgers have been recorded as evident on the site
- Roads into the village from the site are not suitable for walking/cycling/horse riding – the occupants of the development will be reliant on car travel
- Although the need for housing is accepted, these should be located on sites that can be easily accessed from major A roads – e.g. A428
- Concerns have been expressed by Anglian Water regarding the capacity of the foul sewage network
- The number of proposed dwellings should be capped at 60 as it is important to preserve the character of the surrounding landscape and the volume of traffic generated by the scheme
- Due to the limited facilities within the village, residents would rely on the car for travel to meet day to day needs

40. Comberton Parish Council's objection to the proposed allocation can be summarised as:

- Questionnaires have been sent to local residents and public meetings have been held. The majority view is that there should be no significant change made to the size of Comberton
- Concerns regarding the capacity of the sewage network have been raised
- Traffic calming measures in place are inadequate to deal with the additional east-west traffic flow through the village that will result from the development
- Recommend removal of the proposed allocation from the Local Plan

41. Toft Parish Council's objection to the proposed allocation can be summarised as:

- Do not believe that the site is suitable for 90 dwellings and wonder whether a lower density of development could be achieved by dispersing development across a larger part of the site
- Local services, amenities and infrastructure would be over stretched as a result of the proposed population increase
- Proximity of the site to the village college will result in additional congestion

which will be detrimental to highway safety
- The Parish Council has not been involved in discussions regarding the football pitch and changing facilities to be provided
- Toft Parish Council would support any objection to the proposals made by Comberton Parish Council

42. Barton Parish Council's objection to the proposed allocation:

- If sites are to be proposed in Comberton or on Bourn Airfield, upgrading of the access from the A428 to the M11 should be provided before development commences to avoid additional traffic travelling through the villages

43. 2 representations which were classified as supporting the allocation were received, raising the following comments:

- The Defence Infrastructure Organisation confirm that the proposed development site falls outside of the statutory consultation zone
- Anglian Water – no specific comments to make at that stage regarding the development of this site. Made generic comments regarding the need to avoid development over the sewer network on all proposed allocation sites.

44. The key issues raised in the 16 responses from residents submitted during the consultation process on the extant panning permission and this revised application are summarised below. (Please see responses for Comberton and Toft Parish Councils in relation to this application in the consultation section of this report.)

- The vehicular access to the proposed development would result in conflict with the access to the Village College – this will result in a highway safety hazard – particularly during peak times at the start and end of the college day
- The proposed football pitch originally proposed on site would result in harmful noise levels at the western edge of the village. Noise is already generated by the use of the pitches on the recreation ground and the Village College and the proposal would exacerbate this problem
- There is no need for the additional football pitch originally proposed as the facilities at the recreation ground have recently been upgraded and there is also provision at the Village College, opposite the site.
- Three storey development would not be appropriate in this location.
- The proposed development is located in the Green Belt and is the gateway to the conservation area
- A development on this site will erode the character of the Green Belt and should not be developed unless exceptional circumstances are demonstrated
- Comberton is poorly served in terms of infrastructure, there is only one small shop, a butcher and hairdressers. The GP surgery is apparently at capacity and does not have the ability to expand. The dentist is at capacity and is not accepting new NHS patients.
- The land in question is rich in biodiversity and this would be detrimentally affected by the development of the site
- Rainwater drainage is a problem. Tit Brook (adjacent to the site) overflows during periods of heavy rain which results in surface water flooding on Swaynes Lane and Bush Close. This has included foul water.
- The precept from the affordable housing will go to Toft but the negative impacts of the development e.g. traffic generation, infrastructure capacity etc will detrimentally affect Comberton
- One issue mentioned in the Inspector's letter suspending the Local Plan examination process in 2016 was that development should be focussed on the

fringes of Cambridge rather than on site such as this which are in more rural locations and settings
- The development will add significant volumes of additional traffic which will worsen the existing congestion issues on West Street and along the main route through Comberton
- Congestion at the Village College site is a problem due to insufficient parking capacity on that site
- Bus services that would serve this site are inadequate during the evenings and at weekends
- The schools do not have adequate capacity to cope with the additional demand
- The inadequacy of the existing foul drainage system would need to be addressed before existing residential properties are built

45. Cllr Tim Scott as local member for Comberton has objected to the proposals and has raised the following concerns and observations:

- The proposal is inappropriate development in the Green Belt
- The affordable housing provision would be a positive element of the scheme
- Comberton is a Group Village where the policy in the Core Strategy states that indicative developments of a maximum of 8 houses would be supported in principle – clearly the proposed development would far exceed this
- All hedging on the boundaries of the site should be retained as part of the development
- Foul sewage drainage capacity is currently insufficient to cope with the additional demand resulting from the development
- There are capacity issues at the Doctors surgery
- A traffic management plan will be required to ensure that the development does not result in further adverse impact on congestion along West Street

Site and Surroundings

46. The application site is located on the western edge of Comberton village, immediately west of the framework boundary. Despite its proximity to Comberton, the site is located within the parish of Toft. The eastern and western boundaries of the site are demarcated by established hedgerows, West Street runs parallel with the southern boundary of the site. The northern boundary is not clearly demarcated. Open agricultural land is located to the north and west of the site. Bennell Court, a cluster of offices which are buildings converted from agricultural use is located approximately 100 metres north of the application site.

47. Land levels rise gradually from south to north. There are several small clusters of trees and bushes within the site, along with a number of individual trees. The site is bisected by an access road which runs north to south through the site, which provides access to the Bennell Farm development.

Proposal

48. The applicant seeks outline planning permission for the erection of up to 90 dwellings, and associated infrastructure works. The proposal primarily differs from that previously approved under extant planning permission ref. S/2204/15/OL in that it excludes the provision of the football pitch, pavilion and car park that were secured on site under that planning permission. In lieu of the on site provision, this revised application proposes a commuted sum for equivalent provision off site.

Planning Assessment

49. The key issues to consider in the determination of this application in terms of the principle of development are the implications of the five year supply of housing land deficit on the proposals, the impact of development in the Green Belt, the sustainability of the location, the density of development and affordable housing. An assessment is required in relation to the impact of the proposals on the character of the village edge and surrounding landscape, highway safety, the residential amenity of neighbouring properties, environmental health, surface water and foul water drainage capacity, the provision of formal and informal open space and other section 106 contributions.

Principle of Development

Five year housing land supply:

50. The National Planning Policy Framework (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.

51. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.1 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory March 2017). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.

52. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. The affected policies which, on the basis of the legal interpretation of "policies for the supply of housing" which applied at the time of the Waterbeach decision were: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages).The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be considered policies "for the supply of housing".

53. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely and held that the term was not to be restricted 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies in the adopted Development Plan which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF.

54. The decision of the Court of Appeal tended to confirm the approach taken by the

inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including policy ST/6 of the Core Strategy and policies DP/1 (a) and DP/7 of the Development Control Policies DPD fell to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF para 49 and therefore out of date.

55. However, the decision of the Court of Appeal has since been overturned by the Supreme Court in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF. The term "relevant policies for the supply of housing" has been held by the Supreme Court to be limited to "housing supply policies" rather than more being interpreted more broadly so as to include any policies which "affect" the supply of housing, as was held in substance by the Court of Appeal.

56. The effect of the Supreme Court's judgement is that policies ST/6, DP/1(a) and DP/7 are no longer to be considered as "relevant policies for the supply of housing". They are therefore not "out of date" by reason of paragraph 49 of the NPPF. None of these adopted policies are "housing supply policies" nor are they policies by which "acceptable housing sites are to be identified". Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the NPPF at para 7. It is considered that policies ST/6, DP/1(a) and DP/7 and their objectives, both individually and collectively, of securing locational sustainability, accord with and furthers the social and environmental dimensions of sustainable development, and therefore accord with the Framework.

57. The 'narrower' definition of policies that affect the supply of housing resulting from the Supreme Court decision is of particular significance in this case as policies GB/1 (Green Belt) and GB/2 (mitigating impact of development in the Green Belt) are no longer to be considered policies which affect the supply of housing and are therefore not 'out of date.' In any case, these policies are considered to have significant weight in the determination of this planning application as the NPPF contains specific advice that inappropriate development should not be approved in the Green Belt. Policies GB/1 and GB/2 are therefore still considered to have a relevant purpose in restricting unsustainable development and therefore conform to the overarching principles of the NPPF.

58. However, given the Council cannot demonstrate a five year supply of housing land, its policies remain 'out of date', albeit that 'housing supply policies' do not now include policies ST/6, DP/1(a) and DP/7 and Green Belt policies. As such, and in accordance with the decision of the Supreme Court, para 14 of the NPPF is engaged and planning permission for housing should be granted, inter alia "unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole …"

59. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF, unless other national policies indicate an exception to this, Green Belt land is one such exception. Sustainable development is defined in paragraph 7 of the NPPF as having environmental, economic and social strands. When assessed these objectives, unless the harm arising from the proposal 'significantly and demonstrably' outweighs the benefits of the proposals, planning permission should be granted (in accordance with paragraph 14).

60. This means that even if policies are considered to be up to date, the absence of a

demonstrable five year housing land supply cannot simply be put to one side. Any conflict with adopted policies ST/6, DP/1(a) and, DP/7 is still capable of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit in terms of housing delivery of the proposed development in terms of a residential-led development cannot simply be put to one side. The NPPF places very considerable weight on the need to boost the supply of housing, particularly affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/6, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence currently of a five year housing land supply.

61. A balancing exercise therefore needs to be carried out. As part of that balance in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefits a proposal brings in terms of the delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including where engaged policies ST/6, DP/1(a) and DP/7 which seek to direct development to the most sustainable locations – is so great in the context of a particular application such as to significantly and demonstrably outweigh" the benefit in terms of the delivery of new homes that planning permission should be refused.

62. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.

63. As part of the case of the applicant rests on the current five year housing land supply deficit, the developer is required to demonstrate that the dwellings would be delivered within a 5 year period. Officers are of the view that the applicant has demonstrated that the site can be delivered within a timescale whereby weight can be given to the contribution the proposal could make to the 5 year housing land supply.

64. The site is located outside the Toft and Comberton village frameworks, although adjacent to the western boundary of Comberton, and in the countryside, where policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan state that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will permitted. The erection of a residential development of up to 90 dwellings would therefore not under normal circumstances be considered acceptable in principle.

65. Development in Group Villages (the current status of Comberton) is normally limited under policy ST/6 to schemes of up to an indicative maximum of 8 dwellings, or in exceptional cases 15, where development would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a limited range of services to meet the needs of new residents in a sustainable manner.

66. The Village Classification Report of 2012 assessed the status of a number of the villages in the District and considered whether the hierarchy as set out in the LDF Core Strategy was still suitable in light of the requirement to provide an additional 19,500 houses during the lifetime of the emerging Local Plan. The Report considered 4 categories which led to an overall score for each of the settlements considered. Comberton scored the maximum 3 points in relation to education, 1 point was given

for services and facilities in the village, with 0 points awarded for public transport and employment opportunities.

67. In this assessment, Comberton scored higher than Papworth Everard, Willingham and Waterbeach, all of which are classified as Minor Rural Centres in the current LDF and would retain the same status under the emerging Local Plan.

68. In relation to Comberton, the Classification Report concluded that the village 'has a Village College and Doctors surgery, but apart from that services and facilities are limited. It does not perform a Minor Rural Centre function, but it does have a better range of services than most Group villages.' In recommending the elevation of Bassingbourn, Swavesey and Comberton from Group villages to Minor Rural Centres, the report concludes that these villages 'have a distinctly difference level of services and facilities from other Group villages' and 'have a wider range of services and facilities that some existing Minor Rural Centres.'

69. Development in Minor Rural Centres (the emerging status of Comberton) is normally limited to schemes of up to 30 dwellings, within the village framework boundary. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a more limited range of services to meet the needs of new residents in a sustainable manner than in Rural Centres.

70. The principal consideration however is that the NPPF requires Local Planning Authorities to boost the supply of housing and to assess development against the definition of sustainable development within that context. Specifically in relation to the size of development in or on the edge of settlements, the Inspector in the recent Over appeal decision (18 January 2017) stated that '…the strict application of the existing settlement hierarchy and blanket restriction on development outside those areas would significantly restrain housing delivery…..this would frustrate the aim of boosting the supply of housing.'

71. It is considered that the fact that Comberton was considered suitable for upgrading to a Minor Rural Centre through the 2012 Village Classification Report should be afforded significant weight in the determination of this application. The Report provides an evidence based assessment of the relative sustainability of the larger villages within the District and Comberton scores comparably with a number of the existing Minor Rural Centres.

72. Twenty one representations in objection and one in support were received to the proposed reclassification of Comberton to a Minor Rural Centre. The main issues of concern raised were the impact of additional development on the amount of traffic travelling through the village, impact on foul and surface water drainage, the lack of capacity at the doctor's surgery and the Village College, the limited nature of services and facilities (including public transport), limited employment opportunities and lack of other infrastructure e.g. the village has no gas supply. The objections also referred to the need to develop on greenfield sites to achieve the larger scale developments that may be permitted in Minor Rural Centres.

73. In relation to the determination of this application, the issues of impact on the capacity of the highway network, the Village College (and primary school) and doctor's surgery are all considered in this report, as they were for the extant planning permission for up to 90 dwellings on the site. In addition, Anglian Water and the County Council as Lead Local Flood Risk Authority have been consulted on foul and surface water drainage respectively. In each of these areas, it is considered that the impact of the

development can be mitigated through conditions or contributions secured through a Section 106 Agreement. There is an hourly bus service to and from Cambridge Monday to Saturday and at a scheduled journey time of just over 20 minutes, this is a more frequent service than most Group villages and is more regular than the service in Papworth Everard which, as stated above, is currently a Minor Rural Centre.

74. Within the context of a need to boost the supply of housing within the District and the fact that this site is allocated for residential development in the emerging Local Plan, the fact that Comberton has been classified as one of the better served villages in terms of access to services and facilities is considered to be a key material factor in assessing any proposals for residential development on this site against the definition of sustainable development as set out in the NPPF.

75. The proposals are assessed below against the social and economic criteria of the definition of sustainable development.

76. The environmental issues, including impact on the Green Belt, are assessed in the following sections of the report. In relation to the loss of higher grade agricultural land, policy NE/17 states that the District Council will not grant planning permission for development which would lead to the irreversible loss of grade 2 (in this case) agricultural land unless :

a. Land is allocated for development in the Local Development Framework
b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.

77. Whilst the substantive issues are discussed in detail in the remainder of this report, it is considered that, as weight is being given to the housing land allocation of the site in the emerging Local Plan, the proposal would not directly conflict with part a. of the policy, in principle, and that the need for the development could be argued to override the need to preserve the agricultural value of the land given the sustainable location of the site for residential development and the fact that the Council cannot demonstrate a five year supply of deliverable housing land.

Social sustainability:

78. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising *'housing should be located where it will enhance or maintain the vitality of rural communities',* and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.

79. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 90 residential dwellings, 40% of which would be affordable (36 units). Ensuring that the housing mix in the market element of the scheme would accord with emerging policy H/8 is a matter to be dealt with at the reserved matters stage.

80. The affordable housing can be secured through a Section 106 Agreement. Officers are of the view the provision of up to 90 additional houses, including the affordable dwellings, is a social benefit and significant weight should be attributed this in the decision making process, particularly in light of the Housing Officer's confirmation that this scheme would meet the majority of the housing need in both Toft and Comberton.

81. Formal play space is shown on the indicative layout plan, which is compliant with the required size for the scale of development proposed. Management of this space can

be secured via the Section 106 Agreement. There is a shortage of equipped play areas in this part of the village, and therefore the proposed LEAP has the potential to serve existing properties in the area in addition to the new residents. The siting of the LEAP and other open space within the development will be determined at the reserved matters stage.

82. Under normal circumstances, there is no requirement to provide for formal sports space on site on a development of this scale (sports pitches are required for developments of over 200 dwellings, in line with the advice within the adopted Design Guide). However, the emerging allocation policy H1/h states that a football pitch should be provided as part of the scheme. Notwithstanding this requirement, in the Schedule of Proposed Minor Changes to the Proposed Submission Local Plan, which have been submitted to the Inspector for examination, a caveat has been added to the supporting text of the proposed H/1 allocations policy. The caveat states that 'a development requirement (such as the football pitch, changing rooms and car park in this case) will apply unless it can be demonstrated when a planning application is submitted, that a requirement is no longer needed, or it could be better addressed in a different way either on or off site.'

83. Both Toft and Comberton Parish Councils questioned the need for the football pitch which would be provided on site under the extant permission. The Recreation and Open Space Study (July 2013) identified a shortfall in sports provision in Comberton and in Toft and it is from that evidence that the emerging policy requirement was drawn. Since the conducting of that study, it is acknowledged that the recreation ground in Comberton has been extended and this has included the provision of additional football pitches.

84. The wording of the emerging allocation policy specifically references that the football pitch and changing facilities would be to serve the needs of the residents of Toft. Toft village has no provision at all in terms of outdoor sport according to the 2013 Recreation and Open Space Study and therefore there is an identified need for the provision within the Parish within which the site is located.

85. Given the level of objection to the inclusion of the football pitch as part of the extant development (as demonstrated by the neighbour representations received and the responses of both Toft and Comberton Parish Councils), this proposal excludes any on site sports provision. There may be evidence to suggest that the sports pitch is no longer required as sports clubs in Toft can utilise the facilities at Comberton recreation ground, which have been expanded since the allocation policy was initially drafted. Notwithstanding this, the applicant now proposes a contribution of £327,751.31, which has been advanced in lieu of the on site provision, to be used to fund offsite facilities. This figure has been independently assessed by consultants who have previously devised the Sports Strategy for Northstowe, in relation to the Sport England and Football Association standards and is considered to be a reasonable cost estimate (the independent report is attached as Appendix 2 to this report.)

86. The applicant has proposed contributions to the following schemes, following engagement with Council Officers (who have discussed the options with Local Members and the Parish Councils):

- Upgrading of the 3G sports pitches at Comberton Village College (contribution of £150,000 to the cost of the overall project)
- Funding of an extension to the Comberton village pavilion (estimated by Comberton Parish Council to cost £67,000)
- Refurbishment of Comberton tennis courts (estimated by Comberton Parish

Council to cost £10,000)
- Drainage improvements to Comberton Primary School sports pitches (estimated by Comberton Parish Council to cost £7,500)
- Improvements to Toft People's Hall (cost to be confirmed at the time that the application was submitted.)

87. The total amount of the costs identified above is £234,500, leaving a sum of £93,251 still to be allocated from the sum of £327,751.31 advanced by the applicant as the off site commuted sum. It is considered that it is reasonable to allocate funding that would benefit facilities within Toft village itself, as the policy requirement specifically refers to Toft being the beneficiary of the football pitch and changing facilities in the extant scheme. Whilst Comberton Village College is actually within the Parish of Toft, it is a facility that existed when the emerging allocation was drafted and is used by sports clubs and members of the community in Comberton as well as Toft.

It is considered that contributions towards the redesign of the recreation ground and installation of the trim trail, a storage facility at the recreation ground and remodelling the internal arrangements at the Village Hall are suitable projects (enhancement of the Village Hall could be considered a 'different way' of providing an indoor space for recreational use in Toft.) Based on Toft Parish Council's estimates, the total cost of these two projects would be £40,000, leaving a total £53,251. This figure could be allocated to the project for draining the sports pitches on Comberton recreation ground as a significant contribution to a project that the Parish Council estimate would cost £75,000.

88. It is considered that the above projects would achieve the policy objective of providing sport and recreation facilities for the benefit of the residents of Toft, but would also ensure that the fact that the majority of services and facilities that residents of the development would utilise are located in Comberton is recognised through the mitigation secured. It is however within Members' gift to remove identified projects and/or reallocate funding between the projects listed. It is acknowledged that this does not fully achieve the objectives of either Toft or Comberton Parish Councils, both of which have expressed concerns that the Village College is not truly a community facility. Officers have scrutinised the Community Access Agreement for the facility and are satisfied that measures such as priority for local sports groups, favourable fees for affiliate clubs and allowing the facilities to be used outside of college term times ensures that there are opportunities for a wide range of users of the facilities.

89. In recognition of the fact that a number of recreational uses would not be accommodated at the Village College, the package of measures listed above includes upgrading of public open space and recreation facilities elsewhere within Comberton and Toft. The benefit to the community of the proposed renovation of the 3G pitches at Comberton Village College is clearly evidenced by the fact that some football fixtures that did take place on the site have had to cease due to the declining condition of the facility.

90. The total provision of public open space (formal and informal) within the development to the east of the access track would be in excess of 10,000 square metres. The adopted Open Space SPD requires the provision of approximately 2,200 square metres of open space for a development on the scale proposed. Given that both Comberton and Toft have a deficit in play space and informal open space this level of provision is considered to be a significant social benefit of the proposals.

Both Toft and Comberton Parish Councils and a number of residents have raised concerns about the implications of the revised scheme in relation to the land to the

west of the access track. This land would be developed as the location for the football pitch, pavilion and car park in the extant scheme but would remain as agricultural land in this application, due to the provision of a commuted sum for facilities to be provided offsite. A desire for this land to be incorporated as part of the revised scheme as public open space in addition to the payment of a commuted sum has been expressed. However, there is no policy justification for this approach. As stated above, the amount of open space to be provided to the east of the access track far exceeds the policy required amount for a development of 90 dwellings (maximum number that could be developed under this application). There is therefore no requirement to include this land to make the development acceptable in planning terms.

91. Officers have explored the possibility of reducing the commuted sum for offsite facilities as part of a package that would include the land to the west of the access track as public open space within the development site. The difficulty with that option is that the emerging policy requires that if the recreation facilities are not to be provided on site, it must be demonstrated that the provision could be better made either in a different way either on or off site. The provision of informal play space is not what the allocation policy requires to be delivered as a football pitch and pavilion would provide for formal sports provision. Of the projects listed above, the extension to Toft People's Hall is the only option which may be considered not directly linked to sport/recreation. However, there is no other indoor community meeting space or a pavilion in Toft. It would not be CIL compliant to seek the development of a new pavilion in Toft as part of this development given the location of the site, the level of facilities in Comberton and the fact that the Councils Audit of community space identified that the People's Hall was sufficient to serve the needs of the people of Toft. Seeking improvements to that facility would however be CIL compliant given the growth in population of the Parish of Toft that would result from this development and that the sports pavilion secured under the extant permission would have been large enough to include a community meeting room within it (in accordance with Sport England Guidance.)

92. A planning application must be determined on its own merits and on the basis of what is being applied for. The development seeks outline planning permission in accordance with an emerging Local Plan policy which specifically requires residential development to be located to the east of the access track. Compliance with this element of the policy would be required at the reserved matters stage and this can be secured by condition at this outline stage. Any future planning application must be assessed on its own merits and any future potential use of that land is not a material consideration in determining this application.

93. A footpath link would be provided from the development into the centre of Comberton The footpath is not shown in detail on the illustrative masterplan although the location of the proposed pedestrian accesses are indicated. The footpath would allow residents to walk along the northern side of West Street into the centre of Comberton, which would be a benefit in relation to the current position which requires pedestrians to cross the road to join the footpath on the southern side of the road. This would improve access to the services within Comberton and would therefore be a social benefit of the scheme. The installation of this footpath would be provided via a legal agreement with the Highway Authority, the details of which can be secured via a planning condition at this outline stage.

94. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. The indicative layout plan demonstrates that the site can be developed for the number of dwellings proposed, although there are aspects which require further consideration

at the reserved matters stage.

Impact on services and facilities:

Paragraph 204 of the NPPF relates to the tests that local planning authorities should apply to assess whether planning obligations should be sought to mitigate the impacts of development. In the line with the CIL regulations 2010, the contributions must be:

- necessary to make the scheme acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development proposed.

95. In applying this guidance to this planning application, officers consider that the contributions sought through the section 106 agreement, in addition to the facilities required by the emerging allocation policy, should be based upon an assessment of the availability and capacity of services in Comberton. This assessment is made on the basis that despite being located within Toft Parish, the site is immediately west of Comberton village and given that the extent of facilities is far greater in Comberton than Toft, it is considered that the residents of the development would mostly use the facilities and services in Comberton. It is however important to highlight that, in following the requirements of the emerging allocation policy, the shortfall in sports provision in Toft would be addressed by the scheme and the affordable housing provision on the site would be allocated for Toft and Comberton proportionately based upon the need in each village.

96. Comberton is currently classified as a Group Village in the LDF but would be elevated to Minor Rural Centre Status in the emerging Local Plan. Emerging policy S/9 states that residential development of up to a maximum indicative size of 30 dwellings will be permitted, subject to the satisfaction of all material planning considerations. The proposal would significantly exceed this number and would not be within the framework. However, as the land is proposed to be allocated for housing and an indicative number of 90 dwellings has been included within the emerging policy, the fact that the site has been assessed as sustainable through the Strategic Housing Land Availability Assessment (SHLAA) is considered to be the overriding factor in assessing the principle of the scale of development on the site.

97. There is a bus stop immediately adjacent to the site on West Street, with further stops to the east and west of the site. There is an hourly bus service to and from Cambridge along West Street between 09:30 and 19:00 on weekdays with 3 buses to and 2 from Cambridge between 07:00 and 09:30 on those days. Hourly services run most of the day Saturday, no services are available on Sundays. Given the extremely close proximity of the site to the bus service, the frequency of the service during commuting times and the 25 minute journey time, it is considered that the site is well served by public transport, which enhances the environmental sustainability of the scheme by reducing reliance on car travel.

98. Comberton has a primary school, a secondary school and a Library (located at Comberton Village College, which is located opposite the site) and also has an infrequent mobile library service. The County Council as the relevant Authority for providing these services has indicated that there is capacity in the early years provision, that the 19 pupils estimated to be generated by the development of primary school age could also be accommodated within the existing infrastructure and that the Village College has capacity to accommodate the additional 12 children in the relevant age group that the scheme is anticipated to generate. This information corroborates the evidence used in the SHLAA assessment of the site and it is considered that the

fact that these services have capacity to accommodate the additional demand is a factor which contributes to the social sustainability of the scheme.

99. A contribution of £8,718.84 is requested to improve the provision of library services. The County Council have calculated this figure based on 207 new residents resulting from the scheme multiplied by a sum of £42.12 as a per person contribution towards the installation of additional shelving within the library to enhance the service. It is considered that securing this sum via a section 106 agreement would offset any negative impacts on social sustainability in this regard.

100. In terms of health impact, the applicant has submitted an Impact Assessment in this regard. This Assessment concludes that the number of GP's and the resulting amount of patients that can be accommodated by Comberton surgery indicate that the existing infrastructure could cope with the increased demand. However, on the basis of their calculation, NHS England have requested a sum of £34,845 to provide an additional 15.15 square metres of floorspace to accommodate the additional 221 anticipated population increase (nb. This is a different projection to the County Council figures above). The NHS response indicates that this figure does not include an assessment of any additional car parking capacity and have indicated that they do not have the evidence base to make a request for extension/reconfiguration of the site in this regard.

101. Whilst it is acknowledged that Comberton surgery is a constrained site, the additional floorspace could be achieved through internal modification. If an extension is required, there is space to provide an extension to the surgery site in Little Eversden, which is a satellite practice associated with Comberton.

102. NHS England have indicated in their response that they consider the requested sum to meet the tests for seeking contributions as set out in the NPPF, quoted above. This sum is considered necessary to mitigate the deficit in the capacity of Comberton surgery that would result from the projected population increase from the development and subject to this being secured through the section 106 agreement, the development would not be socially unsustainable in this regard.

103. In terms of services available in Comberton, in addition to those listed above, there is a public house, a dentist, a playgroup, employment premises at Bennell Court, a number of shops and professional services, a grocery store and a post office (within the grocery store). Officers have received confirmation from the dental practice that, although no NHS patients are being taken on, there is capacity at the surgery for private patients to be accommodated should the anticipated population increase arise from the proposed development. Likewise, the playgroup has also confirmed that it has sufficient capacity to accommodate the resulting need.

104. Given the above assessment and the supporting evidence from the SHLAA assessment of the site, it is considered that the adverse impacts of the development in terms of social sustainability could be mitigated through the contributions towards expanded library and NHS provision, to be secured via a Section 106 agreement.

Economic sustainability:

105. The provision of 90 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

106. Overall, it is considered that the proposed development would achieve the social and

economic elements of the definition of sustainable development, subject to the mitigation measures quoted above, which the applicant has agreed to in principle and can be secured via a Section 106 agreement.

Principle of development in the Green Belt

107. This section of the report assesses firstly how the existing site contributes to the purposes of the Cambridge Green Belt and then goes on to consider the implications of the fact that the proposal does not meet the definition of appropriate development in the Green Belt.

Purposes of the Green Belt:

108. The entirety of the application site is currently located in the Green Belt. Paragraph 89 of the NPPF states that 'a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt.' Given that the land to be developed is agricultural land, none of the exceptions listed in that paragraph would apply to residential development on this site and as such the proposed development would constitute inappropriate development within the Green Belt.

109. Policy GB/1 of the LDF mirrors paragraph 87 of the NPPF which states that 'as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 88 of the NPPF develops this further by stating that 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'

110. Given that unresolved objections remain to the proposed allocation of the site for residential development, there is a need to assess whether the proposals would conflict with the purposes of the Green Belt, as the allocation of the site has not been agreed and a decision will not ultimately be made on this until the adoption of the Local Plan.

111. Paragraph 80 of the NPPF defines the five purposes of the Green Belt as:

1. To check the unrestricted sprawl of large built up areas
2. To prevent neighbouring towns merging into one another
3. To assist in the safeguarding the countryside from encroachment
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

112. Policy ST/1 of the Core Strategy is considered to still have significant weight, despite the Council's inability to demonstrate a five year housing land supply. This is due to the specific reference in the NPPF to land in the Green Belt as an example of where development can be legitimately restricted due to the desire to preserve the openness and prevent inappropriate development within this designated area. Policy ST/1 states that the purposes of the Cambridge Green Belt specifically are as follows:

1. To preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
2. To maintain and enhance the quality of its setting
3. To prevent communities in the environs of Cambridge from merging into one

another and with the city

113. The special character of Cambridge and its setting are considered by the policy to include:

1. Key views of Cambridge from the surrounding countryside;
2. A soft green edge to the city
3. A distinctive urban edge
4. Green corridors penetrating into the city
5. Designated sites and other features contributing positively to the character of the landscape setting
6. The distribution, physical separation, setting, scale and character of Green Belt villages
7. A landscape which retains a strong rural character

114. The application site was considered as part of the Strategic Housing Land Availability Assessment (SHLAA) in 2013, which evidentially led to its status as an allocation site for development in the Green Belt. At that stage it was identified that the development of the site would have 'an adverse impact on the Green Belt purposes and functions.' It was acknowledged that development of the site would reduce the separation distance between Toft and Comberton and expand the scale of Comberton which would have some limited impact on the character of the village. The development of the site was considered to have a 'small' impact upon the rural character of the landscape.

115. Without mitigation therefore, it was identified that development of the whole site would conflict in part with criteria 2 and would conflict with criteria 3 of the locally defined characteristics of the Cambridge Green Belt. In a similar vein, without mitigation, the development of the site would also conflict in part with criteria 2, 3 and 4 of the nationally defined Green Belt characteristics set out in the NPPF.

116. However, the SHLAA report does make recommendations as to how an adverse landscape impact could be overcome and states that 'development of the site if carefully designed with development set back from the road would have little impact on the landscape setting of the village.' The report also concludes that 'the townscape impact would be minimal if the site were to be developed at a low density to merge into this part of the village which is characterised by low density housing with large gardens, with mature hedges and trees. Development in this location would not impinge upon the linear nature of development in the most historic parts of the village.'

117. It is acknowledged that development of the site would reduce the gap between the western edge of Comberton and the settlement of Toft, approximately 1 mile to the west of the site. However, Bennell Court, an existing cluster of commercial buildings is located in the north western corner of the existing site, which is the corner furthest from the western edge of the existing village and the emerging allocation specifies that residential development should be confined to the land to the east of the access road which serves Bennell Court. Furthermore, the western boundary of the Village College site to the south of the B1046 is located further west and closer to Toft than the western edge of the area of the allocated site to include residential development.

118. This design approach would retain a significant area of green space in the western portion of the site and help to retain a buffer between the edge of the proposed built development and the adjacent land to the west, which is to remain in the Green Belt. In principle it is considered that this approach would maintain the appropriate physical separation, setting, scale and character of the respective edges of the two settlements

in the Green Belt, according with criteria 3 of the defined purposes of the Cambridge Green Belt and the 6th identified characteristic of the designated area.

119. Subject to an assessment of the impact of the indicative scheme on the character of the site and surrounding landscape, considered later in this report, it is considered that the SHLAA assessment has indicated that the site is capable of development in principle without having a detrimental impact on the character of the village edge, the setting of the historic core of the village or the quality of the surrounding landscape. It is clear that the development would have some additional adverse impact on the Green Belt in terms of the national and local policy definitions of the purposes and characteristics of the Green Belt. However, it is considered that the adverse impact could be satisfactorily mitigated

Density of development and housing mix

120. The scheme would be of a lower density than required by policy HG/1 of the LDF and emerging Local Plan policy H/7 within the site area proposed for development in the emerging allocation under policy H/1 h (approximately 27 dwellings per hectare on the approximately 3.35 hectares to the east of the access track, which is the developable area, to be limited by condition, as opposed to the policy requirement of 30). However, both policies include the caveat that a lower density may be acceptable if this can be justified in relation to the character of the surrounding locality. Given that the application site is located on the edge of the settlement, it is considered that this proposal meets the exception tests of the current and emerging policy with regard to the density of development.

121. Under the provisions of policy HG/2, the market housing element of the proposal is required to include a minimum of 40% 1 or 2 bed properties, approximately 25% of dwellings in residential schemes should be 3 bed and the same threshold applies to 4 or more.

122. Policy H/8 of the emerging Local Plan is less prescriptive and states that the mix of properties within developments of 10 or more dwellings should achieve at least 30% for each of the 3 categories, with the 10% margin to be applied flexibly across the scheme. This policy is being given considerable weight in the determination of planning applications due to the nature of the unresolved objections, in accordance with the guidance within paragraph 216 of the NPPF quoted above. As the application seeks outline planning permission only, a condition requiring this mix is recommended to ensure that the scheme policy compliant.

Character of the village edge and surrounding landscape

Landscape Impact

123. In the SHLAA assessment which resulted in the site being put forward to its current status as an emerging site for housing development, the landscape impact of the proposed development was considered. The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the edge of the village. The village edges are generally soft and green and this characteristic applies to this site and the surrounding area.

124. The application site is surrounded by mature boundary landscaping comprising hedgerows and trees which provide a relatively comprehensive screen from wider views. Wider views from the west of site are across arable fields on both sides of the

road, with Comberton Village College forming the edge of built development on the southern side of West Street.

125. Within this context, the SHLAA assessment concludes that 'development of this site if carefully designed with development set back from the road would have little impact on the landscape setting of the village. The townscape impact would also be minimal if the site were to be developed at a low density to merge into this part of the village which is characterised by low density housing with large gardens, with mature hedges and trees.' Overall, the SHLAA concludes that the landscape impact of a proposed development of 90 dwellings on the site could be adequately mitigated.

126. The applicant has submitted a landscape visual impact assessment (LVIA) with the application which assesses the proposed development from 7 viewpoints and includes the images taken, looking towards the site from the identified locations. The assessment concludes that the viewpoints are highly sensitive (the exceptions being the viewpoints taken from West Street adjacent to the site, one looking east (5a and b) and one looking north from the Village College). In assessing the impact on these highly sensitive views, it is considered that there would be a neutral impact on the character of the landscape from 2 of the views (from the footpath on Hardwick Road and from the public footpath east of Meridian Golf Club) and a minor adverse impact on 2 of the viewpoints (both of those identified of medium sensitivity).

127. The LVIA concludes that the relative containment of the proposed development by existing boundary vegetation, the consistency of the proposed layout with the existing pattern of development in the western end of Comberton in terms of pattern, vegetation and alignment and the contribution of the existing boundary vegetation makes to the character of the approach to the village, are factors which ensure that the development of the site would not conflict with the purpose or function of the wider Green Belt.

128. In terms of visual impact, the LVIA concludes that the highest degree of significance would be in views closer to the site where the mitigation measures of providing significant 'buffers' between the edge of the built development of the scheme and the boundaries of the site would address any adverse impact. The scheme has been revised to set the frontage properties well back into the site, enhancing the 'buffer' along the West Street frontage. In addition, the majority of the tree and hedge planting on the boundaries of the site would be retained, with enhancement on the southern boundary, ensuring that the 'containing' nature of the vegetation would be retained.

129. The Urban Design Officer (UDO) has commented that the proposal will result in harmful impacts to the character of the Green Belt. As stated in the principle of development section of this report, this is accepted as the site is currently agricultural land which is open and undeveloped in character and will be developed by up to 90 residential units.

130. A number of concerns have been raised by the UDO although there is no objection to the scheme as the application is in outline only, with the layout and exact quantum (as the description is 'up to' 90 units) to be finalised at the reserved matters stage. Officers are content that the significant extent of the recess of the front building line from the southern boundary of the site shown in the indicative layout could be reduced by pulling all of the buildings southwards. In addition to that alteration, the LAP open space could be relocated so that the layout of the properties in the northern part of the site could be altered and a landscape 'buffer' achieved to the northern boundary. It is considered that these amendments, which would be achieved through the reserved mattes application when the layout is to be fixed, would allow the 90 dwellings

proposed to be achieved on the site without resulting in significant harm to the character of the site or the surrounding landscape.

131. The illustrative masterplan has been amended to improve the surveillance of the formal and informal public open space and this is a positive element of the scheme, as is the revision to the front building line of the development, which is considered to better reflect the low density and rural character of the existing village edge, through the extension of the open space and location of the pond for surface water attenuation immediately behind the southern boundary of the site.

132. The illustrative masterplan has also been revised to create an active frontage onto the main access road into the development. The UDO has indicated that some of these plots should be reconfigured but again this is a matter of detail which is to be determined at the reserved matter stage as the principle of this approach is considered to be a positive element of the proposed design. The layout of the parking area has also been improved in the revised masterplan, private open space associated with the flatted development has been defined and the separation distances between neighbouring properties could achieve the requirements of the adopted Design Guide, with the final details to be considered at the reserved matter stage.

133. The original masterplan indicated that there would be 2.5 storey and 3 storey development in the front two thirds of the site. This height of development on the scale initially proposed was considered unacceptable by virtue of the impact the massing of the proposals would have had on the sensitive nature of the site on the rural edge of the village and adjacent to the Green Belt. Three storey development is no longer proposed.

134. Comments are also made by the UDO in relation to 'Lifetime Homes' being achieved across the site and this is a matter that will be resolved in the details of the reserved matters application. The applicant has committed to the provision of 10% of the energy used by the development to be provided by on site renewable energy sources, in compliance with policy, with the detail to be provided once the exact quantum of development is known at the reserved matters stage.

135. The Landscape Design Officer (LDO) comments that the application site has a rural character with strong hedges and mature tree planting. The resulting relatively small-scale fields and paddocks are typical of the local village edges, and mark the transition between the more open countryside and arrival at the village. This particular site has been planted with groups and avenues of trees, producing an additional 'Parkland' landscape character. It is considered that there would be some harm from the proposed layout on the character of the Green Belt by virtue of the arrangement of the rows of properties, back to back through to the rear boundary of the site.

136. The application suggests that open vistas will be maintained with views to the Green Belt and further breaks in development will be delivered by providing on-plot parking and garages. Officers consider that this area will require a far greater degree of visual permeability if the desired long views and openness are to be achieved. Again, this is a matter that would need to be addressed at the reserved matters stage and could be achieved through the amendments to the layout referred to previously.

Trees

137. The arboricultural report submitted with the application highlights two of the trees as category A, with 44 trees, 20 trees 'groups' and 2 areas of woodland as category B

and 42 trees and 11 ‘groups’ of trees are category C. Trees that are considered to be category A are considered to be of high amenity value, and these should be retained. Category B trees serve some amenity value but are in a poorer condition than category A and category C trees are considered to be of a condition which gives them a lower amenity value and are therefore considered not to be worthy of retention.

138. The category A trees are located in the centre of the western part of the site. The indicative masterplan indicates that 3 category B and 6 category C trees would be removed to facilitate the development as shown at this stage. It is considered beneficial that the highest quality trees would be retained and that the additional landscaping proposed would in principle help to offset the loss of the lesser quality trees through the enhancement of the site boundaries and the areas of open space, which would help to assimilate the development into the surrounding landscape. It is considered that a condition can be added to the outline permission requiring tree protection measures to be agreed. All other matters, including the number and location of the trees to be retained and removed will be decided at the reserved matters stage as these issues are dependent on the layout of the site being fixed.

Ecology

139. This application is supported by an ecological assessment which does not identify any significant biodiversity constraint to development. However, a number of issues need further consideration and/or addressing at the reserved matters stage should this development be allowed. The grassland is considered to be species poor. However, an area of more botanically interesting grassland, including yellow rattle has been identified associated with the site’s central ditch.

140. The flora of this ditch and immediate adjacent land should be protected through the course of this development. No tree planting along the ditch along the front of the site should take place if it is likely to result in shading of the flora. Details of the impact of the proposals on the condition of this ditch should be considered at the reserved matters stage when the final proposed layout is known. The loss of areas of species poor grassland can be compensated for by the establishment of new sown wild flower meadow habitats across the site.

141. A condition is required to control the removal of vegetation during the bird nesting period. Regard has been given to the value of the nearby pond for great crested newts. It is considered to be suboptimal and as such is not subject to any further detailed survey work.

142. No badger setts have been found on site but a low level of badger activity has been observed. A condition should be attached to secure a repeat survey of the site prior to a reserved matters application being assessed. No further assessment is required for reptiles.

143. Bat surveys have established the use of the site by eight species of bat but with no roosts being present. The main activity was from common pipistrelle bat. The design makes reference to the use of bat boxes within buildings and retained trees and that should be secured through condition, which should added at this outline stage as it relates to mitigation of the impact of the scale of development proposed. Regard was also had to the need to retain dark corridors for bat movements. Details of any external lighting within the open space/public realm can be secured by condition to ensure that there would be no adverse impact on the foraging paths of protected species.

144. A significant balancing pond is to be created at the front of the site and that is considered to be a biodiversity benefit of the scheme. The ecology officer has commented that the design of the pond should integrate areas of permanent open water and native marginal planting along with other measures to ensure that its biodiversity is maximised.

145. Final details of the balancing pond and measures to ensure that it provides for biodiversity will be sought at the reserved matters stage. There is an opportunity to bring SUDS features such as swales into the development areas in order to secure a more sustainable design that aims to start water treatment and management processes at source, which should also form part of the reserved matters scheme.

146. The current layout will see the retention of all hedgerows except for hedge H4. However, that hedge is a low and formally managed hedge with reduced biodiversity value. New hedgerow planting will compensate for that loss. A condition is recommended to secure a scheme of ecological enhancement, including the provision of specialist bird and bat boxes.

Highway safety and parking

147. The County Council Major Developments Team, having requested additional information from the applicant, has confirmed that it has no objection to the proposed scheme in terms of impact on existing highway conditions, trip generation and distribution, and transport impact. The Highway Authority considers that there is no evidence to suggest that the proposed development would exacerbate the existing road safety risks in the locality. Details of the zebra crossing, traffic calming measures and the proposed footpath link are to be secured by condition. In addition, the upgrading of the bus shelters along West Street shall be included in the Section 106, with a fee to be secured for the provision of Real Time Passenger Information. A detailed travel plan for the development will be required at the reserved matters stage. No objection has been raised to the principle of the access point proposed.

148. Given the low density of the scheme, it is considered that there would be sufficient space to locate 2 car parking spaces on each plot, meeting the requirements of the LDF standards of 1.5 spaces per dwelling across developments with additional room for visitor parking.

Residential amenity

149. The application seeks outline planning permission and therefore the layout plan submitted is for illustrative purposes only. However, officers consider that this plan is sufficient to demonstrate that 90 units could be accommodated on the site without having a detrimental impact on the residential amenity of occupiers of adjacent properties. The revised indicative layout plan is considered to indicate that the separation distances as prescribed in the adopted design guide (25 metres between elevations with habitable windows, 13 metres from elevations with windows facing blank elevations) can be achieved in terms of loss of light, overbearing and overlooking issues.

150. Standard conditions relating to the construction phase of the development have been recommended by the EHO and these can be attached to the decision notice. Given the separation distance to be retained between the flatted development and the closest neighbouring property to the east of the site would be in excess of 40 metres from that element of the scheme, it is considered that the proposed number of units can be accommodated on the site without having any adverse impact on the

residential amenity of neighbouring properties or the occupants of the proposed development.

Surface water and foul water drainage

Surface water drainage

151. The site lies in Flood Zone 1.The Lead Local Flood Authority has not raised an objection and is of the view that surface water drainage from the site will not be an issue, subject to suitable conditions being included in any consent.

152. The Environment Agency requires conditions to be included in relation to securing the details of a surface water drainage strategy and minimising water contamination issues in a sensitive area. These can be added to the planning permission at this outline stage.

Foul water drainage

153. The applicant has submitted details of pre-application discussions with Anglian Water regarding the capacity of the foul drainage network. Anglian Water indicated that to make the scheme acceptable in foul water drainage terms, the applicant would need to fund the cost of increasing the capacity of the sewage network. Two storage units are proposed, one on West Street (100m cubed capacity) and one on Swayne's Lane (50m cubed capacity). The scheme also requires infrastructure to convey the additional waste via an on-site pumping station - the developer contribution is £371,265 to cover the cost of mitigation and conveyance infrastructure. A 'Grampian' condition requiring the developer to enter into an agreement with Anglian Water as the sewerage undertaker to ensure that these works are completed prior to the occupation of the development can be added at this outline stage should planning permission be granted.

Section 106 Contributions

154. The revised application proposes a commuted sum for offsite facilities, as detailed in paragraphs 88-90 of this report. The total amount to be secured towards those projects has been independently verified as an amount equivalent to the provision of the football pitch, pavilion and car park to be provided on site in the extant scheme and therefore is considered to meet the requirements of the emerging allocation policy.

155. On site provision for equipped play space meets the policy requirement and the level of informal open space exceeds this and so no contribution towards off site provision is required in either regard. The on site provision of a Local Equipped Area of Play can be secured through the Section 106 Agreement.

156. Household Waste Receptacles charged at £72.50 per dwelling and a monitoring fee of £3,000 (flat fee), can be secured as part of the Section 106 Agreement. The County Council's footway upgrade requirements and the financial contribution required by Anglian Water to enhance the capacity of the foul drainage network can be secured through the recommended planning conditions. The upgrade to the adjacent bus stops through the installation of Real Time Passenger Information Facilities and a maintenance contribution can be secured as part of the Section 106 Agreement.

Archaeology and Heritage

157. Following the initial assessment submitted with the planning application, it is considered that no further work is required regarding archaeology and no mitigation measures are required.

158. The SHLAA assessment of the site considered that the setting of the Comberton conservation area (the western boundary of which is 180 metres to the east of the site) would not be adversely affected by the development of the site on the scale proposed subject to the retention of the landscaping on the site boundaries. The same assessment was made regarding the setting of the closest listed building, 57 West Street (grade II) located 190 metres east of the application site. Policy CH/5 of the Local Plan is considered still to be worthy of full weight in the determination of this application as this conforms with the NPPF in terms of requiring proposals to preserve the character of a conservation area. Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." It is considered that the amended indicative layout has created a significant 'buffer' in the front part of the site which would ensure that the built form of the development would not have an adverse impact on the setting of the listed building located a significant distance to the east of the site.

159. The scheme has been amended to remove the three storey block from the front part of the site and the illustrative masterplan proposes a more linear form which better reflects the layout of the plots in the more historically significant parts of the conservation area, separated from the site by more modern suburban housing. Historic England has not raised any specific objections to the proposals although the District Council conservation officer has some concerns about the proposed scale of development on the village edge.

160. The revised scheme has pulled the southern edge of the built development back from the southern boundary and the indicative scale of development has been set out in the emerging Local Plan policy, which is being given weight in the assessment of the application. Following the reduction in the height of the buildings below 3 storeys and an improvement in the indicative layout through a more linear pattern of development, it is considered that the proposal would not result in significant harm to the setting of the conservation area to the extent that would outweigh the benefits of the provision of housing in a sustainable location.

Environmental Health

161. The Public Health Specialist has commented that the Health Impact Assessment has been assessed as Grade B, which meets the required standard of the SPD Policy. The scheme is therefore acceptable in this regard.

162. There is no objection to the proposal in respect of air quality. However, to ensure that sensitive receptors in the vicinity of the development are not affected by the negative impact of construction work such as dust and noise, as well as ensuring that the applicant complies with the Council's low emission strategy for a development of this scale, conditions should be included that require the submission of a Construction Environmental Management Plan/Dust Management Plan, and an electronic vehicle charging infrastructure strategy.

163. It is considered that further assessment of the potential noise generated by the activity on the land to the west of the access track (to be retained as agricultural land) and the

impact that this may have on the residential amenity of the occupants of the dwellings will be required to ensure that adequate attenuation measures are put in place, if required. Given that these assessments will require confirmation of the layout and that the scheme is of low density, with the access road separating this land from the location of the dwellings on the illustrative masterplan, it is considered that this issue can be satisfactorily addressed at the reserved matters stage.

164. The site is considered to be a low risk in relation to land contamination and as such it is considered that a phase I contaminated land assessment can be required by condition at this outline stage, to ensure that the detailed layout does not result in any adverse impact in this regard, acknowledging the sensitive end use proposed for the site.

165. Noise, vibration and dust minimisation plans will be required to ensure that the construction phase of the scheme would not have an adverse impact on the amenity of neighbouring residents. These details shall be secured by condition, along with a restriction on the hours during which power operated machinery should be used during the construction phase of the development and details of the phasing of the development.

166. The applicant will be required to complete a Waste Design Toolkit at the reserved matters stage in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Design Management Design Guide. In addition conditions should secure the submission of a Site Waste Management Plan. Provision of domestic waste receptacles by the developer will be secured via the Section 106 agreement. The developer should ensure that the highway design allows for the use of waste collection vehicles and this is a detailed matter relating to the layout of the scheme at the reserved matters stage.

167. The applicant has committed to 10% of the energy requirements generated by the development being produced by renewable sources. A condition will be required to ensure that the noise impact of any plant or equipment for any renewable energy provision such as air source heat pumps is fully assessed and any impact mitigated.

Prematurity

168. As outlined above, in light of the appeal decisions at Waterbeach regarding the 5 year land supply this application needs to be considered against policies in the NPPF. However Members also need to address the issue of whether the approval of development on this site would be premature in respect of the consideration of the Submission Local Plan.

169. The Planning Practice Guidance states that the NPPF explains how weight may be given to policies in emerging plans. However, it states that in the context of the NPPF and the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify refusal of planning permission, other than where it is clear that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, taking the NPPF policies and any other material considerations into account.

170. The PPG indicates that such circumstances are likely to be limited to situations where both the development proposed is so substantial, or its cumulative effect would be so significant, that to grant planning permission would undermine the plan-making process by predetermining decisions about the scale, location of phasing of new development that are central to an emerging local plan; and the emerging plan is at an

advanced stage but is not yet formally part of the development plan for the area.

171. Where permission is refused on grounds of prematurity, the PPG states that a Local Planning Authority will need to clearly indicate how the grant of permission would prejudice the outcome of the plan-making process.

172. Following the assessment throughout this report, it is considered that the harm arising from the proposal would be less than substantial when conducting the balancing act of weighing the benefits against the harm caused by the scheme.

Very Special Circumstances

173. There is harm arising from the inappropriate nature of the development in the Green Belt and some landscape harm arising from the development of what is currently an agricultural field. However, this harm would be removed in the longer term by the allocation of the land for housing development in the Local Plan.

174. The site has emerging allocation status in the Local Plan which is currently being assessed by an Inspector appointed by the Secretary of State. H/1 part h is the policy in the Local Plan which relates to the proposed allocation of the site that is the subject of this application.

175. Paragraph 216 of the NPPF states that 'from the day of publication, decision-takers may also give weight to the relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.)

176. The advanced stage that the preparation of the Local Plan has reached (which accords the policy more weight) is counterbalanced by the extent of unresolved objections. The unresolved objections primarily relate to matters which have been considered by the Council and have not been accorded significant weight which has resulted in the site being confirmed for inclusion in the Submission Local Plan as a residential site allocation. On balance it is considered that weight can be given to the proposed allocation of the site in the Submission Local Plan in planning decisions, alongside all other material considerations

177. The applicant has highlighted a High Court decision (Luton Borough Council v. Central Bedfordshire Council) which related to the development of an emerging allocation site for residential development in the Green Belt. Luton BC contended that granting planning permission was premature given the emerging as opposed to fully adopted status of the policy and that proper consideration had not been given to the availability of other sites which may have achieved the housing as a better way of meeting the local need, amongst other issues. Paragraph 55 of the judgement in that case states 'Paragraph 83 (of the NPPF) does not lay down a requirement that the boundaries of the Green Belt must first be altered via the process for changing a local plan before development may take place on the area in question. Paragraphs 87-88 (of the NPPF) plainly contemplate that development may be permitted on land within the Green Belt, provided that very special circumstances exist.'

178. The judgement also indicated that the granting of planning permission for a site in the Green Belt which is proposed to be allocated does not need to await formal adoption of the Local Plan. Paragraph 56 of the judgement states that 'whilst it may be easier to proceed in stages, by changing the local plan to take a site out of the Green Belt (according to the less demanding 'exceptional circumstances test') there is nothing in paragraph 83 (read in the context of the entirety of section 9 of the NPPF) to prevent a planning authority from proceeding to consider and grant planning permission of the land in question within the designated Green Belt, provided the stringent 'very special circumstances' test is satisfied.'

179. The issue of prematurity has been raised as a concern in the consultation process and this is considered to be addressed in this judgement of the High Court. So long as very special circumstances can be demonstrated, there is not a requirement for a site to be removed from the Green Belt prior to the granting of planning permission.

180. For the principle of development to be accepted therefore, the applicant must demonstrate that very special circumstances apply in this case. The fact that there is an extant outline permission for the development of the site for 90 dwellings, a football pitch, pavilion and a car park is clearly a very special circumstance that should be afforded significant weight in the determination of this application, as it within the applicant's gift to pursue this alternative development on the site. In addition to this fall back position, the status of the site as an allocation for residential development in the emerging Local Plan is one of the considerations advanced as a very special circumstance by the applicant. The applicant makes the case that this site is one of a number in the emerging Local Plan which is identified as deliverable within the first five years of the Local Plan period due to the lack of constraints identified in developing the site. The Annual Monitoring report published in April 2015 by the District Council includes a trajectory which indicates that the development could be built out by 2019 and this has been factored in to the proposed housing growth numbers.

181. The strength of this very special circumstance is considered to be dependent upon how effectively and comprehensively the proposal addresses the objections raised to the emerging allocation during the consultation process (listed in the representations section of this report). If the objections have not been adequately addressed, this would reduce the amount of weight that could be given to the policy, in line with paragraph 216 of the NPPF.

182. Given that the proposal is considered to respond to the objections raised, it is considered that the emerging allocation status should be given significant weight. The proposal would make a significant contribution towards reducing the deficit in the five year supply of housing land (which is advanced as a very special circumstance on its own.) The site is considered to meet the definition of sustainable development once removed from the Green Belt, which would be the consequence of the emerging policy which is considered to hold significant weight in the decision making process.

183. There are community benefits arising from the scheme, which are advanced as part of the very special circumstances case for the development by the applicant. The provision of 40% affordable housing as part of the development in a district which has a significant deficit in supply and a significant demand for this type of housing and the provision of a Section 106 package that would secure improvements to recreation and sports facilities within Toft and Comberton are two elements of the community benefits proposed.

184. The applicant also makes the point that this site is the only proposed allocation for residential development outside of the established frameworks of both Toft and Comberton and given the extent of the identified housing need in the district, this site is the only site at this stage in the Plan process that could achieve the number of new units proposed within these two villages.

185. Economic benefits are also part of the very special circumstances case presented by the applicant. The applicant quotes from the 2014 City Deal agreement which states that 'The success (of Greater Cambridge) has been widely celebrated, but is now contributing to a shortage of housing and significant transport congestion that threaten to choke off further economic growth.'

186. The applicant makes that the case that developing smaller sites that are proposed to be allocated, which can be delivered in the first five years of the life of the Local Plan, are likely to meet this need on a far shorter timescale than the urban extensions and new settlements which are to provide development on a much larger scale but require significant improvements to infrastructure in order to be achieved.

187. There is no definition of what can constitute 'very special circumstances.' It is considered that when taken individually, the lack of a five year housing land supply is not sufficient to demonstrate very special circumstances in this case as the applicant has not provided a sequential test to demonstrate that equally sustainable sites on the edge of Rural Centres or other Minor Rural Centres that are not in the Green Belt are not available for development of a scheme on the scale proposed.

188. Similarly, the provision of affordable housing and the other community benefits would be requirements of making the scheme acceptable in planning terms to demonstrate the sustainability of the development and are therefore not on their own considered to meet the extra-ordinary standards implied by the very special circumstances test. Given the lack of a sequential test, the economic benefits are also not considered to constitute very special circumstances in this case.

189. In the case of Basildon DC vs. FFS (2005), the judgement states that 'it is not necessary to show that each and every factor in itself amounts to a very special circumstance, but that the combination of circumstances, viewed objectively, is capable of being described as 'very special.' A number of ordinary factors may when combined together result in something very special.'

190. The applicant has provided additional information which highlights a number of recent cases where planning permission has been granted for the development of sites that had emerging allocation status but were located within the Green Belt at the time that a planning application was submitted. Each planning application has to be determined on its own merits but the principle behind these decisions have some relevance to the determination of whether the emerging allocation status of this site can be considered either on its own or in combination with other factors, a very special circumstance.

191. In an example from Thurrock (2010 application in Stanford-le-Hope), an application for development was submitted on Green Belt land prior to the adoption of a Site Allocations document which was to form part of the Core Strategy. In March 2012, following a public inquiry, the Secretary of State granted planning permission.

192. At the time the appeal decision was issued, the Core Strategy had been through full examination but had not been adopted. The appeal decision stated that 'there is a substantial need for deliverable housing, part of the site has been identified in the (Core Strategy) and to bring land forward for development on that part would not be

against the aims and objectives of the development plan, or the emerging development plan, just not accord with the process envisaged.'

193. In agreeing with the conclusions of the Planning Inspector, the Secretary of State stated that 'harm to the Green Belt should be viewed in the context of the harm that the development of (the site), identified as a broad location for development (in adopted regional plan and the emerging Core Strategy) would cause in the future, thereby considerably lessening the overall harm of this proposal.'

194. It is important for Members to note that the policy context of the Thurrock decision was different from this application as the Regional Plan carried weight in the determination of that application where it not longer exists as a consideration in this case. The Regional Spatial Strategy had identified some fringe sites as suitable for release from the Green Belt and part of the application site was in one of those areas. The proposal was therefore not entirely in contravention with the Development Plan, although it did contravene the emerging Local Plan policy in that case.

195. Nevertheless, Bennell Farm has been identified as a sustainable location for development through the SHLAA process and therefore the harm to the Green Belt in the future has been considered to be outweighed by the benefits of providing significant additional housing on the immediate edge of a Minor Rural Centre.

196. The broad theme of this judgement can clearly be applied to the proposal being considered in this application. There is harm arising from the inappropriate nature of the development in the Green Belt and some landscape harm arising from the development of what is currently an agricultural field. However, as was the case on the Thurrock example, this harm would be mitigated in the longer term by the allocation of the land for housing development in the Local Plan.

197. This proposal includes a locally significant level of contributions to enhance recreational facilities, that would meet an identified shortfall within Toft and Comberton Parish and is therefore clearly a benefit of a scheme of this scale.

198. In addressing the question of very special circumstances in the Thurrock case, the Secretary of State concluded that 'the fact that part of the site has already been identified as a broad location for development and removal from the Green Belt, and that bringing sites forward early is not against the principles of the development plan, the benefits of the scheme, including the provision of housing to help meet the shortfall in the five year supply, provision of affordable housing and the proposed strategic open space clearly outweigh the harm to the Green Belt and the other harm identified. For these reasons, I consider that the proposal should be seen as having a very limited adverse effect in relation to permanence.'

199. Given that the outstanding objections to the this application can be resolved, officers consider that the principles of the Thurrock case in terms of the approach to a future allocation on Green Belt land are directly relevant to this application.

200. Another case highlighted is in Tewkesbury, dated 31 March 2016. In this situation, the emerging Joint Core Strategy which proposed to remove the site from the Green Belt had been given 'qualified acceptance' in an Interim Report by the Planning Inspector. As a result, the emerging policy in that case could be legitimately given more weight that the emerging allocation status of the Bennell Farm site.

201. In the Tewkesbury case, the Inspector commented that '…it seems that it is the proposed boundary change (to the Green Belt) which has prompted the making of the

planning application, not the other way round.' This led to the conclusion that 'Whilst there should be no prejudgement of the outcome of the Joint Core Strategy (JCS) examination, the extensive body of evidence in support of this element of the submitted JCS indicates that it can be afforded a good deal of weight, even though it is the subject of objections.'

202. The status of the emerging Local Plan in the Tewkesbury case was clearly more advanced as there has been no indication of qualified acceptance of any of the allocation sites in the emerging South Cambridgeshire Local Plan. However, the point that is relevant from the Tewkesbury case is that there is evidence of the need for the level of housing proposed in the Local Plan for South Cambridgeshire.

203. The Local Plan examination was suspended following concerns that (amongst other issues) whether projected housing need had taken full account of market signals. Following this suspension, additional work has been undertaken and another 500 houses (total 19,500) are now to be proposed to be allocated. Therefore, the need for the removal of this site from the Green Belt as an allocation in the longer term could be afforded significant weight without prejudging the outcome of the Local Plan examinations, despite the objections that have been raised to the allocation during the consultation process.

204. The Tewkesbury case also addresses the benefits of developing a site considered to be sustainable as an emerging allocation site in a situation where a Council cannot demonstrate a five year supply of housing land. In determining the Tewkesbury case, the Inspector considered that 'Since (the site) is in keeping with the emerging JCS, the proposal should not be regarded as premature within the terms of the NPPF 216. Indeed, Gloucester City Council supports the early release (of the site) precisely to avoid the development as less sustainable locations being approved due to the housing supply situation.'

205. Given the extent of the Council's five year housing land supply deficit and the likely timescales for the adoption of the emerging Local Plan, it is considered that the above conclusion is relevant to the determination of this application. Clearly a decision on whether or not the Council supports this application rests with Members of the planning committee. However, officers do, on balance, support the early release of the site and one of the key advantages would be a significant contribution towards the reduction in the land supply deficit in a location that is considered to be sustainable.

206. Given that the emerging allocation is considered to be worthy of weight in the determination of the application, that is considered to be the strongest element of the very special circumstances case. The same status does not apply to any other land within the parishes of either Toft or Comberton and this therefore represents the optimum site for achieving a significant number of affordable housing units (of which there is an identified need in Toft Parish), as well as a large number of market houses. This benefit does link to the extent of the social benefits provided by this scale of development.

207. In this revised application, the provision of a financial contribution to offsite sports facilities allows a more flexible approach to mitigating the impact of the development and providing wider community benefits. A key concern of objectors to the previous application was that an additional football pitch is no longer required as people from Toft and Comberton use the sports pitches at Comberton recreation ground, a facility which has expanded since the time of gathering evidence to support the allocation policy in the emerging Local Plan. The provision of a contribution to the restoration of a well used community sports facility at Comberton Village College, the upgrading of

the pavilion at Comberton recreation ground, the draining of sports pitches at Comberton primary school, improvement works to the People's Hall in Toft and the improvements to the play equipment at Toft recreation ground are enhancements would improve existing well used facilities. The proposed Section 106 contributions therefore significantly enhance the social sustainability of the proposed development.

208. These factors, when combined with the results of the SHLAA analysis which concluded that the site meets the definition of sustainable development (hence its inclusion as an allocation site in the emerging Local Plan) are considered sufficient to demonstrate very special circumstances.

209. The lack of a five year supply of housing land is also considered relevant in the balancing of the merits of the application, despite on its own not meriting very special status, as supported by the conclusion of the Sectary of State in the Thurrock case referenced previously.

210. From the above assessment, it is considered that the combination of factors advanced by the applicant lead officers to consider that very special circumstances have been demonstrated, particularly given the fact that there is an extant permission for 90 units on the site, along with other development. From the conclusion in relation to the impact on the purposes and characteristics of the Green Belt, it is clear that some harm would result to the Green Belt as a result of the development. This harm and any other identified harm must be clearly outweighed by other considerations, in accordance with paragraph 87 of the NPPF. Given the limited nature of the other harm identified in this report, it is considered that the very special circumstances are sufficient to clearly outweigh any harm arising from the development.

Conclusion

211. Policies GB/1 and GB/2 of the LDF are considered to carry full weight in the determination process as they confirm with the NPPF in terms of development in the Green Belt. The application site is located in the Green Belt and the proposal for residential development is considered to be inappropriate by definition in this location. As a result, the proposal would result in harm to the Green Belt. In accordance with the guidance in the NPPF, if a case for 'very special circumstances' is advanced as justification for the proposal, these circumstances must clearly outweigh the harm to the Green Belt caused by the fact that the development would be inappropriate and any other harm identified.

212. In this case, the applicant has provided package of circumstances which they consider, when taken cumulatively, to meet the 'very special circumstances' test. These are: the fact that there is an extant permission for up to 90 dwellings and other facilities on the site, the allocation of the site for housing development in the emerging Local Plan, the social benefits of the scheme, the economic benefits of the development and the contribution that the 90 dwellings would make addressing the identified shortfall in the Council's five year supply of housing land.

213. For the reasons assessed in the main body of this report, it is considered that the emerging allocation status of the site can be given weight in the determination of this application. This situation is supported by the case law also referred to in this report although only the broad themes from the judgements should be considered in assessing this application as clearly each case must be determined on its own merits. In this case, the fact that the location and quantum of development on this site was considered to be sustainable during the SHLAA process and that removal of the site is considered overall not to undermine the overall purposes of the Green Belt, it is

considered that weight should be given to the emerging allocation status in the decision making process.

214. The development of the site with up to 90 residential units will result in harm to the existing character of the Green Belt in this location, which is currently agricultural land. However, the sustainable location of the site, the social benefits of the scheme (affordable housing provision, provision of substantial amounts of open space and the commuted sum to fund the offsite sport and recreation facilities described previously in this report) and the need for housing in the District, combined with the emerging allocation status weigh in favour of the proposal. In line with the case law examples cited, this assessment is made within the context that the long term harm is considered to be less than substantial due to the proposed allocation status.

215. In terms of the other harm that would arise from the proposals, it is considered that the landscape harm can be mitigated through the development of the site in accordance with the layout prescribed in the emerging allocation policy. The revised illustrative masterplan indicates that the residential development would be located to the east of the access road and that a significant landscape 'buffer' would be provided between the southern edge of the built form of the development and the southern boundary of the site. Given that scale, layout and appearance are amongst the matters to be dealt with at the reserved matters stage, it is considered that the applicant has demonstrated that 'up to' 90 units (i.e. leaving the possibility of fewer units coming forward at the detailed stage) can be accommodated on the site in a layout in which the harm to the Green Belt would not significantly and demonstrably outweigh the benefits of the development due to the very special circumstances which have been demonstrated.

216. It is considered that the applicant has demonstrated that the deficiencies in the capacity of the sewerage network can be addressed through the mitigation scheme required by Anglian Water as detailed earlier in this report. It is considered that surface water drainage, highway safety and environmental health impacts of the development can be mitigated. There are no objections from any of the statutory consultees relating to these aspects of the proposal.

217. It is acknowledged that the layout on the illustrative masterplan does not provide the detail to ensure that all urban design and landscape comments can be addressed. However, as stated by the relevant consultees, it does demonstrate sufficiently that 'up to' 90 dwellings could be accommodated on the site and those consultees have not objected to the principle of development. Those concerns will need to be addressed at the reserved matters stage but the fact that the principle is not opposed is the overriding factor at this outline stage.

218. It is considered that the emerging allocation status of the site for housing development should be attributed more weight in the assessment of the application than policies DP/7 and ST/6 of the LDF, as Comberton is proposed to be elevated to a Minor Rural Centre in the emerging Local Plan and that the allocation for up to 90 units exceeds the indicative thresholds in each of these policies. Policies HG/1, HG/2 and HG/3 are all housing policies which are considered to carry some weight in the decision making process as these relate to the density of development, housing mix and affordable housing, all of which contribute to sustainable development. Some weight is also being attached to the emerging policies in this regard. This assessment of weight is considered in light of the fact that the site has been assessed as a sustainable location for the proposed development through the SHLAA process. In relation to the other relevant policies of the LDF as quoted in this report, these are considered to be consistent with the definition of sustainable development as set out in the NPPF and

therefore have been given significant weight in the assessment of this application.

219. Given this assessment, officers consider that, on balance, the benefits of the development would not be significantly and demonstrably outweighed by the disbenefits of the scheme.

Recommendation

220. Officers recommend that the Committee grants planning permission, subject to:

Section 106 Agreement

As detailed in Appendix 1 attached to this report.

Draft conditions

(a) Outline planning permission
(b) Time limit for submission of reserved matters
(c) Time limit for implementation
(d) Approved plans
(e) Residential development must be limited to the east of the access track only
(f) Landscaping details
(g) Contaminated land assessment
(h) Dust, noise, vibration mitigation strategy
(i) Noise assessment relating to impact of the use of the land to the west of the access track (currently in agricultural use) on the amenity of properties – including necessary mitigation measures
(j) Details of renewable energy generation within the development and associated noise assessment and mitigation measures – 10% renewables and details of implementation
(k) Scheme to detail upgrading of highway facilities including public footpath
(l) Scheme for the provision of contributions towards the increased capacity requirements relating to foul water drainage, as detailed by Anglian Water
(m) Foul water drainage scheme
(n) Surface water drainage scheme
(o) Sustainable drainage strategy
(p) Tree Protection measures
(q) Compliance with flood risk assessment
(r) Traffic Management Plan
(s) Time restriction on the removal of trees
(t) Detailed plans of the construction of the accesses
(u) Pedestrian visibility splays
(v) Ecological enhancements including bird and bat boxes
(w) Site waste management plan
(x) Restriction on the hours of power operated machinery during construction
(y) Phasing of construction
(z) Compliance with ecological surveys submitted
(aa) Additional Ecological surveys
(bb) Details of external lighting
(cc) Housing mix within market element to be policy compliant
(dd) Screened storage
(ee) Boundary treatments
(ff) Waste water management plan
(gg) Construction environment management plan
(hh) Details of piled foundations

(ii) Fire hydrant locations
(jj) Cycle storage

Informatives

(a) Environmental health informatives
(b) Exclusion of indicative plans from approval
(c) Requirements of Anglian Water to be secured by legal agreement with the statutory undertaker.

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 Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File Reference: S/1812/17/OL

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