



9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

S/4295/19/FL – Impington

(Impington Village College, New Road)

Proposal: Erection of one two-storey building (Class D1) for educational use and erection of one single-storey building (Class D1) for educational use associated landscaping car parking and replacement grounds storage facility

Applicant: The Morris Education Trust

Key material considerations:
Principle of Development in the Green Belt
Education Use
Protection of Open Space
Character and Appearance of the Area
Heritage Assets
Trees and Landscaping
Biodiversity
Transport
Highway Safety
Flood Risk and Drainage
Neighbour Amenity
Very Special Circumstances

Date of Member site visit: N/A

Is it a Departure Application?: Yes

Decision due by: October 2020

Application brought to Committee because: This application has been referred to the Committee on the basis of officers' current assessment of the sensitivity and significance of the proposals, because it is of Local Interest and represents a departure from the Development Plan.

Presenting officer: Karen Pell-Coggins, Senior Planning Officer

Executive Summary

1. The proposal seeks the erection of two buildings for educational use (Class D1) together with two ancillary buildings and associated car parking and landscaping within the grounds of Impington Village College. The main building would be a new free school for children with Autism Spectrum Condition (ASC) and the second building would be additional accommodation for Impington Village College. The ancillary buildings include relocation of the existing ground store.
2. The site is located outside the Impington development framework and in the Green Belt and countryside. It is situated within the setting of a Grade I listed building and adjacent to the conservation area.
3. The development would represent inappropriate development that is by definition harmful to the Green Belt in policy terms. It would result in other visual harm to the character and appearance of the Green Belt and countryside.
4. However, there are considered to be very special circumstances in this particular case in terms of the need within the County for the provision of state specialist provision for those with higher functioning ASC in a sustainable location with good links to Cambridge and where there is an excellent track record for supporting children with autism. This would justify the development on this particular site and, in the opinion of officers, would clearly outweigh the harm to the Green Belt through inappropriateness and other harm identified.
5. Members are therefore recommended to support the application. Should the application be approved, it would need to be referred to the Secretary of State as a departure to the Development Plan.

Relevant planning history

6. S/1378/09/CM - Retention of six-bay mobile classroom (16.8m x 8.4m) and associated link until 31st July 2023 (part retrospective) - Approved

S/0664/08/F - Renewal of planning permission S/1732/04/F for retention of nursery building - Approved

S/1013/06/CM - Erection of 1 x 6 bay mobile classroom and link to adjacent building - Approved

S/1732/04/F - Retention of nursery building - Approved

S/2008/04/CM - Retention of 7 x 5 bay 1 x 9 bay and 1 x 10 bay mobile buildings -Approved

S/2129/02/CM - Retention of 7 x 5 bay 1 x 9 bay and 1 x 10 bay mobile classrooms – Approved

S/1308/00/F - Retention of 9 mobile units - Approved

S/1771/99/F - Retention to nursery building (retrospective application) and extension - Approved

S/1088/99/F - Erection of 1 x 5 bay mobile classroom and retention of nine existing mobile classrooms - Approved

S/1929/97/F - Retention of 9 mobile units - Approved

S/1438/94/F - 5 bay mobile units - Approved

S/0030/94/F- Retention of mobile unit for playgroup purposes - Approved

S/1168/92/F - Erection of one and retention of seven mobile units - Approved

S/1234/91/F - Erection of mobile unit and retention of 6 mobile units - Approved

S/1490/90/F - 8 bay mobile unit - Approved

S/0262/85/F - Go kart store and additional garage space - Approved

C/0106/57 - Erection of rural science unit and laboratory and club room - Approved

Planning policies

7. South Cambridgeshire Local Plan 2018

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in Favour of Sustainable Development

S/4 Cambridge Green Belt

S/7 Development Frameworks

S/8 Rural Centres

HQ/1 Design Principles

HQ/2 Public Art and New Development

NH/2 Protecting and Enhancing Landscape Character

NH/4 Biodiversity

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

NH/9 Redevelopment of Previously Developed Sites and Infilling in the Green Belt

NH/14 Heritage Assets

CC/1 Mitigation and Adaption to Climate Change

CC/3 Renewable and Low Carbon Energy in New Developments

CC/4 Water Efficiency

CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
SC/8 Protection of Existing Recreation Areas, Allotments and Community Orchards
SC/9 Lighting Proposals
SC/10 Noise Pollution
SC/11 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/9 Education facilities
TI/10 Broadband

8. **South Cambridgeshire Supplementary Planning Documents**

Greater Cambridge Sustainable Design and Construction - Adopted January 2020

District Design Guide - Adopted March 2010

Listed Buildings SPD - Adopted July 2009

Development Affecting Conservation Areas SPD - Adopted January 2009

Trees and Development Sites - Adopted January 2009

Landscape in New Developments - Adopted March 2010

Biodiversity SPD - Adopted July 2009

Health Impact Assessment - Adopted March 2011

Cambridgeshire Flood and Water - Adopted November 2016

Draft Histon and Impington Village Design Guide- June 2019

9. **Draft Histon and Impington Local Plan 2020**

Vision, Priorities and Principles

HIM02 Interesting Buildings (Non-designated Heritage Assets of Local Interest)

HIM05 Parking Provision for Cars and Cycles

HIM13 Maximising Recreational Space

HIM14 Walking and Cycling Routes

On 10 June 2020, the Council agreed that the Histon and Impington Neighbourhood Plan meets the Basic Conditions tests subject to the modifications from the examiner and therefore should proceed to a referendum when permitted by national regulations.

Guidance published by central government in April 2020 indicates that no neighbourhood plan referendums can take place before May 2021 and therefore the referendum on this Plan will be delayed until this time.

At the current time, significant weight can be attached to the policies in the Neighbourhood Plan for decision making purposes.

10. **National Guidance**

National Planning Policy Framework (NPPF) 2019

National Planning Practice Guidance (NPPG)

National Design Guide 2019

Consultation

11. **Histon and Impington Parish Council** – Most recent comments - Recommends approval, as amended, subject to a transport method statement including set delivery times to ensure safe access for students and residents of Park Drive is maintained.
12. **Historic Buildings Officer** – Has no objections, as amended. Comments that the application seeks consent for the construction of two new buildings within the grounds of Impington Village College; a Grade I listed heritage asset. The school is one of several village colleges, unique to Cambridgeshire, which were the brainchild of Henry Morris, the Chief Education Officer for Cambridgeshire for over 30 years; he took up post in 1922. The village colleges were a response to the poor levels of literacy outside the city and were intended to be centres of lifelong learning for rural communities, offering children's education by day and adult learning courses in the evenings, along with communal and leisure facilities.

Impington is perhaps the most significant of the early examples having been designed by renowned modernist architect, Walter Gropius together with Maxwell Fry. It was noted for its 'loose-knit, relaxed style of building'¹. The supporting heritage statement identifies that 'The original 1938-9 College building holds significant special architectural and historic interest, arguably providing a true 'realisation' of the vision of Morris and the most complete example of Gropius - a pioneer of modernist architecture.'²

The setting of the school contributes to its overall significance. It is located in an area of historic parkland formerly belonging to Impington Hall, also known as Impington Park, and there is a conscious interaction between the building, particularly the teaching rooms, and the grounds. This relationship is reinforced through the use of extensive glazing and doors opening onto the grounds, forming a seamless transition between the indoors and outdoors, allowing fresh air into the classrooms with the aim of enriching the educational experience.

The parkland setting also reflects the rural context of the school, being a 'village college' rather than an urban institution; this is fundamental to the significance of the building and differentiates it from other education facilities built at this time and elsewhere in the country.

The relationship of the building and its setting has, over time, been compromised through the introduction of later, ad-hoc phases of new development. Earlier phases of development on the site made a conscious effort to respond positively to the host school building and the supporting statement discusses how the 'first phase of redevelopment sits respectfully alongside - scale / materiality / situation - the original college building, integrating seamlessly with the original building and loosely contributing to its significance as the first phase of redevelopment at Impington Village College. It continues to respect and reflect the overarching principles and visions of Morris, working within the established design ethos of Gropius.'³

Later examples reflect the growth of the school and the need to expand but have unfortunately had a detrimental impact upon the wider, rural village, setting of the listed building and its connection to its parkland context. Overall, they show limited connection with the host listed building in terms of their design and materials, resulting in a disjointed grouping of structures towards the south and west of the site.

However, some of the existing structures on the proposed development site include brick structures dating from the mid-20th century, with flat roofs and an overall modernist aesthetic which responds well to the character of the host listed building and bring a sense of cohesion to the western end of the site which preserves the wider setting of the college, despite the presence of later development in between. They are therefore considered to preserve the wider setting of the heritage asset by reason of their materials, modest scale, form and details.

Given the visibility of the school around the site and in glimpsed views along Park Drive, there is a need to rationalise the design of any new additions, in terms of their form and palette of materials to preserve and restore some much needed cohesion to the site and wider setting of the listed building.

Whilst there are modern buildings between the host school building and the development site, it should be acknowledged that such is the nature of these buildings and the changing needs of education facilities, that further phases of re-development are likely; thereby changing the current site layout, plan and possibly landscaping. Whilst we cannot second guess what may happen to the existing buildings in the future, it should be noted that the design, scale, massing, detail and materials of any new building(s) in such a highly sensitive location should be sufficiently sympathetic and appropriate to the wider setting of the heritage asset, so that were the intervening buildings to be removed in future, the subsequent impact on views and setting of the Grade I listed building would be at the very least preserved, and where possible, enhanced.

The scheme now submitted reflects discussions following a previous submission, and in heritage terms they represent a significant improvement in terms of design, form and materials which result in a structure which responds more positively to the character of the site and host Grade I listed Impington Village College building.

Overall, and encompassing the comments above, I consider that unlike other recent additions to the site, the proposed scheme now takes reference from the modernist form and material palette of the original scheme and is considered to reinforce the historic character of the site by bringing some much needed cohesion to the wider school complex, in terms of architectural design, form and materials. This includes the use of gault brick with red brick fins, or piers, tiles to emphasise the main entrances, use of canopies and the horizontal emphasis to the windows, whilst the design details are subtly different representing a more contemporary 'take' on the heritage asset rather than a pastiche.

Improved glazing to the south elevation ensures that the building responds to its wider former 'parkland' setting, now playing fields and interacts with the wider site in a positive manner, which reflects the ethos of the original school building.

Subject to the revisions discussed above and conditions, as set out below, I consider that the scheme would successfully preserve, and arguably enhance, the wider setting of the Grade I listed building, by reinforcing the historic and architectural character of the site. Its position within the site, form and massing would respect the primacy of the main school building and would preserve its historic and architectural significance and the heritage impact would be neutral.

The proposal would accord with policy NH/14.

Requests conditions in relation to details of the external materials, including signage, and materials sample and details of external windows and doors, including RAL colour and 1:20 cross-sections.

13. **Urban Design Officer** – Has no objections, as amended. Comments that Officers generally support the scheme in urban design terms. Officers consider that relocating the Ground Store and the Oil tank to the current location has strengthened the Site Layout. In addition, the proposed elevations' design approach for the Cavendish School and the IVC building would help the buildings to sit more comfortably withing the existing built form and the character. Officers recommend conditions to help ensure that the design elements are considered in detail should planning approval be granted.

Layout

Officers welcome relocating the ground store storage and the store area for the oil tank to a less prominent location. This has helped improving the site layout plan and allowed for more generous play area and landscaping to the south.

Officers observed that the public art, located to the front of the school, which was shown in an earlier layout following Officers request has disappeared in the latest version of the Site Layout Plan. The introduction of public art element can help improve the public realm quality and to create a more legible entrance, in accordance with Policy HQ/2 of the Local Plan (2018). This can be conditioned.

Architecture

Officers welcome the general approach to the elevations of the Cavendish School and the IVC building. This approach has resulted in a design which is generally more in keeping with the character of the area comparing to the earlier design approach. However, Officers believe that the main entrance design of the Cavendish School is not satisfactory as it does not reflect the strong architectural elements exhibited in the front entrance of the Listed Building (Impington Village College). It is acknowledged that an attempt has

been made to relate the proposed building to the Listed Building in terms of proportions and materials. Therefore, on balance, Officers consider the overall approach to architectural language to be acceptable.

The indicative palette of materials appears satisfactory. Given the sensitive site location and the scale of the School building, it is recommended that a material condition is imposed.

Should the scheme be approved, Officers recommend conditions in relation to details of all the materials to be used in the development, including ground surface finishes, details and samples of all external materials and finishes shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings, details of all boundary's treatments (including plans, sections and elevations) at a scale of not less than 1:20, details of all windows and doors, surrounds, heads, cills, at a scale of not less than 1:20 and details of the Cycle stores should be submitted and approved in writing by the Local Planning Authority prior to the construction of the buildings.

14. **Landscape Design Officer** – Has no objections, as amended. Comments that subject to minor amendments or conditions the proposal would not have an adverse effect on the rural character and openness of the Green Belt and would comply with Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt.

The changes made by the applicant are welcomed. The mitigation works outlined within the Landscape statement have now been addressed by the applicant. Minor comments - Zone 02 – Supportive Zone 01 – Shrub planting is required to the front of the site beneath new trees and around parking area. Applicant to amend or to be conditioned Tree planting to the front of the site - New trees fail due to lack of soil and water. Applicant to provide sufficient root space for all trees. Trees planted in areas with a high ratio of hardstanding above their rooting area deserve structural soils or 3D cellular confinement systems to ensure they have the best rooting environment in this harsh location. <https://www.greenblue.com/gb/resources/soil-calculator/> A cross section of the tree planting pits and details of method and volume of structural soils or 3D cellular confinement system are to be provided. All trees in grass to be fitted with trimmer guards. Due to dry conditions in SCDC, sorbus aucuparia to be replaced with alternative species. Applicant to amend or to be conditioned Subject to minor amendments or conditions the proposed development would comply with Policy NH/2: Protecting and Enhancing Landscape Character and respect and retain, the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.

Additional comments / concerns

Zone 1 Cavendish School –

- i) Layout, Height, Wildflower mix – My concerns have been addressed and supportive ii) Hard landscaping – block paving and road kerbs to be specified at the front of the site.

- iii) Cycle store – No details have been provided. To be conditioned and covered.
- iv) Bin Store – No boundary treatment details have been provided. To be conditioned.
- v) Sub Station - No details have been provided. To be conditioned.
- vi) Horticultural Room – Supportive
- vii) School grounds storage - Supportive

Zone 2 IVC Building

- i) Layout, Height, Hard and Soft landscaping - Supportive
- ii) Grounds store site area – Following revised Location plan 9001 this has been removed for the application and I have no further comments.
- iii) Park Drive – Supportive
- iv) Lighting – Layout of external lighting to be confirmed. To be conditioned
- v) Boundary treatment – No details have been provided within the revised drawings. To be conditioned.

15. **Trees and Landscapes Officer** – Has no arboricultural objections, as amended. Comments that the grounds store has been removed from application near the trees. Appropriate amendments have been made to the detailed landscape proposal rev P03 The Arboricultural Feasibility Report (dated 29 March 2018) is now sufficient for this stage of the application, given the removal of the grounds store. Recommends a condition in relation to the submission of a detailed Arboricultural Method Statement and Tree Protection Strategy to protect the trees on the site.
16. **Ecology Officer** – Has no objections, as amended. Comments that the site consists of a series of single story buildings, hardstanding, amenity and rough grassland, and some standing trees. The site does sit within the Impact Risk Zone of a nearby statutory protected site but does not meet the criteria that would require a consultation with Natural England. There are no non-statutory protected sites that I am aware of that are likely to be impacted by this application. Species records in the area show breeding birds, amphibians, bats, badgers, and hedgehogs have all been recorded locally.

In support of the application the applicant has submitted a Preliminary Ecological Appraisal (AGB Environmental, April 2018) and a Bat Survey Report (AGB Environmental, November 2018). The reports have provided evidence of a low value bat roost in one of the buildings to be demolished, and therefore a Protected Species Licence will be required for works to go ahead. The applicant has provided sufficient information for determination and I will require no further clarification or amendment at this time. Other non licensable mitigation activities have also been recommended to remove any other residual risks to legislative conflict. Agrees with the approach suggested by the ecologist.

The submitted Landscape Plan shows a mix of native and non-native trees which is acceptable, and there are details provided regarding the native hedge which is also welcome.

An area adjacent to the southern boundary has been labelled as 'Habitat Area' This is a welcomed addition; however there are no details regarding its content.

Recommends conditions in relation to a Construction Ecological Management Plan (CEcMP) and Landscape and Ecological Management Plan (LEMP).

17. **Environmental Health Officer** – Has no objections, as amended. Comments that it is noted that the applicant has submitted technical details of the lighting that will be installed however there is no information about the locations of the lighting.

The noise assessment submitted has been assessed and am satisfied that the noise upon the proposed development will be acceptable however as the submitted assessment highlighted, further assessments are required to demonstrate that any plant installed at the new development will not have an impact on the nearby residential properties.

Recommends conditions in relation to lighting, noise levels from plant and machinery, the hours of use of site machinery and construction related deliveries, a Construction Method Statement and the burning of waste.

18. **Contaminated Land Officer** – Has no objections, as amended. Comments that the implications of the proposals have been considered in relation to potential risks from contaminated land. In particular, the WML Consulting - Supplementary Phase 2 Geo-Environmental Investigation & Assessment (ref 8844G-WML-00-XX RP-G-0001), dated October 2019 report has been reviewed.

We have only reviewed the aspects of the report relating to contaminated land, not those covering geotechnical recommendations for road/foundation design or waste classification/acceptance.

The report submitted supplements a previous Geosphere Phase 1 & 2 Desk Study and Site Investigation Report which does not appear to have been submitted with this application and therefore I have not been able to fully review it. However, the WML Consulting report is thorough and includes a detailed summary of the previous work along with borehole records and laboratory testing results from the previous work appended. On this basis, the report is considered satisfactory and we have no critical comments to make. The report does not make any recommendations for further work or remedial measures so there is no need for any conditions requiring further works in relation to contamination.

However, although no further investigation of potential contamination is considered necessary, to ensure the safe development including risks to ground workers, recommends attaching an informative in relation to any contamination found during works to make the developer aware of their responsibilities.

19. **Drainage Officer** – Has no objections, as amended. Comments that the proposals have demonstrated that a suitable surface water drainage scheme can be delivered in accordance with South Cambs adopted Policy CC/7 water quality and Policy CC/8 Sustainable Drainage. Recommends conditions in relation to a detailed surface water drainage scheme based upon sustainable drainage principles, details of the long term management and maintenance of the system and foul drainage details.
20. **Cambridgeshire County Council Transport Assessment Team** – Has no objections, as amended, subject to mitigation for the relative impacts of the development on the New Road and Bridge Road corridor in the form of a condition to secure a Travel Plan to encourage journeys by public transport and walking/cycling.

Further information has been submitted in the form of details of the limited movements likely by public transport for the development and details of the existing bus stop. These reasons are not considered to justify the need for the previous requirements to improvements to the accessibility of the southbound bus stop outside Impington Village College with works to include a new footway located where the bus currently stops, with a bus stop shelter and bus stop road markings together with a S106 contribution for bus shelter maintenance (£7,000) to make the development acceptable in planning terms.

Comments as follows: -

Background

These comments are further to a Transport Assessment provided by Focus Transport Planning as part of an application for the erection of one two-storey building D1 for the new Special Educational Needs & Disability School on land adjacent to Impington Village College.

The school will be for 80 pupils and will employ 38 staff. The below comments relate specifically to the Transport Assessment.

National Policy Context

Reference made to the Transport Strategy for Cambridgeshire and South Cambridgeshire is agreed.

Existing Local Transport Network

Walking Routes

The site is within Impington village centre and is well connected to the key walking routes.

Cycling Facilities

It is noted that there are no cycle routes between the site and the junction of New Road with Bridge Road. The TA also suggests that this site is within a cycling distance of the Cambridge Guided Busway segregated path.

Local Public Transport Services

This is noted to be the Citi 8 bus service. This has a frequency of a bus every 20 minutes during the peak hours and every 60 minutes in the off peaks. The site is well connected to the Cambridge City bus network. The nearest bus stop is within 200m of the site, and is located outside Impington Village College entrance.

Local highway network

The proposed vehicular access to the site would be achieved from New Road and Park Drive, a private road which links with New Road at a priority T-junction to the west. Park Drive is the existing access to Impington Sports Centre and is the proposed vehicle access to the site.

Site Access

As part of the application scheme, it is proposed that the connecting section of Park Drive between the TCS application site and junction with New Road would be upgraded to include for the following improvement measures:

- Introduction of formal passing places.
- Introduction of formal T-junction arrangements between Park Drive and the IVC side road route serving the Leisure Centre.
- Introduction of new formal marked crossing points for pedestrian and cycle access.
- New and widened segregated pedestrian and cycle paths to the northern section of the route, linking to the existing IVC walk / cycle corridor.

Please refer to comments from Highways Development Management team with regards to the access junction layout and design of this route.

Existing Traffic Conditions

The applicant has undertaken a series of traffic surveys at two locations in the vicinity of the site commencing on July 2019 and one additional repeat survey in September 2019. These are agreed.

The TA includes the latest 60 months' accident record obtained from the CCC Business intelligence together with an analysis of any trends or clusters. The data provided shows that a total of 6 slight accidents took place within the study area in the five year period. There are no clusters involving vulnerable road users.

Parking

The provision of 20 car parking space plus 6 spaces in the drop-off / pick-up area is in line with the South Cambridgeshire District Council Local Plan and is recommended to be agreed.

The TA mentions that pupil cycle use is unlikely to be as significant as at standard primary / secondary school development and therefore maximum standards may not be directly applicable in this case. As a result, the provision of 34 cycle parking spaces for staff and pupils is recommended to be agreed.

Forecast Trip Generation and Distribution

The majority of pupil related movements would be undertaken via private car, either as a parent drop-off trip or as a local authority organised shared taxi. This travel mode will result in up to 90 two-way pupil related car trip movements during the AM peak and 110 two-way car trips during the AM peak.

The TA states that the staff trip demand has been assumed that circa 60% of staff travelling to the site would do as a private car driver or passenger, instead of the 72% identified from the 2011 census. The site will be operated by 38 staff and this will result in up to 22 two-way staff related car trip movements during the AM peak and 22 two-way car trips during the AM peak.

In view of the above, the proposed development could be expected to generate 112 two-way and 132 two-way car movements during the AM and PM peak hours respectively.

The trip distribution is derived from the traffic surveys and indicates that 60% of trips will be via the junction of New Road / Bridge Road, and 40% will be via New Road / Impington Lane. This is agreed.

Baseline and Committed Development

As discussed during the pre-application stage, the County Council are aware that there are several committed developments which have been taken into consideration. The TA illustrates the predicted combined traffic demand associated with these development schemes. This is agreed.

The TA states that TEMPro growth factors of 1.0766 for AM peak and 1.0985 for the PM peak have been used to calculate the 2023 Future Baseline + Committed Development flows. This is agreed.

Traffic Flow Scenarios

The TA includes the following Traffic Flow scenarios. This is agreed.

- 2019 baseline validated against queue length surveys
- Future year scenario 2023 no development (base + TEMPRO growth + committed development)
- Future year scenario 2023 with development (base + TEMPRO growth + committed development + development)

The committed developments included in the assessment are agreed.

Capacity Assessment

The following junctions have been modelled with PICADY 9:

- Park Drive / New Road junction;
- New Road / B1049 Bridge Road junction; and
- New Road / Impington Lane / Clay Close Lane / Burgoynes Road junction.

The assessment of the Park Drive / New Road junction shows that this junction will operate within capacity in both the AM and PM peaks. The applicant flows result in little change to the junctions performance.

The assessment of the New Road / Impington Lane / Burgoynes Road junction shows that this junction will operate within capacity in both the AM and PM peaks. The applicant flows result in little change to the junctions performance.

The New Road / B1049 Bridge Road junction will be approaching practical operating capacity during the AM peak period even under baseline conditions. During the AM peak period, the junction is predicted to operate within capacity for the period 08:00 - 08:45, however in the period 8:45 to 9:00 there will be a small increase in congestion resulting from the application. The RFC will rise from 0.939 to 1.002 and max queue from 5.2 to 6.8 vehicles on New Road. No queueing issues are predicted for the B1049 Bridge Road right turn. This is not considered to be a severe impact. The junction is predicted to operate within capacity during the PM period.

Travel Plan

CCC has not commented on any detail of the Travel Plan at this stage. Targets / Measures of the travel plan will need to be subject to a condition should approval be given.

21. **Local Highways Authority** – Has no objections, as amended, subject to a condition in relation to the submission of a traffic management plan for traffic during demolition and construction.
22. **Cambridgeshire County Council Flood and Water Team** – Has no objections, as amended.

Has reviewed the following documents:

- i) Permeability Testing, WML Consulting Limited, 8844G/RH/AJL/03. Dated: 23rd August 2020.
- ii) Proposed Site Drainage Plan Zone 01 & Zone 03, WML Consulting Limited, FS0716-WML-ZZ-XX-DR-C-1001-P15. Dated: August 2020.
- iii) Proposed Site Drainage Plan Zone 02 & Zone 04, WML Consulting Limited, FS0716-WML-ZZ-XX-DR-C-1002-P15. Dated: August 2020.
- iv) Drainage Calculations, WML Consulting Limited, FS0716-WML-ZZ-XX-CA-S-0001. Dated: August 2020.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and a soakaway, allowing surface water to infiltrate into the ground.

The groundwater table was recorded at a depth of 1.6 metres below ground level in February 2020. Ground levels will therefore be raised to 13.5 metres AOD to provide a clearance zone of 1 metre between the soakaway base and the recorded groundwater level.

Infiltration testing in line with BRE DG 365 was carried out in August 2020 at two locations, one in the north east and the other in the south. The permeable paving and soakaway, proposed to the north-east of the main building, have been designed using the lowest recorded infiltration rate of 7.54×10^{-6} m/sec.

Infiltration features have not been proposed in the southern part of the site, where infiltration was found not to be viable during the August 2020 testing. Surface water from the Horticultural Room in the south will therefore be gravity piped to the soakaway in the north east of the site.

The site is located within flood zone 1 and is at very low risk to surface water flooding.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Requests conditions in relation to a detailed surface water drainage scheme for the site, based on the agreed Proposed Site Drainage Plan prepared by WML Consulting Engineers (ref: FS0716-WML-ZZ-XX-DR-C-1001/2-P15) dated 23rd August 2020 and details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features).

- 23. **Environment Agency** – Has no comments.
- 24. **Anglian Water** – Has no objections, as amended.

Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Wastewater Treatment

The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would

therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Used Water Network

This response has been based on the following submitted documents: Zone 1 and 2 proposed drainage. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

25. **Historic England** – Has no comments, as amended. Suggests that the advice of the Council's specialist conservation and archaeological advisors is sought as relevant.
26. **Cambridgeshire County Council Historic Environment Team** – has no objections, as amended. Comments that the site lies in an area of archaeological potential, within the area of former post-medieval landscaped parkland associated with Impington Hall (Cambridgeshire Historic Environment Record reference 12129) and with the tree-lined avenue which formed the approach to the hall from the south-west passing directly through the proposed development area. Impington Hall, demolished in the early 20th century following which the associated parkland was offered for the formation of the Village College, was the seat of the Pepys family and Samuel Pepys, the noted diarist, visited his uncle here. The house incorporated the remains of its late-medieval predecessor (CHER ref 05287) although it was substantially remodelled/rebuilt in the early 18th century, from which period the layout of the formal parkland largely dated. The earthwork remnants of a boundary ditch probably relating to the earlier Hall have previously been identified immediately west of Zone 1 of the proposed development, adjacent to Park Drive (11243). Previous archaeological investigations to the north-west of the development have identified medieval activity, with pottery recovered dating largely to the 12th-15th centuries, with some later material (MCB19577) while investigations to the north in advance of works to construct a church hall at the medieval Parish Church of St Andrew identified sherds of Saxo-Norman pottery pre-dating the medieval graves, suggestive of earlier activity in the vicinity (ECB638, 05448).

Recommends a condition in relation to an archaeological investigation to ensure that the development would not result in damage to any significant features of archaeological interest.

27. **Sport England** – Has no objections, as amended. Comments that it is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- i) all or any part of a playing field, or
- ii) land which has been used as a playing field and remains undeveloped, or
- iii) land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

The proposal relates to the construction of one two-storey building (Class D1) for educational use and erection of one single-storey building (Class D1) for educational use, associated landscaping, car parking and replacement grounds storage facility on the edge of the playing field at this secondary school. Most of the land taken already has buildings on it, only a small area of playing field will be lost.

The buildings will form an educational unit for children on the autistic spectrum, therefore their requirements for sport and physical activity are often different than for mainstream schools, as the children often require smaller scale activities that are best suited to smaller scale facilities like small studios, or more informal activities outside, in smaller groups. The proposal will include smaller scale indoor and outdoor spaces for sport and physical activity, including a hall of 180m² and a drama studio.

The planning application statement confirms that there is a local need for this type of facility within the local area.

The proposals for new buildings for Impington Village College do not affect any existing playing fields.

Having assessed the application, Sport England is satisfied that the proposed development meets exception E3 of our playing fields policy, in that:

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- i) reduce the size of any playing pitch
- ii) result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- iii) reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- iv) result in the loss of other sporting provision or ancillary facilities on the site; or
- v) prejudice the use of any remaining areas of playing field on the site.

28. **Crime Prevention Officer** – Has no objections. Comments that the documents in relation to crime, disorder and the fear of crime and have been viewed and a search of the Constabulary crime and incident systems for this location covering the last 12 months completed. This is a location of low risk to the vulnerability to crime at present.

It is noted that there is a paragraph in the Design and Access statement on security which mentions that the applicant will be considering the measures within the Secured by Design schools guide. It is obvious that security and safety of the students, staff and visitors has been considered.

This office would be happy to discuss a Secured by Design (SBD) application. Considers that SBD accreditation could be achieved with consultation and use of the correct tested products, along with any Breeam Security Needs Assessment required to achieve the HEA06 Safety and Security credits should they be required.

29. **Natural England** – Has no comments.

Representations from members of the public

30. One letter of objection has been received from the occupier of No. 41 New Road who has concerns in relation to the increase in traffic and the safety of students. Requests traffic safety measures such as yellow lines to help access.
31. Six letters of objection were received in relation to the original position of the grounds store that has now been relocated. No further objections have been received in relation to the new location.
32. One letter of objection stated that insufficient time had been given for residents to comment as the notification letter was dated 27th December. Five of next nine days were non-working days and many people would not work from 24th December. The objector expressed there was little doubt that this was deliberate to try to reduce the opportunity for public consideration.

The site and its surroundings

33. Impington Village Collage is located on the eastern edge of the village of Impington. The main college building is a Grade I listed building and adjacent to the boundary of the conservation area.
34. The site is situated in the south eastern corner of the college grounds outside the development framework and within the Green Belt. It measures approximately 0.9 of a hectare in area and currently comprises single storey buildings, mobile units, a grounds store, access, hardsurfacing and grassland that forms part of the playing fields and amenity areas. There are a number of mature trees on the site. The trees along the boundary with New Road are subject to a Tree Preservation Order. The site lies within Flood Zone 1 (low risk).
35. The main college buildings and vehicle parking areas are situated to the north. Playing fields are situated to the east and south. Residential dwellings on Park Drive and New Road are situated to the west. The sports centre, tennis courts and scout hall are situated to the north west.

The proposal

36. The full planning application, as amended, seeks the erection of one two-storey building (Class D1) for educational use and erection of one single-storey building (Class D1) for educational use, associated landscaping, car parking and replacement grounds storage facility.
37. The development would be sited in the south eastern part of the existing built-up area of the site. It would replace a number of existing buildings and open land. The scheme would comprise two main buildings- Zone 1 and Zone 2.
38. Zone 1 would comprise The Cavendish School which is a new special free school for children with Autism Spectrum Condition The internal accommodation would include a main hall, teaching and multi-functional learning areas, and calm and sensory rooms. The external area to the rear would comprise hard and soft play areas, a habitat area, hard and soft landscaping surrounded by a 2.4 metre high weldmesh fence with gates to provide access to the playing field. The external area to the front would comprise a vehicle manoeuvring area, a vehicle parking area with 20 spaces (including one disabled space) and cycle stores with 34 spaces (24 pupil spaces and 10 staff spaces). The school would have capacity for 80 pupils aged 7 to 19 years. 38 staff would be employed.
39. The building would measure 56 metres in length, 32 metres in depth and have a height of 7.65 metres. It would have a floorspace of 2,800 square metres. The building would have a flat roof form and design with a parapet feature. The materials of construction would be cream/buff multi bricks with red/brown brick piers and tiles for the walls and light grey single ply membrane for the

roof. The joinery and rainwater goods would be light grey aluminium. The flue would be stainless steel.

40. Zone 2 would comprise additional education space for Impington Village College. The internal accommodation would include three classrooms, an IT room, a communal area and offices.
41. The building would measure approximately 29 metres in length, 12 metres in depth and have a height of 3.7 metres. It would have a floorspace of 320 square metres. The building would have a flat roof form and design with a parapet feature. The materials of construction would be cream/ buff multi bricks with red/brown brick details for the walls and light grey single ply membrane for the roof. The joinery and rainwater goods would be light grey aluminium.
42. There would also be two ancillary buildings. Zone 3 would comprise the horticultural room for the new school and Zone 4 would comprise the grounds store for the overall site.
43. The access to the site would be via the existing access along Park Drive that leads on to New Road. A number of improvements are proposed to the access including its widening in places, a new and widened footway/cycle way, crossing places, speed tables, a formal passing place and give way/traffic calming road markings.
44. The proposal would result in the retention of two category A trees and one category B tree. A number of category B trees would be removed and replaced.
45. The application has been amended to take account of a late submission of further drainage information. The Cambridgeshire County Council Flood and Water Team has commented on the amendment (see above) but the period for consultation extends beyond the date of the committee meeting. Members will be advised on the implications for this at the meeting.

Planning assessment

46. The key issues to consider in the determination of this application are whether the proposal would represent inappropriate development in the Green Belt, whether the proposal would result in any other harm through the provision of an education use, character and appearance of the area, heritage assets, trees and landscaping, biodiversity, highway safety, flood risk and neighbour amenity; and whether there are any very special circumstances for the development that would clearly outweigh any harm to the Green Belt through inappropriateness and any other harm identified.

Principle of Development in the Green Belt

47. The site is located outside of the Impington village framework and in the Green Belt and countryside.
48. Policy S/4 of the Local Plan states that a Green Belt will be maintained around Cambridge that will define the extent of the urban area. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.
49. Policy NH/9 states that redevelopment of Previously Developed Sites and Infilling in the Green Belt will be inappropriate development except for, amongst other criteria, the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
50. Paragraph 143 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
51. 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.
52. Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are, amongst other criteria, limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.
53. National Planning Practice Guidance (NPPG) states that openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could be its volume.
54. The existing site is partly previously developed land and partly open undeveloped land. It comprises the Ideal building with a modular extension, a grounds store, a general store, an open sided building, two connected modular buildings, hardstanding, grassland and trees/ landscaping.
55. The existing buildings on the site have a footprint of approximately 786 square metres. The measurements of each building are set out below: -
Ideal building and extension - 571 square metres
Ground store - 120 square metres

Store - 15 square metres

Open sided building - 80 square metres

The calculation above excludes the separate connected modular buildings as these are temporary structures. The structures are single storey in height.

56. The existing hardstanding covers an area of approximately 2110 square metres.
57. The proposed development would replace the existing buildings with two school buildings, a grounds store, horticultural room , hardstanding, soft play area and trees/ landscaping.
58. The proposed buildings on the site would have a total footprint of approximately 1717 square metres. The measurements of each building are set out below: -
 - Zone 1 - 1495 square metres
 - Zone 2 - 350 square metres
 - Zone 3 - 62 square metres
 - Zone 4 - 110 square metresThe structures would be two storey and single storey in height.
59. The proposed hardstanding would cover an area of approximately 3,720 square metres excluding the existing access.
60. The footprint of the buildings on the site as a result of the proposal would be more than double the existing footprint of buildings. This would lead to the encroachment of buildings on areas which are currently open and undeveloped. There would also be a significant increase in the height of some of the buildings from single storey to two storeys. The hardstanding on the site as a result of the proposed development would also nearly double.
61. When taking all of the above points into account, the development is considered to have a much greater impact upon the openness of the Green Belt than the existing development.
62. In summary, the proposal would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms.
63. The proposal would therefore be contrary to Policies S/4 and NH/9 of the Local Plan.

Any Other Harm

Education Use

64. The application proposes the erection of a new special free school for children with Autism Spectrum Condition (ASC) and additional accommodation for Impington Village College.

65. Policy TI/9 of the Local Plan states that local circumstances, including increasing pressure on provision of places, must be taken into account when assessing proposals for education facilities in order to achieve the most sustainable development. In addition, new or enhanced education facilities should:
- Improve the scale, range, quality and accessibility of education provision;
 - Be appropriately located to the community they serve;
 - Mitigate the impact of any associated residential development; and
 - Comply with the strategic objectives of Cambridgeshire County Council, the local Children's Services Authority, and/or the ambition of the community they serve.

The Council will work with the County Council to provide high quality and convenient local education services in all parts of the district, but particularly in areas of population growth.

Developers should engage with the Children's Services Authority at the earliest opportunity and work co-operatively to ensure the phasing of residential development and appropriate mitigation is identified in a timely manner to ensure appropriate education provision can be secured.

Planning permission will be granted for new education facilities in locations accessible by walking, cycling and public transport, where this will meet an existing deficiency or support regeneration or new development.

66. The new school is supported by the Department for Education and Cambridgeshire County Council.
67. There is currently no state specialist provision for higher functioning ASC in Cambridgeshire and the County Council currently have to place 70 secondary and older primary pupils with ASC (who have higher functioning and do not have low cognitive abilities) in independent expensive or 'out-of-county' schools that specifically cater for these students.
68. The new school would accommodate up to 80 young people aged 7 to 19 (Year 3 to Year 13) with ASC. Approximately 30 enquiries have been received from prospective parents/students regarding school places for 2021. The majority of the enquiries are from Cambridgeshire area, but also some from Hertfordshire and Essex.
69. Impington Village College has been selected due to its excellent track record for supporting children with a range of special education and complex needs. The school currently offers special education for 22 students between the ages of 11-16 with learning difficulties. The close proximity to the village college would offer excellent facilities including staff and teaching resources, post 16 provision, mixing with other students at the Village College, and pupil performance monitoring.
70. The community the school would serve is wide ranging throughout the county so would need to be located where there is good access to public transport.

Impington is designated as a Rural Centre and has a very good range of services and facilities that includes excellent public transport links. There is a bus service (Citi 8) that serves the bus stops outside the college between Cottenham and Cambridge that runs every 30 minutes in the day and every hour in the evenings Monday to Saturdays and every hour in the day on Sundays. There is also guided bus services (A/B/D) from New Road/Station Road between Cambridge and St Ives that runs every 10 minutes in the day and early evening and every hour in the late evening on Mondays to Fridays, every 15 minutes in the day and early evening and every hour in the late evening on Saturdays, and every 30 minutes in the day on Sundays.

71. The southbound bus stop towards Cambridge is between Park Drive and the recreation ground and has a shelter and real time information. The northbound bus stop towards Cottenham is opposite the main entrance to the college and has real time information.
72. The site is also accessible by walking and cycling. There are public footways along both side of New Road and the surrounding roads that have street lighting. There are separate cycle lanes along Bridge Road (B1049).
73. The development is considered to improve the scale, range, quality and accessibility of education provision in the district and would contribute to the significant need for school places for children with higher functioning ASC in the county. It would support the strategic objectives of Cambridgeshire County Council and be located where there is a good accessibility to public transport.
74. Impington Village College is a mixed secondary school with sixth form. It has 1300 pupils aged 11-18.
75. The additional accommodation for Impington Village College would enhance the existing facilities available at the site and be within the same complex.
76. The community the additional accommodation serves is the settlement of Histon and Impington and surrounding villages. The site is accessible by public transport as outlined above. In addition, there are also six dedicated school buses that serve the villages of Dry Drayton, Oakington, Girton and Milton.
77. The development is considered to improve the scale of existing education provision in the area to cater for increased residential development and would be in an appropriate location to the community it serves.
78. The proposal would therefore comply with Policy TI/9 of the Local Plan.

Loss of Playing Fields

79. The new main school building identified as Zone 1 would result in the loss of a small area of playing fields in relation to the village college.

80. Policy SC/8 of the Local Plan states that planning permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use, playing fields, or for the loss of allotments or community orchards except where:
 - a. They would be replaced by an area of equivalent or better quantity and quality and in a suitable location; or
 - b. The proposed development includes provision of open space, or sports and recreation facilities of sufficient benefit to outweigh the loss; or
 - c. An excess of provision in quantitative and qualitative terms is clearly demonstrated in all the functions played by the land or buildings to be lost, taking into account potential future demand and in consultation with local people and users
 - d. Where replacement open space is to be provided in an alternative location, the replacement site / facility must be fully available for use before the area of open space to be lost can be redeveloped.
81. The majority of the site is previously developed land and the development of the new school would lead to the loss of a small part of the area of the playing fields surrounding the sports pitches and immediately adjacent to the existing buildings. The additional accommodation for the village college would lead to the loss of a small grass amenity area.
82. The new school would provide replacement provision in the form of hard and soft playspaces for the school. Whilst this is a different type of provision, it is considered appropriate given the type of open space required for children with ASC.
83. In conclusion, as a result of the overall need for the school, replacement provision, and that the proposal would only affect land that is incapable of forming part of a playing pitch and would not reduce the size of any playing pitch, the development is not considered to result in the loss of land or buildings providing for recreational use or playing fields.
84. The proposal would therefore comply with Policy SC/8 of the Local Plan.
85. Policy HIM13 of the Neighbourhood Plan states that the two playing fields at Impington Village College and the Recreation Ground are safeguarded for recreational use in accordance with Local Plan Policy SC/8. Initiatives which support the management of the two sites in order to maximise their total use for public recreation are encouraged. Establishment of a green linkage between the two sites will be supported. Schemes that encroach on the playing field will be assessed in respect of the level of harm to the playing field.
86. However, the plan also acknowledges that Morris Education Trust are developing a proposal to build a special needs school ("The Cavendish School") in the vicinity of the IVC playing fields, largely on the footprint of existing buildings. It is not the intention of this Plan to constrain this development where a minor encroachment into the Green Belt may be necessary.

87. Given the limited loss of the playing fields, the proposal is not considered to result in significant harm to recreational land.
88. The proposal would therefore comply with Policy HIM13 of the Neighbourhood Plan.

Character and Appearance of the Area

89. The site is located outside the Impington development framework and in the Green Belt and countryside.
90. Policy NH/2 of the Local Plan states that development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.
91. Policy NH/8 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. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.
92. Policy HQ/1 states that all new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must, amongst other criteria, preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape; include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness; and be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.
93. The site is situated in the Bedfordshire and Cambridgeshire Claylands National Character Area. The main characteristics of the area include broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east, predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal, and Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel (small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads).

94. The development is not considered to adversely affect the distinctiveness of the landscape setting of the village as it would be separated from the open countryside by the existing playing fields.
95. The proposal would increase the built development on the site and result in some encroachment to the Green Belt and a loss of openness. However, the development is not considered to result in a visually dominant development that would adversely affect the rural character and appearance of the countryside.
96. The buildings would be situated within the existing built-up complex of Impington Village College and on partly previously developed land and partly open grassland. The development would result in some encroachment into open Green Belt land and a subsequent change from open undeveloped land to built-up land. Whilst it is acknowledged that this would be limited, it would result in a loss of openness to the site.
97. The new school building would be sited at the end of Park Drive and be accessed off the existing entrance to the south of New Road that currently serves the Sports Centre and Scout Hall. The layout of the development would create a separate area for the new school with good accessibility and aid legibility for pupils. The new building for Impington Village College would be accessed through the school grounds from the existing entrance to the north of New Road that serves the school. The layout of the development would continue existing pathways and links between the buildings.
98. The scale and height of the buildings would increase the built form on the existing site as the single storey buildings would be replaced with a two storey building. This would result in a visually intrusive development that would detract from the lower scale of buildings on the eastern part of the site adjacent to the existing playing fields. However, the buildings are considered to be in keeping with the proportions of the existing buildings on the site and are not considered to seriously harm the overall character and appearance of the area.
99. The buildings would have a contemporary style that incorporates simple rectangular plan forms and flat roof designs along with features such as horizontal windows and canopies that reflect the character and appearance of the original Impington Village College building and the earlier buildings added to the site. It would create a cohesive development that would sit comfortably within its wider context.
100. The use of gault bricks for the building with red brick details together with tiles to emphasise the main entrances would replicate materials found on the main building and would maintain the identity of the site.
101. Conditions are recommended in relation to boundary treatment, hard and soft landscaping, the standalone cycle parking building and substation to assimilate the development into its surroundings. This would include the maintenance of planting.

102. Whilst it is acknowledged that public art within the development is encouraged, it is not considered necessary in this case due to the nature of the development.
103. The development is considered to result in a high quality scheme that would reflect the context of the site in the Green Belt and setting of an important listed building whilst also creating a sense of place.
104. The proposal would therefore comply with Policies NH/2, NH/8 and HQ/1 of the Local Plan.

Heritage Assets

105. The site is situated within the setting of a grade I listed Impington Village College building and the Impington conservation area.
106. The listed building is described as follows: -

'Comprehensive school, built as village college. 1938-9 by Walter Gropius and E Maxwell Fry for Cambridgeshire County Council. Brick cross-wall construction, with some steel roof trusses, and steel framed assembly hall. External brick walls are faced with rough-textured yellow bricks, with dark brown brick plinths, chimney stacks and the piers carrying the steel girders which span the hall roof. Roofs of timber covered with boarding and asphalt. Steel roof trusses to classroom ranges supported on internal walls, so that the external walls can be largely glazed. This is a very early example of this simple building device. One and two storeys. The plan is based around a central promenade, which originally doubled as the dining area, reached directly from the main entrance, and with side entrance from Centre Court serving playgrounds. To the right of the main entrance is the assembly hall, intended also as a community hall for films and plays, fan shaped and in style reminiscent of Lubetkin and Tecton's contemporary hall at the Finsbury Health Centre, but with a stage. The two buildings served to popularise this plan in the 1950s, for school halls and for entertainment buildings - including the Royal Festival Hall. Beyond, two-storey classroom range over library and (slightly later) needlework room, with two staircases and later lift. To the rear of the promenade is the main classroom range, which extends from centrally-placed laboratory, and with covered way linking the classrooms. To the left of the entrance a gently curved range houses the adult accommodation: common room, staff room (formerly for table tennis), billiards, lecture room, committee room and library, connected to rear by covered way and with rippling pattern of bay windows under deep timber eaves to front.

The style of the facades anticipates the architectural idiom of the 1950s. Steel opening casements, in narrow timber surrounds, those to central core framed in plaster box surrounds; strong transoms above and/or below the main opening range. Timber glazed doors. Architectural display is reserved for the entrances. Main entrance through triple paired doors in blue tiled surrounds under thin cantilevered canopy with tiny round skylights, set within a framework of contrasting brickwork and with broad metal window over. Side

entrance set between curved walls.

Interiors. The unmoulded walls, many without skirtings, reflects the conscious simplicity of the design. Original doors survive throughout. Assembly hall with folded plaster ceiling incorporating square vents, timber floor and stage front. Promenade lined with lockers. Adult common room lined in plywood. Plaque commemorates the donation of the adult wing by the Directors of Chivers and Sons Limited. At the entrance another plaque commemorates the donation of the site of Impington Village College in memory of John Chivers 1857-1929.

The village college was the inspiration of Henry Morris, proselytising Education Officer for Cambridgeshire County Council. He saw that in a rural area with few amenities those provided in a school should and could be put to serve the entire community. Between 1927 and 1940 he secured the building of four such schools, each with a wing dedicated to adult education. From these small beginnings began many ideas of community education widely promoted after the war, and developed architecturally by authorities such as Nottinghamshire and Leicestershire in the late 1960s and 1970s. Impington, the fourth, is the most significant, however, for suggesting a loose-knit, relaxed style of building, understated, modern yet user-friendly and incorporating traditional materials, that inspired the post-war school building boom that was England's most significant architectural achievement internationally. It was an important source for the ideas embodied, most notably, in the Hertfordshire schools programme. It is also much the most significant and only unaltered work by the pioneering modern architect and educator Walter Gropius (1883-1969) from his short residency in Britain (1934-7), and one of his few buildings anywhere. Gropius was the pioneer of the simple modern style in brick and glass, for example his Fagus Factory, Alfeld (1911 onwards) and temporary Werkbund Exhibition office buildings in Cologne (1914). But Gropius showed a particular interest as a designer of entertainment and education buildings, and among his first contacts on reaching England in 1934 were Leonard Elmhirst of Dartington Hall and Henry Morris. Morris saw Gropius's college as a prototype for subsequent buildings, and secured private funding from grant sources for the employment of an outsider.

'Henry Morris's celebrated series of village colleges in Cambridgeshire were the most prophetic expression of what a "community school" might mean. They began by offering an educational example, and went on to give an architectural one as well.' (Saint, 1987). 'One of the best buildings of its date in England, if not the best. Equally successful its grouping and its setting among the trees of the Impington Hall Estate. The pattern for much to come (including most progressive schools built after the Second World War), in so far as at Impington the practical and visual advantages of modern forms in a loose yet coherent, completely free-looking arrangement had first been demonstrated.' Later additions, detached in the grounds, were always intended, as funding allowed. The original Gropius Building is little altered and has been well maintained.'

107. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation

area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

108. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

109. Policy NH/14 of the Local Plan states that development proposals will be supported when 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 and they create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways.

Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:

- i) Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;
- ii) Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;
- iii) The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;
- iv) Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;
- v) Historic places;
- vi) Archaeological remains of all periods from the earliest human habitation to modern times.

110. The main significance of the listed building is its features of historic and architectural interest. Impington is perhaps the most significant of the early examples and noted for its 'loose-knit, relaxed style of building'. It provides a true 'realisation' of the vision of Morris and the most complete example of Gropius - a pioneer of modernist architecture.'

111. The setting of the school also contributes to its overall significance due its historic parkland formerly belonging to Impington Hall. There is interaction between the buildings and the grounds and its parkland reflects the rural context of the school as a village college.

112. The relationship of the building and its setting was originally respected through new developments that reflected the modernist style of the main building. However, it has more recently been compromised by different styles of development that have not connected with the building and detracted from its setting.

113. The proposed buildings are considered to respond positively to the site in terms of their siting, massing, form, design, and materials.
114. The position of the buildings on the site and the overall simple form and massing of the buildings would respect the primacy of the main school building.
115. The contemporary interpretation of the modernist style of architecture along with the incorporation of features found on the main building and the use of similar materials with brick details would complement the character and appearance of the grade I listed building and its parkland setting.
116. The development is considered to reinforce the historic nature of the site and would result in a cohesive development that would preserve the significance of the listed building in terms of its special character and appearance and its wider setting.
117. The main significance of the Impington conservation area is St Andrews Church and its rural setting that comprises an open character of buildings and small fields. The Impington Village College site is situated within the immediate setting of the conservation area.
118. The development is considered to be sympathetic to the character and appearance of the conservation area as it would reflect the siting, massing, form, design and materials of existing buildings on the site.
119. The proposal is considered to have a neutral impact and would sustain the significance of heritage assets.
120. Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Notwithstanding the conclusion that the proposal will have a neutral impact, officers consider that any less than substantial harm resulting from the development is nevertheless outweighed by the public benefits of the development in terms of the need for the new school and the additional accommodation that would be provided for the existing school.
121. Conditions are recommended in relation to details of the external materials, including signage, and materials sample and details of external windows and doors, including RAL colour and 1:20 cross sections.
122. The site lies in an area of archaeological potential. The development is not considered to result in harm to non-designated assets in the form of features significant archaeological interest providing a condition is attached to any consent to secure an archaeological investigation of the site and recording of any remains.
123. The proposal would therefore comply with Policy NH/14 of the Local Plan.

124. Policy HIM02 of the Neighbourhood Plan states that a list of Interesting Buildings in Histon and Impington shall be maintained. The list will be subject to annual review when buildings may be added or removed. The buildings on the prevailing Interesting Buildings list established in accordance with this Policy are identified as non-designated heritage assets. Proposals for any works that would lead to harm or substantial harm to a non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.

Where proposals have any effect on a non-designated heritage asset, a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.

125. The 'Concertina' house and gateway New Road is on the list of Interesting buildings and is defined as a non-designated heritage asset. It is an ancillary lodge building to the main village college building at the southern entrance on New Road. The setting of the building is mainly the mature trees and the wall along New Road.
126. The new school and village college buildings are not considered to result in harm to the significance of this non-designated heritage asset as they would be situated a significant distance away from and be separated by intervening development in the form of the existing two-storey dwellings on Park Drive, the Sports Centre and tennis courts along with a group of trees.
127. However, the development would also include alterations to the existing access within the immediate vicinity of the building. These works comprise new footways and cycleways, a raised speed table and a crossing and create a more formal entrance. This development would further formalise the access and is considered to have an effect upon the setting of the non-designated asset.
128. The main significance of the asset is the structures and the setting of the structures is considered of lower significance. The works are not considered to lead to substantial harm to the setting. Notwithstanding the above, the public benefits of the development in terms of the new school and additional accommodation for the existing school are considered to outweigh any harm.
129. The proposal would therefore comply with Policy HIM02 of the Neighbourhood Plan.

Trees and Landscaping

130. The site currently comprises a number of trees. There are two category A (high quality) trees, a large number of category B (moderate quality) trees and a small number of category U (poor quality) trees.
131. An Arboricultural Feasibility Report was submitted with the application. The two category A Beech and Sycamore trees and one category B Silver Birch

tree along the eastern boundary would be retained and protected. These are the most important trees on the site. The group of trees adjacent to Park Drive would also be retained.

132. A number of category B and U trees would be removed from the site. However, these would be the younger or poor quality trees.
133. The development is not considered to result in the loss of any trees that are important to the visual amenity of the area.
134. New native trees would be provided within the site to compensate for the trees lost and enhance the quality of the development and rural character and appearance of the Green Belt. The general landscape strategy is supported and a condition is recommended to agree the precise details.
135. The proposal would therefore comply with Policy NH/4 of the Local Plan.

Biodiversity

136. The site consists of habitats in the form of buildings, trees, shrubs, rough grassland, amenity grassland, hardstanding and a dry pond.
137. An Preliminary Ecological Appraisal and Bat Survey Report were submitted with the application.
138. The Preliminary Ecological Appraisal considered the single storey brick Ideal building to have low suitability for roosting bats due to a hole in the soffit. The other buildings were considered to have negligible suitability for roosting bats. One Silver Birch tree with a cavity was considered moderate suitability for roosting bats. The rough grassland and hedge had suitability for foraging bats.
139. The Bat Survey comprised an inspection of Building 1 which confirmed that it comprises a day roost for pipistrelle bats. A number of droppings were found. Two dusk emergence surveys and a dawn entry survey were carried out to determine activity. Two pipistrelle bats were recorded on each of the emergence surveys and one pipistrelle was recorded on the entry survey.
140. A tree inspection was carried out on the Silver Birch tree and was considered to have negligible suitability for roosting bats.
141. The Preliminary Ecological Appraisal assessed the site for badgers, birds, newts and reptiles. No badger setts or evidence of badgers latrines, pathways, footprints, snuffle holes or hairs was recorded on the site or within a 30 metres buffer. The trees were considered to have high potential for nesting birds. The rough grass was considered to provide a low suitability terrestrial habitat for foraging, sheltering, or hibernating great crested newts. The dry pond was considered unlikely to hold enough water to support great crested newts. The rough grass was considered of negligible potential to support reptiles due to the lack of connection to similar features. The site had potential for hedgehogs.

142. Mitigation required includes a Bat Mitigation Licence from Natural England, to include appropriate timing of works, replacement roost sites (ecological supervision of demolition works under suitable weather conditions and precautionary lighting measures. Further mitigation recommended is the retention of trees and replanting of any trees lost with native species, removal of vegetation outside the bird breeding season or checked by an Ecologist prior to removal, cover excavations at night and temporary fencing to materials to protect from badgers,
143. Biodiversity enhancement suggested includes replacement native tree planting, planting a native hedge and the installation of bird boxes on mature retained trees and the installation of and bat boxes on the trees or new building.
144. Conditions are recommended for the submission of a Construction Ecological Management Plan (CEcMP) to ensure adequate mitigation and enhancement together with a Landscape and Ecological Management Plan (LEMP) to ensure biodiversity on the site is maintained in the future.
145. Subject to the above conditions, the proposal would not have an adverse impact upon protected species.
146. The proposal would therefore comply with Policy NH/4 of the Local Plan.

Highway Safety

147. The access to the site is via Park Drive and off New Road which is a fairly busy through road with a speed limit of 30 miles per hour.
148. The development would result in an increase in traffic generation to the site. It is estimated to generate 112 two-way and 132 two-way car movements during the AM and PM peak hours respectively. 60% of trips will be via the junction of New Road / Bridge Road, and 40% will be via New Road / Impington Lane.
149. The majority of pupil movements would be by private car, either as a parent drop-off trip or as a local authority organised shared taxi trip. This travel mode will result in up to 90 two-way pupil related car trip movements during the AM peak and 110 two-way car trips during the AM peak.
150. The staff trips would comprise 60% of staff travelling by private car driver or as a passenger. This travel mode will result in up to 22 two-way staff related car trip movements during the AM peak and 22 two-way car trips during the PM peak.
151. The proposed traffic levels take into account committed developments. The TEMPro growth factors of 1.0766 for AM peak and 1.0985 for the PM peak have been used to calculate the 2023 Future Baseline + Committed Development flows.

152. The capacity of the junctions at Park Drive/ New Road, New Road / B1049 Bridge Road and New Road / Impington Lane / Clay Close Lane / Burgoynes Road have been modelled.
153. The assessment of the Park Drive / New Road junction shows that this junction will operate within capacity in both the AM and PM peaks. The development flows result in little change to the junction's performance.
154. The assessment of the New Road / Impington Lane / Burgoynes Road junction shows that this junction will operate within capacity in both the AM and PM peaks. The development flows result in little change to the junctions performance.
155. The New Road / B1049 Bridge Road junction will be approaching practical operating capacity during the AM peak period even under baseline conditions. During the AM peak period, the junction is predicted to operate within capacity for the period 08:00 - 08:45, however in the period 8:45 to 9:00 there will be a small increase in congestion resulting from the application. The RFC will rise from 0.939 to 1.002 and max queue from 5.2 to 6.8 vehicles on New Road. No queueing issues are predicted for the B1049 Bridge Road right turn. This is not considered to be a severe impact. The junction is predicted to operate within capacity during the PM period.
156. To mitigate the impact, a condition is recommended to agree a travel plan to encourage greater use of public transport. The originally requested improvements to the accessibility of the southbound bus stop outside Impington Village College with works to include a new footway located where the bus currently stops, with a bus stop shelter and bus stop road markings together with a S106 contribution for bus shelter maintenance (£7,000) are not required to make the development acceptable in planning terms due to the limited movements likely by public transport for the development and details of the existing bus stop.
157. The development is not considered to adversely affect the capacity and functioning of the public highway and be detrimental to highway safety.
158. A condition is recommended to secure a traffic management plan for vehicles during demolition and construction to ensure traffic is limited at peak times, an appropriate route for vehicles, management of the public highway and the safety of pedestrians and vehicles on the site and in the surrounding area.
159. The site is in a sustainable location with good access to public transport as previously discussed in this report (education use section). The site is also accessible by walking and cycling.
160. The development would include works to the access in the form of the provision of passing places and improvements to existing give way section of the access, a junction between Park Drive and the road to the sports centre, a speed table, widened pedestrian and cycle access and crossing points.

161. These works would improve accessibility to the site for pedestrians and cyclists and encourage travel by more sustainable modes of transport other than the private motor vehicle.
162. D1 non-residential institution (secondary school and primary school) uses require 1 vehicle parking space per 2 staff plus waiting facilities/ 1.5 spaces per classroom. The school would have 38 staff. This would result in a requirement for 19 spaces plus waiting facilities.
163. 20 vehicle parking spaces would be provided on the site that would include one disabled space. There would also be space for 6 vehicles in the drop off/pick up zone. The level of vehicle parking would accord with the standards and is considered acceptable.
164. D1 non-residential institution (secondary school and primary school) uses require 1 cycle parking at a rate of 30% for pupils over 5 and 60% for pupils over 12 years. The school would have 80 pupils but there are no details of specific ages of pupils. Taking an average of 45% for all pupils, this would result in a requirement for 36 cycle parking spaces.
165. A cycle parking shed with 24 spaces would be provided for pupils adjacent to the school. A separate cycle shed with 10 spaces would be provided for staff. However, the status of the school alongside the large pupil catchment means that pupil cycle use is unlikely to be as significant as at standard primary/ secondary school development. The level of cycle parking is consequently considered acceptable.
166. The proposal would therefore comply with Policies TI/2 and TI/3 of the Local Plan and paragraph 109 of NPPF.
167. Policy HIM05 of the Neighbourhood Plan states that in addition to the indicative car parking standards and the minimum cycle parking standards set out in Local Plan Policy T1/3 and Figure 11 the following requirements must also be met. In doing so, due reference shall be made to provisions of the District Design Guide and the Histon & Impington Village Design Guide SPD 2020.

Moreover, car and cycle parking in and around both the Commercial Core and Station Site shall be provided so as to complement Policies HIM06 and HIM17 to support the vibrancy and vitality of these areas.

Car Parking

Indicative car parking standards are set out in Table 3 (see also Figure 11 of the Local Plan).

On restricted streets, all parking provision (including for visitors, customers and any business vehicles) must be provided off the running carriageway, unless the specific development proposal in question is not likely to have any

adverse impact on amenity, the passage of buses and service vehicles, or road safety through the creation of additional on-street parking.

Parking provision shall take into account the needs of the disabled; business provision should include the necessary parking provision for blue badge holders.

Cycle Parking

Minimum cycle parking standards are set out in Table 3 (see also Figure 11 of the Local Plan).

Safe and secure cycle parking shall be provided for residents, visitors / customers and employees. Specifically, cycle parking shall be:

- i) Conveniently sited - All residential cycle parking shall be sited in a manner that encourages the use of a cycle as the first choice for short trips.
- ii) Accessible and easy to use - The facilities provided shall be easy to use by all members of the community at all life stages, ideally without the need to lift or drag the cycle to park it.
- iii) Safe and Secure - Cycle parking must always be secure and give cyclists the confidence that their cycle will still be there when they return. The location should help users feel personally secure with good lighting and natural surveillance.
- iv) Covered, fit for purpose, attractive and designed to fit into the character of their local area.

General

The standards stated in Table 3 take precedence over the indicative car parking provision and minimum cycle parking provision standards given in Figure 11 of the Local Plan.

168. New Road is identified as a restricted street. There are no additional vehicle parking standards and the vehicle parking spaces for the development would be on site and not on the running carriageway.
169. Cycle parking standards are set at a rate of 50% for pupils over 5, and 75% for pupils over 12 years; plus 1 space for every 2 members of staff.
170. The school would have 80 pupils but there are no details of specific ages of pupils. Taking an average of 45% for all pupils, this would result in a requirement for 36 cycle parking spaces. There would be 38 staff which would result in a requirement for 19 cycle spaces.
171. As stated above, the proposed cycle parking provision of 34 spaces is considered acceptable.
172. The proposal would therefore comply with Policy HIM05 of the Neighbourhood Plan.

Flood Risk

173. The site is located within flood zone 1 (low risk).
174. A Flood Risk Assessment, surface water drainage design statement and calculations, and a drainage layout plan has been submitted with the application.
175. The development is not considered to be at significant risk of flooding and the development is appropriate within the low risk flood zone. It is not sited close to any fluvial sources.
176. The development is not considered to increase the risk of flooding to the site and surrounding area. Surface water from the development is proposed to infiltrate into the ground through soakaways to the north and permeable paving. On site filtration tests have been carried out to demonstrate that this is an acceptable method of drainage that meets sustainable drainage principles. Soakaways would be in the form of a geocell crate under the car park. The volume of the storage has been designed in accordance with the lowest infiltration rate to be able to accommodate a 1 in 100 year storm event plus 40% for climate change. The soakaways would have quality treatment measures to minimise pollution to groundwaters.
177. Conditions are recommended to secure a suitable surface water drainage scheme along with details of its long-term maintenance.
178. The development would therefore comply with Policies CC/7, CC/8 and CC/9 of the Local Plan.

Neighbour Amenity

179. The development would be located adjacent to existing residential properties at Nos. 1 to 5 Park Drive and the existing school.
180. The development would result in 112 two-way and 132 two-way car movements during the AM and PM peak hours. Traffic would use Park Drive to access the site.
181. The proposal would result in an increase in noise and disturbance from traffic using the access and parking areas, pupils using the external amenity areas and internal rooms. However, it is not considered to be an unacceptable level of noise and disturbance to neighbours as the existing access already serves a number of vehicle parking areas for the school and the nearby sports centre and the dwellings are surrounded by existing playing fields.
182. Conditions are recommended to control hours of use of site machinery and deliveries/dispatches during construction, a Construction Method Statement and limited noise levels from any plant and machinery.
183. The proposal would therefore comply with Policy HQ/1 of the Local Plan.

Third Party Comments

184. One resident has highlighted potential highway safety concerns and suggested that yellow lines be introduced along New Road to help occupiers of properties in New Road join the traffic flowing along New Road and to allow better access for the school and improved safety for students. Officers are unaware of any evidence for the need for such controls and are mindful of the support of the Local Highways Authority to the scheme as submitted.
185. A number of residents were concerned about the location of the grounds store but this has since been relocated and no further objections were received regarding its new location.
186. One resident was concerned about the consultation process. Officers are satisfied that residents have had sufficient time to comment on the proposal.

Other Matters

187. A condition is recommended to ensure that any contamination found during the development is remediated to safeguard the health of occupiers and ground waters to comply with Policy SC/11 of the Local Plan.
188. A condition is recommended to secure a suitable scheme of foul drainage to ensure water quality is not compromised and to comply with Policy CC/7 of the Local Plan.
189. The development proposes the installation of air source heat pumps. A condition is recommended to secure a reduction in carbon emissions by 10% through renewable energy sources to comply with Policy CC/3 of the Local Plan.
190. The development water efficiency measures in the form of flow restrictors to taps and dual flush WC's along with a water meter to monitor usage. A condition is recommended to secure a BREAM standard of at least 2 credits to protect the water supply and comply with Policy CC/4 of the Local Plan.
191. A condition is recommended to secure the provision of infrastructure to enable the delivery of high speed broadband services to drive economic growth, help our businesses and communities to thrive and make it easier to access public services in accordance with Policy TI/10 of the Local Plan.

Very Special Circumstances

192. As stated above, the proposal would represent inappropriate development that is, by definition, harmful to the Green Belt. The development would also result in some visual harm. Very special circumstances consequently need to be demonstrated that would clearly outweigh the harm to the Green Belt through inappropriateness and other harm.

193. There are considered to be very special circumstances in this case which are set out below.
194. As previously stated in the report (education use section), there is an identified need in Cambridgeshire for the provision of state specialist provision for higher functioning ASC. Currently, the County Council has to place 70 secondary and older primary pupils with ASC (who have higher functioning and do not have low cognitive abilities) in independent expensive or 'out-of-county' schools that specifically cater for these students.
195. The scheme is supported by the department for Education and Cambridgeshire County Council. The request for funding for the school was submitted with the following information: -

Detailed forecasting shows that the population of children and young people with ASC in Cambridgeshire will rise by over 500 by 2025; the expected total with Education Health and Care Assessments and Plans and ASC being approximately 1,600 children and young people. As of 2016, this trend has not faltered for the past 15 years and by 2020 /21, the number is expected to be approximately 1,260 children and young people, over 200 more than at present.

Based on current data CCC expect that currently 50% of the ASC cohort will continue to be in a mainstream school and 30% in special schools i.e. for those with severe learning difficulties. The remaining children and young people will need specialist school places for high functioning autism. The Local Authority has a Special Educational Needs and Disability Action Plan that sets out the need for additional provision to meet growth of ASC.

As of 2016, three new Area Special Schools are planned for those pupils who have severe learning disabilities in Cambridgeshire. These schools will cater for those who have ASC as an additional need to this. Alongside this development, CCC is currently developing provision to meet the needs of children and young people with ASC who could be placed successfully in mainstream primary and secondary schools with additional specialist support. However, CCC has a growing cohort of those who cannot manage in a mainstream school despite purposeful measures and who have broadly average and above average cognitive abilities. They need specialist school placements, and this has to date been met by placing in the independent sector in the absence of any other suitable alternative. This is not sustainable.

Therefore, there is a gap in provision now, and in the future, for placements for those children with high functioning ASC. A few places have been accessed in free schools in bordering Local Authorities, but this is not ideal and requires in some cases extensive travel. Currently 90 children and young people have been placed in four specialist ASC schools. These are in Cambridgeshire (2 ASC independent schools), Suffolk and Peterborough (both free schools for ASC). All of these schools are accessed by other regional Local Authorities too resulting in a high demand for places and often no availability. The total cost for the placements in these four schools is £4m, at an average cost of

about £53K independent sector and £22K + for the free schools. By 2020 the Council will need access to 131 specialist ASC day places for this cohort, 40 more than now and at an additional cost of over £2.1 m.

The current spending on independent specialist educational placements places huge pressure on the high needs block. The current numbers of available places in these schools will not suffice or would be affordable to extend use in the independent sector. The Free School places are cross border and bring with them issues of availability and accessibility. CCC therefore need to secure sufficient affordable capacity in county.

A new specialist free school in county offering places would support growth and at a cost that would be in line with the efficient use of resources. The cost per place would be at least would be half of that if independent schools (£22K).

The data provided by CCC clearly identifies growth. This growth cannot be met by current provision in county, or cross border, as this does not have capacity and is not affordable. CCC needs to continue with its commissioning strategy to ensure that the demand can be met in county.

In addition to meeting an identified need within the area for SEND provision, the school will also provide a high-quality teaching environment for autistic pupils. There will be a bespoke curriculum that reflects the needs and interests of each individual. A programme of extra-curricular opportunities which are centred around each student will also be provided, such as a horticultural club.

196. The new school would accommodate up to 80 young people aged 7 to 19 (Year 3 to Year 13) with ASC. Every student will be supported as an individual to develop and flourish to the best of their ability, academically, socially, emotionally and personally. There would be a bespoke curriculum that reflects the needs and interests of each student as well as extra curricular activities to provide opportunities for further learning.
197. The site at Impington Village College is run by the Morris Education Trust who also have another secondary school at Witchford. The main principles of the Trust are based upon the visions of Henry Morris who developed Impington Village College to enrich and transform the lives of students and pupils who come to the schools.
198. The site at Impington was selected for the new school due to its easy accessibility from Cambridge and good public transport links.
199. A site search assessment was carried out to determine whether there were any other suitable sites outside the Green Belt and within close proximity to Impington Village College to accommodate the new school.
200. The report firstly set out the search criteria for the site of the school. These are outlined below along with a brief summary of the reasons: -

- i) A location within 800 metres of Impington Village College - The existing school has an excellent track record for supporting children with a range of special education needs praised by Ofsted, access to a wide range of facilities on the existing site and by walking, and a mainstream school setting.
- ii) A site area of not less than 0.61ha. - Government guidance requires a minimum site size of 6,100sqm (0.61ha) for schools with special needs and can be reduced if existing facilities at the village college are used
- iii) Topography and character of the site and surrounding area - A level site to allow easy accessibility for a range of pupils and a tranquil and secure environment.
- iv) Availability - Funding from the public purse and a freehold or long leasehold for the long term.
- v) Accessibility - Good transport links, staff with the correct experience and qualification, and preferable direct access into a principal road for safety reasons.
- vi) Short term deliverability – Urgent need as existing situation is detrimental to the health, well-being and education of the children involved.
- vii) Planning policy context – Policy designations understood and there are no constraints upon the design and function of the school.

- 201. It then identified a number of sites with the potential for the development in Histon and Impington and assessed them in relation to the above criteria.
- 202. 23 sites were initially selected and assessed. Once the criteria of the distance from the existing village college was taken into consideration, this reduced the search to 8 sites. These sites were considered further in relation to policy constraints such as high risk flood zones and reduced to 5 sites. The five sites were fully assessed in relation to accessibility and reduced to two sites. The final two sites were fully assessed in connection with the remaining criteria.
- 203. The final two sites were Land to the West of Milton Road and Impington Village College.
- 204. The Land to the West of Milton Road was ruled out as it is open Green Belt land and the development would have a greater visual impact. It is also not available on the open market so would not be deliverable in the short term.
- 205. The Impington Village College site is therefore considered the only site that could accommodate the development.
- 206. The college complex is partly situated within the development framework and partly within the Green Belt. The existing areas within the development framework and outside the Green Belt that could potentially accommodate the development are very limited and within the immediate setting of the grade I listed building. Such development in this location would detract from the setting of this listed building that makes an important contribution to the high significance of the heritage asset.
- 207. The site for the new school and additional accommodation would make use of part of the site in the Green Belt that is previously developed and sited in close

proximity to existing buildings. This would ensure that it would not substantially encroach into the playing fields and lead to the loss of this open space that also is important to the setting of the listed building, the provision of open space within the village and setting of the village.

208. The reasons set out above are considered to constitute very special circumstances that would clearly outweigh the harm to the Green Belt through inappropriateness and other harm identified.

Planning balance and conclusion

209. The proposal seeks the erection of two buildings for educational use (Class D1) together with two ancillary buildings and associated car parking and landscaping within the grounds of Impington Village College. The main building would be a new free school for children with Autism Spectrum Condition and the second building would be additional accommodation for Impington Village College. The ancillary buildings include relocation of the existing ground store.
210. The site is located outside the Impington development framework and in the Green Belt and countryside. It is situated within the setting of a grade 1 listed building and adjacent to the conservation area.
211. The development would represent inappropriate development that is by definition harmful to the Green Belt. It would result in other visual harm to the character and appearance of the Green Belt and countryside.
212. However, there are considered to be very special circumstances in this particular case in terms of the need within the County for the provision of state specialist provision for higher functioning ASC in a sustainable location with good links to Cambridge and that has an excellent track record for supporting children with autism. This would justify the development on this particular site and clearly outweigh the harm to the Green Belt through inappropriateness and other harm identified.

Recommendation

213. Delegated approval subject to no new material issues being raised during the amendment consultation period and subject to referral of the application to the Secretary of State as a departure together with the following conditions and informatives.

Conditions

- a) 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.)

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

Location Plan	FS0716-MCA-ZZ-XX-DR-A-9001 revision P03
Proposed Site Layout	FS0716-MCA-01-XX-DR-A-9004 revision P10

Zone 1

Proposed Ground Floor	FS0716-MCA-01-GF-DR-A-9006 revision P04
Proposed First Floor	FS0716-MCA-01-01-DR-A-9007 revision P04
Proposed Roof Plan	FS0716-MCA-01-RF-DR-A-9008 revision P04
Proposed Elevations	FS0716-MCA-01-XX-DR-A-9009 revision P08

Zone 2

Proposed Ground Floor	FS0716-MCA-02-GF-DR-A-9011 revision P04
Proposed Roof Plan	FS0716-MCA-02-RF-DR-A-9012 revision P04
Proposed Elevations	FS0716-MCA-02-XX-DR-A-9013 revision P05

Zone 3

Horticulture Room	FS0716-MCA-03-GF-DR-A-1015 revision P07
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Zone 4

Grounds Store	FS0716-MCA-04-GF-DR-A-1016 revision P07
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(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

c) Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for education purposes and for no other purpose (including any other purposes in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

(Reason – The development is considered to result in very special circumstances in the Green Belt in accordance with Policy S/4 of the adopted Local Plan 2018.)

d) Prior to any commencement of the relevant element of the development, samples of the external materials including signage materials, shall be made available on site for inspection and thereafter agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the setting of heritage assets and the character of the area in accordance with Policies NH/14 and HQ/1 of the adopted Local Plan 2018.)

e) Prior to any commencement of the relevant element of the development, details of external windows and doors, including RAL colour and 1:20 cross sections, shall be submitted to the Local Authority for approval. The RAL colour shall be agreed with the Conservation Officer on site to ensure a good match with the proposed bricks. The development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the setting of heritage assets and the character of the area in accordance with Policies NH/14 and HQ/1 of the adopted Local Plan 2018.)

f) Prior to the first occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed prior to the occupation of the development in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

g) Prior to the first occupation of the development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure the development is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

h) Prior to the first occupation of the development full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. It shall also include full details of tree planting pits inclusive of method and volume of structural soils or 3D cellular confinement.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policy NH/4 of the adopted Local Plan 2018.)

i) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policy NH/4 of the adopted Local Plan 2018.)

j) Prior to the first occupation of the development, an implementation and management plan for the landscape works shall be submitted to and approved in writing by the Local Planning Authority. A landscape management plan, stating management responsibilities and a schedule of maintenance and monitoring operations for all landscape areas for a minimum of five years following implementation.

(Reason - To ensure the development is satisfactorily maintained to ensure that the impact on the Green Belt is mitigated in accordance with Policy NH/8 of the adopted Local Plan 2018.)

k) Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.)

l) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following.

i) Risk assessment of potentially damaging construction activities.

ii) Identification of "biodiversity protection zones".

iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

iv) The location and timings of sensitive works to avoid harm to biodiversity features. v) The times during which construction when specialist ecologists need to be present on site to oversee works.

vi) Responsible persons and lines of communication.

vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

viii) Use of protective fences, exclusion barriers and warning signs if applicable.

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

(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policy NH/4 of the adopted Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.)

m) A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the

commencement of development above slab level. The content of the LEMP shall include the following.

- i) Description and evaluation of features to be managed.
- ii) Ecological trends and constraints on site that might influence management.
- iii) Aims and objectives of management.
- iv) Appropriate management options for achieving aims and objectives.
- v) Prescriptions for management actions.
- vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five year period).
- vii) Details of the body or organisation responsible for implementation of the plan.
- viii) Ongoing monitoring and remedial measures.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

(Reason - To enhance ecological interests in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.)

n) No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, to include historic building recording, which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- i) The statement of significance and research objectives;
- ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- iii) The timetable for the field investigation as part of the development programme;
- iv) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

(Reason - To ensure that the significance of historic environment assets is conserved in accordance with Policy NH/14 of the adopted Local Plan 2018.)

o) 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 that should be addressed are:

- (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.

The development shall be carried out in accordance with the approved details.
(Reason - In the interests of highway safety.)

p) The development shall not be occupied until a Travel Plan for both staff and visitors has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TI/2 of the adopted Local Plan 2018.)

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

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

r) No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Proposed Site Drainage Plan prepared by WML Consulting Engineers (ref: FS0716-WML-ZZ-XX-DR-C-1001/2-P15) dated 23rd August 2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of any building.

(Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies CC/8 and CC/9 of the adopted Local Plan 2018.)

s) Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water

management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

(Reason - To ensure the satisfactory maintenance of drainage systems that are not publicly adopted in accordance with Policies CC/8 and CC/9 of the adopted Local Plan 2018.)

t) The development hereby permitted shall not be occupied until foul drainage works have been carried out in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

(Reason – To ensure a satisfactory method of foul water drainage in accordance with Policy CC/7 of the adopted Local Plan 2018.)

u) The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5dB(A) between the hours of 0700 - 2300 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 2300 - 0700 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. An assessment to prove compliance must be submitted to the Local Authority once installed.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

(Reason – To protect the amenities of occupiers of the nearby buildings in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

v) No development shall commence on site (including any site clearance/preparation works), until a Construction Method Statement has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the construction period:

- i) The parking of vehicles of site operatives and visitors
- ii) Loading and unloading of plant and materials
- iii) Storage of oils, fuels, chemicals, plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing
- v) Wheel-wash washing facilities and road-cleaning arrangements
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from site preparation and construction works
- viii) Measures for the protection of the natural environment
- ix) Hours of work on site, including deliveries and removal of materials
- x) Full details of any piling technique to be employed, if relevant

xi) Location of temporary buildings and associated generators, compounds, structures and enclosures, and
xii) Routeing of construction traffic.

(Reason – To protect the amenities of occupiers of the nearby buildings in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

w) No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 07.00 to 19.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

(Reason – To protect the amenities of occupiers of the nearby buildings in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

x) Prior to the occupation of the development, details of the covered and secure cycle parking for staff shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be installed in accordance with the agreed details prior to the occupation of the development and thereafter retained.

(Reason – To ensure adequate cycle parking in accordance with Policy TI/3 of the adopted Local Plan 2018.)

y) Prior to the occupation of the development, details of the design of the screened storage of refuse and substation shall be submitted to and approved in writing by the Local Planning Authority. The screened refuse storage and substation shall be completed before the development is occupied in accordance with the approved scheme and shall thereafter be retained.

(Reason - To provide for the screened storage of refuse and details of ancillary services in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

z) Prior to the commencement of the development, a written scheme of the proposed lighting, including siting, height, design and position of floodlights, shall be submitted to and approved in writing by the local planning authority. The lighting shall be implemented in accordance with the approved scheme and no other form of lighting shall be implemented on the application site without the prior written approval of the local planning authority.

(Reason - To protect the occupiers of nearby buildings from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

ai) A Carbon Reduction Statement, which demonstrates that at least 10% of the developments total predicted carbon emissions will be reduced through the implementation of on-site renewable and/or low carbon energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the following details:

a) Full detailed design stage SBEM calculations demonstrating the total energy requirements of the whole development, set out in Kg/CO2/annum based on a Part L Compliant Scheme.

b) A schedule of how the proposed on-site renewable and/or low carbon energy technologies will impact on the carbon emissions presented in (a) above.

The proposed renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority. (Reason - In the interests of reducing carbon dioxide emissions (South Cambridgeshire Local Plan policy CC/3).

a ii) The development shall not be occupied until a final Certificate has been issued which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.

(Reason - In the interests of reducing carbon emissions and promoting principles of sustainable construction and efficient use of buildings in line with policies CC/1, CC/4 and CC/6 of the adopted Local Plan 2018.)

a iii) The development hereby approved shall not be occupied until the building(s) have been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

(Reason – To ensure sufficient infrastructure is provided that would be able to promote economic growth, allow communities and businesses thrive and improve access to services in accordance with Policy TI/10 of the adopted Local Plan 2018.)

a iv) No development shall take be occupied until a scheme for the siting and design of the screened storage of refuse and substation has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage and substation shall be completed before the development is occupied in accordance with the approved scheme and shall thereafter be retained.

(Reason - To provide for the screened storage of refuse in accordance with Policy HQ/1 of the adopted Local Plan 2018).

Informatives

a) Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

b) There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.

Background Papers

- South Cambridgeshire Local Plan 2018
- Draft Histon and Impington Neighbourhood Plan 2020
- Supplementary Planning Documents
- File Reference S/4295/19/FL

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