



9 September 2020

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

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

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**S/0009/20/FL – Recreation Ground Cambridge Road Waterbeach Cambridge  
Cambridgeshire CB25 9NJ**

Proposal: Replacement Bowls pavilion following the demolition of existing pavilion.

Applicant: Waterbeach Parish Council

Key material considerations: Principle of development in the Green Belt  
Visual amenity & Impact on the Conservation Area  
Residential amenity  
Landscape  
Ecology  
Highway Safety  
Date of Member site visit: None

Is it a Departure Application: No

Decision due by 24<sup>th</sup> April 2020 (further Extension of time requested)

Application brought to Committee because: Waterbeach Parish Council is the applicant and third-party objections have been received.

Presenting officer: Sumaya Nakamya, Planning Officer

### **Executive Summary**

1. This application seeks planning permission for the replacement of the Bowls pavilion following demolition of existing. The application site is located outside of the Waterbeach development framework and within the Green Belt.
2. The proposed replacement building would increase the footprint by approximately 188%; it would be a single storey building with a simple and modest scale and it would be of a coherent design which is sympathetic to the character and appearance in the area. Given its sympathetic design and its modest scale, form and height, it is considered that the proposed development would preserve the

openness of the Green Belt; and would not result in a visually intrusive development that would harm the rural and open character and appearance of the Green Belt or the countryside.

3. Therefore, the proposal is in accordance with Policies S/4, NH/8, NH/9, HQ/1 and NH/10 of the Local Plan 2018 and paragraph 145 of the NPPF.
4. The application is being recommend for approval by Planning Officers.

### **Relevant planning history**

5. S/0227/19/FL - Revised layout and renewal of surfaces to existing car park and access road Approved

S/0093/12/FL - Change of use from sports pavilion to offices – Approved

PRE/0353/11 - Change of use to office.

S/0197/08/F - Groundsmans Shed – Approved

S/0199/08/F - Community Building – Approved

S/0743/02/F - Extension to Pavilion to Create a Multi-purpose Community Building Together with Access and Parking – Approved

S/1183/00/F – Pavilion – Approved

### **Planning policies**

#### **National Guidance**

6. National Planning Policy Framework 2019 (NPPF)  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG)

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

7. S/4: Green Belt  
S/7: Development Frameworks  
HQ/1: Design Principles  
CC/6: Construction Methods  
CC/7: Water Quality  
CC/8: Sustainable Drainage Systems  
CC/9: Managing Flood Risk  
NH/4: Biodiversity  
NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt

NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt  
NH/10: Facilities for Recreation in the Green Belt  
NH/14: Heritage Assets  
TI/2: Planning for Sustainable Travel  
TI/3: Parking Provision

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

8. Biodiversity SPD - Adopted July 2009  
Trees & Development Sites SPD - Adopted January 2009  
Landscape in New Developments SPD - Adopted March 2010  
District Design Guide SPD - Adopted March 2010  
Greater Cambridge Sustainable Design and Construction (SPD)- Adopted 2020  
Planning Document- Adopted January 2020

## **Consultation**

9. **Parish Council:** Waterbeach Parish Council notes the application is being processed.
10. **South Cambridgeshire District Council Ecology Officer: (comments received 23 March 2020)** - The applicant has not submitted any ecological evaluation in support of the application. Given the materials (weatherboarding) the current building is clad in, and that both sightings and historic roosts have been recorded in the vicinity, the applicant should submit a Stage One Bat Roost Inspection prior to the determination of the application. This survey will determine if there is any possibility of bats roosting in the building to be demolished and recommend further surveys if necessary.

The initial survey can be done at any time of the year and if there is negligible possibility of roosting bats then no further actions will be necessary, and the application can move towards determination. However, if there is a low to high possibility of roosting bats then further surveys will be required which will also need to be completed prior to determination but cannot be undertaken until at least mid-May (survey season).

**Updated comments (Received 26 May 2020)** - No objection following submission of a Preliminary Bat Roost Assessment (Applied Ecology, May 2020). The report has found a single pipistrelle bat roosting in the structure. The species was identified through DNA sampling therefore no further surveys are necessary to obtain a CL21 licence once planning permission is granted.

In accordance with the NPPF and Policy NH/4, opportunities should be taken to achieve a net gain in biodiversity through the form and design of development. This should include the incorporation of bat and bird nesting boxes within the development, use of native planting mixes and wild grasses, the inclusion of

green and brown roofs, the inclusion of green walls, or the inclusion of features such as log piles, insect hotels and hedgehog connectivity.

Conditions requiring ecological measures to be carried out in accordance with the Bat Roost Assessment and requiring a scheme of biodiversity enhancement are recommended.

**11. Cambridgeshire County Council Highways: (Received 13 February 2020).**

The Highway Authority wishes to raise an objection to the above planning application in its current format as the application is not supported by sufficient transport information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway.

Further consideration will be given to this proposal upon receipt of a Transport Statement.

**Updated comments (Received 24 April 2020):** No objection from Highways following the submission of a Transport Statement. However, a condition requiring a traffic management plan is to be submitted to ensure highway safety is achieved during construction.

**Updated comments (Received 05 May 2020):** No objection raised, as there is no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

**12. South Cambridgeshire District Council Environmental Health Officer:** No objection subject to conditions regarding construction hours, burning of waste, and details of any piled foundations.

**13. South Cambridgeshire District Council Landscape Officer:** Supportive of the application. The proposed works would respect and retain the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located. Hard and soft landscape – Details have not been provided and should be secured by condition. To reduce minor adverse visual amenity effects, it is recommended that the applicant includes a group of small trees to the west of the site.

**14. South Cambridgeshire District Council Conservation Officer:** It is considered that there are no material Conservation issues with this proposal.

**15. South Cambridgeshire District Council Drainage Officer:** None received.

**16. South Cambridgeshire District Council Contamination Officer:** There are no immediately evident environmental constraints and the proposed use is not particularly sensitive to the presence of contamination. No condition in relation to contaminated land is required in this instance.

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

17. Representations have been received with objections of the application for the following grounds:

Objection at 27 Cambridge Road:

- Positioning of the building in close proximity to private gardens
- Loss of open aspect from garden and house
- Visual impact due to the proposed size, height, and material usage of the building
- Over-shadowing and over-bearing in relation to existing narrow garden property (boxed –in effect)
- Loss of property value
- Loss of privacy
- Potential loss of existing right of way which is restricted by means of a locked gate.
- Detrimental effect to the enjoyment of property

Objection at 6 High Street:

- Suitable building already in place, investment should be to refurbish the old bowling pavilion building. Size and positioning of proposed building is detrimental to the aspect of bordering properties.

18. One representation has been received from the Chairman of the Bowls Club, who makes the following comments:

- The new proposed Pavilion is designed to offer a 12 month Community facility for playing indoor Short Mat Bowls played during Autumn and Winter and the normal outdoor bowls during late Spring and Summer and NOT for just the four months of the year that the Neighbours have commented on. The existing Pavilion does not offer adequate changing and toilet facilities to offer the whole Community mixed indoor and outdoor bowls opportunities through the full year. This will not impact excess additional traffic and will mainly involve Village participants.

## **The site and its surroundings**

19. The site is located north of the Waterbeach Recreation Ground. It is east of Cambridge Road at the rear of residential properties Nos 23 to 31 Cambridge Road and the Beach Social Club. The site has a boundary fence separating it from the rest of the recreation ground with secure access. The existing building is single storey, with a floorspace of approximately 38.7 square metres, and is constructed from timber cladding and has a pitched roof design.

20. The closest access into the site is from Cambridge Road along a public footpath that runs along the north of the Recreation Ground south of the Bowling Green.

21. The site is located outside the development framework of Waterbeach and in the countryside and Green Belt.

22. Towards the eastern corner of the site is the Waterbeach Conservation Area boundary.

### **The proposal**

23. The proposal is for a replacement bowls pavilion following the demolition of the existing pavilion. The proposed building would be single storey measuring a width of 6.78m, and a depth of 18m. It will have a height of 2.42m to the eaves with a maximum height of 3.68m at the ridge. It would be set back approximately 2 metres from western boundary of the recreation ground. The proposed building would be finished externally with a mixture of painted render walls, facing brickwork and timber boarding, slate roof and timber windows and doors. The internal layout would consist of changing facilities with toilets along the west side of the building, and storeroom and kitchen area along the north side of the building. There will also be a main hall with an indoor bowling mats measuring a length of 13.8m.

### **Planning assessment**

24. The key considerations in this application are:
- Principle of development in the Green Belt
  - Visual amenity & Impact on the Conservation Area
  - Residential amenity
  - Landscape
  - Ecology
  - Highway Safety

### **Planning balance and conclusion**

#### **Principle of Development**

25. The proposal site is located within the Green Belt, outside the Waterbeach development framework and in the countryside.

26. Policy S/4 of Local Plan states that new development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

27. Policy NH/10 of the Local Plan states that new buildings to provide appropriate facilities for outdoor sport and outdoor recreation will be permitted in the Green Belt where they will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it. The proposed development would not alter the purposes of including land within it given that the land use will remain the same.

28. Policy NH/14 of the Local Plan states that development proposals will be supported when:

- a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;
- b. They create new high-quality environments with a strong sense of place by responding to local heritage character including in innovative ways.

28. Paragraph 143 of the National Planning Policy Framework 2019 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

29. Paragraph 144 states 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 resulting from the proposal, is clearly outweighed by other considerations.

30. Paragraph 145 of the National Planning Policy Framework 2019 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, however exceptions to this include the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. This is reaffirmed within policies S/7 and NH/10 of the Local Plan.

31. The proposal involves the demolition of the existing pavilion and replacing it with a new pavilion with a larger footprint than the existing. The submitted Design and Access Statement states that the proposal is to replace an existing dilapidated bowls club building, with new facilities comprising an indoor bowling carpet area measuring 13m long, changing rooms, a kitchen and a storage area. Officers consider the proposed building, which is required to provide improved facilities for the bowls club, accords with the exceptions referred to in Para 145 of the NPPF and is acceptable in principle. It is acknowledged that the proposed building would have a footprint increase of approximately 188% compared to the existing building. However, Officers consider that given the modest scale, form, and height of the proposed building, it would result in a minimal visual impact on the openness and rural character of the Green Belt. Therefore, the proposal would not represent inappropriate development in the Green Belt in policy terms.

32. Notwithstanding the above, the proposed development would be a replacement building in the same land use. The proposed development is consistent with the aims of paragraphs 144 and 145 of the NPPF.

33. For the reasons outlined above, the proposal is in accordance with Policies S/4 and NH/10 of the Local Plan 2018 and paragraphs 143, 144 and 145 of the NPPF.

## **Character and Appearance of the Area**

34. Policy NH/8 of the Local Plan states that any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt. Criterion 2 states that where development is permitted, landscaping conditions together with a requirement that any planting is adequately maintained, will be attached to any planning permission to ensure that the impact on the Green Belt is mitigated.
35. The overall site area would be approximately 0.25 hectares. The site is relatively flat with the only change in levels occurring where the lawn is located. The existing building is single storey measuring a floor area of 39.6 square metres. The existing building is of a horizontal timber construction with a pitched roof. The main entrance and fenestrations are located on the south elevation.
36. There are several single storey buildings in close proximity to the site namely the Social Beach Club on the southeast of the site and the Old Pavilion to the south. Two storey terraces are beyond the west side of the site with more residential properties and community building to the north and, a skateboarding rink to the west of the site. The proposed development would be visible from the east, south and on approach from the public footpath of the southwest side of the site.
37. On the northeast corner of the site immediately adjacent to the lawn is the Waterbeach Conservation Area boundary. There are mature trees and a hedgerow along this boundary.
38. It is acknowledged by Officers that the proposed building would have a larger footprint than the existing and would be visible above the existing boundary fence from the east, south and southwest corner of the site. However, the proposed building would be modest in height with an eaves height of approximately 2.42m which is similar to the eaves height of the existing building. Additionally, the proposed ridge height of the proposed building would not be comparably higher than that of the existing building. Therefore, the proposed development is not considered to result in a visually intrusive development that would harm the rural and open character of the Green Belt and the Conservation area.
39. Given the location of the development near to the western boundary of the site, a landscaping condition is recommended in order to secure some additional screening to this side.
40. For the reasons outlined above, the proposed development would comply with accordance with policies NH/8, NH/9, NH/14, and HQ/1 of the Local Plan 2018.

## **Residential Amenity**

41. The neighbouring properties that would be mostly affected by the proposed development would be Nos 23 to 31 Cambridge Road to the west. These properties have deep rear gardens, and, during the site visit, it was noted that several properties beyond the west side of the site have informal rear boundary treatments.
42. Neighbours have raised concerns that the positioning, height, size, and design of the proposed development would result in a detrimental impact on their amenity



due to the loss of open aspect that is enjoyed from these rear gardens and houses. They consider that the proposal would result in a harmful visual impact, overshadowing, overbearing and loss of privacy to these residential properties.

43. Officers acknowledge that the proposed development would be in view of Nos.23 to 31. However, considering that the existing building is single storey and visible from adjacent properties, it is considered that the proposed development although larger in footprint than the existing building would not be dissimilar in height to the building it is replacing. As a comparison, the proposed building would have an eaves height of approximately 2.42m and a maximum height of 3.68m while the existing building is approximately 2.54m to the eaves and 3.37m to the ridge. Additionally, taking into account that the proposed development will be orientated with its gable elevations facing towards the north and south side of the site, with its ridgeline aligned in a north-south direction and roof form sloping away from the residential properties. Also, given the depth of the rear gardens of the residential properties and existing outbuilding along the boundary of the rear garden would mitigate any undue impact experienced from these gardens. Therefore, it is considered that the proposal would not result in an oppressive building when viewed from the rear gardens of neighbouring properties or result in significant overshadowing of the private areas of these residential gardens.
44. Concerns were raised by neighbours that the proposal would overlook the residential properties. The site is currently used as an outdoor recreational facility where overlooking from the grounds already occur. The proposed internal layout shows that the windows on the western elevation facing towards the residential properties would be high-level windows serving toilets and changing facilities. Therefore, it is not considered that there is significant loss of privacy in this instance.
45. Given the modest height and design of the proposal, and the distance from neighbouring properties, it is considered that the proposed development would not create a significant loss of light or overbearing impact to the residential amenity of the adjacent neighbouring dwellings. Therefore, the proposal is considered to accord with Policy HQ/1 of the Local Plan, 2018.

### **Highway Safety and Parking Provision**

46. The submitted design and access statement states that the proposed development would use the existing car parking that serves the Village Hall and the Sports Pavilion (north-east) which will have 50 spaces under planning permission S/0227/19/FL. The site is accessed off a public footpath to the south of the site which is off Cambridge Road.
47. The County Council Highways Authority Officers have been consulted on the application, and considered that the transport statement is acceptable following conditions to be applied to the application for a traffic management plan if the proposal is to be recommended for approval.
48. The submitted Policy TI/2 of the Local Plan, 2018 states that development must be located and designed to reduce the need to travel, particularly by car, and

promote sustainable travel appropriate to its location. Additionally, Policy TI/3 of the Local Plan, 2018 sets out the minimum parking provision for gross floor area of 1 space per 22m<sup>2</sup> (over 1,000m<sup>2</sup>) for a D2: Assembly and leisure (leisure). The total gross area of the proposed development would be less than 1,000m<sup>2</sup> therefore additional car parking spaces would not be required in this instance. Furthermore, given that the site is located within the centre of the village, and it is within a reasonable walking and cycling distance to local amenities and, the closest bus stop on Cambridge Road is approximately 149m (approx. less than 3mins walking distance) from the application site. Officers consider that the proposal is in a sustainable location.

49. Notwithstanding the above, the proposal is not considered to result in an increase in traffic generation that would be detrimental to highway safety given the existing use of the site. Therefore, it is considered that the proposal would be in accordance with Policies TI/2, TI/3 and HQ/1 of the Local Plan, 2018.

### **Landscaping and Trees**

29. A Tree Survey and Arboricultural Implications Assessment (dated Feb 2018, April 18 and Sep 19) has been submitted as part of this application, this has been reviewed by the South Cambridgeshire Tree Officer who has agreed that the information that has been submitted is acceptable.

30. Information has also been provided in regards of the landscaping of the site, this has been commented on by the Landscape Officer. They have stated that the soft landscaping works are not acceptable, further planting is needed when accessing the site and there should be a mixture of native hedgerow. Further details are to be conditioned on the site including the sedum roof.

### **Other Matters**

50. The site is located within flood zone 1 (low risk). Comments from the Council's Drainage Officer has not been received; however, a condition will be added to the approval requesting foul and surface water drainage scheme in accordance with Policies CC/8 and CC/9 of the Local Plan, 2018.

### **Procedural Matters**

51. A request for foul and surface water drainage, traffic management plan, biodiversity enhancement, and soft landscaping conditions would need to be submitted prior to the commencement of the development. In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Planning Agent was notified of the intent to impose these conditions on the 21 August 2020 and confirmed via email on 24 August 2020 that they are in agreement with the conditions..

## Conclusion

52. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

## Recommendation

53. Officers recommend that the Committee APPROVES the application, subject to the following recommended conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 737-7 Rev C, 737-8, 737-5-B, 737-4-C date amended 28 February 2020 and, Bat Survey Report date received 02 April 2020 and Design and Access Statement date received 28 February 2019.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
3. Prior to commencement of the development, detailed plans demonstrating that suitable surface water and foul water drainage provision can be achieved on site shall be submitted to and approved in writing by the Local Planning Authority., The plans submitted should include:
  - a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
  - b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved; and
  - c) A site plan identifying indicative locations for sustainable drainage features.
  - d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable.
  - e) Details of foul discharge location or treatment plant and discharge location.
4. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principle areas of concern should address:
  - (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
  - (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.

(iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.

(iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Development shall be carried out in accordance with the approved details. (Reason - In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)

5. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).
6. Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing. (Reason - To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).
7. All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Bat Roost Assessment (Applied Ecology, May 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. (Reason - To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.)
8. All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NE/6 of the South Cambridgeshire Local Plan 2018).
9. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless

otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

10. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department. (Reason: To ensure nuisance is not caused to local residents.)

### **Informatives**

1. The effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
3. The applicant is advised that they should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
4. Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

### **Informative for Air Source Heat Pump**

1. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the

ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition, equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

### **Background Papers**

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)

### **Report Author:**

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