

27 July 2021

Report to: South Cambridgeshire Planning
Committee

Lead Officer: Joint Director of Planning and Economic Development

20/03339/FUL – Land West of 80 West Street, Toft, Cambridge, CB23 7DS.

Proposal: Erection of a convenience food retail store with associated car parking.

Applicant: The Abbey Group Ltd. And the Cooperative Group.

Date of Member site visit: None
Is it a Departure Application?: No

Decision due by: Monday 19th July (Extension of Time agreed).

Application brought to Committee because the Parish Council requested the application be determined by Planning Committee.

Officer Recommendation: Approval, subject to recommended conditions.

Presenting officer: Aaron Coe, Principal Planning Officer

Executive Summary

This full application seeks planning permission for the erection of a new convenience store within the village of Comberton. The site is within the Development Framework of Comberton but falls within the Parish of Toft. The proposal is not considered to result in a significant adverse impact on existing retail uses within the village of Comberton or Toft. Officers note there are also a number of local objections to the proposal, particularly in respect of the impact on the independent store (Toft Shop) located within the village of Toft, and highway safety. However, through the assessment of the retail impact and submission of further information, officers now consider the scheme to comply with the national and local development policies. There are no outstanding objections from consultees and on these grounds subject

to the imposition of conditions officers consider the site could be developed without resulting in an adverse impact in respect of these matters.

Site, Surroundings and Proposed development

1. The site is located on land to the west of a detached dwelling at 80 West Street, Comberton. The land is situated within the village framework of Comberton and lies between No.80 and an allocated housing site (ref H/1(h) at Bennell Farm to the east. The Cambridge Green Belt lies beyond the northern boundary of the site. The site is not located within a Conservation Area, nor in close proximity to any listed buildings. The site is located in Flood Zone 1 (low risk).
2. The site is physically attached to the village of Comberton but is located within the Parish Boundary of Toft.
3. The application seeks consent for the erection of a convenience food retail store with a gross internal floor space of 397m², 17 car parking spaces including 2 disabled car parking spaces and an allocated parent and child bay.

Relevant planning history

4. S/3045/17/FL- Erection of a two storey detached dwelling and a car lodge/annex. Approved.
5. S/1143/17/FL- Erection of a dwelling and a car lodge/ annex. Withdrawn.

Planning policies

6. National Planning Policy

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

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/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/9 – Minor Rural Centre
CC/1 – Mitigation and Adaptation to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/2 Protecting and enhancing landscape character
NH/4 – Biodiversity
NH/8- Mitigating the impact of development adjoining the Green Belt
E/12- New employment development in villages
E/21- Retail hierarchy
E/22- Applications for new retail development
SC/3- Protection of village services and facilities
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments

8. South Cambridgeshire Supplementary Planning Documents (SPD):

Biodiversity SPD- Adopted July 2009

Trees and Development Sites SPD- Adopted January 2009

South Cambridgeshire Supplementary Planning Documents (SPD)

Sustainable Design and Construction – Adopted January 2020

District Design Guide – Adopted 2010

Consultations

12. Comberton Parish Council:

Object to the application for the following reasons:

-There is no unmet need for an additional food retail store in Comberton/Toft. This is a purely speculative application.

-There are two stores in Comberton and Toft which meets the defined planning needs for this size of population (albeit over two villages)

-If permitted BOTH stores would lose their sole store business rates relief.

-There could be a conflict of interest as the Co-Op supplies Comberton Stores, Costcutters shop with Co-op branded goods

-Currently a significant number of pupils, predominately 6th form, who walk to both Comberton Store and Toft Shop, purchase their snacks and walk back to CVC. This nearby shop would reduce the physical activity for pupils which would be unhealthy.

-Both local shops provide locally source meat and vegetables, post office and other services, near to their villages which would be severely impacted by a commercially focussed, generically supplied supermarket.

-Highway Safety - With nearly 1,900 pupils at CVC arriving/departing within 60 minutes at the beginning/end of the school day there is a significant risk of accidents and traffic congestion as recognised by the CC highways response

Highway Safety – reversing routes for delivery vehicles within the development show encroachment over disabled and child parking spaces.

- Highway Safety –There is a serious concern that the entry/exit to this development is directly opposite the main entrance for the Library and CV public transport with a significant risk.

-The anticipated 3 HGV delivery vehicles and passing trade vehicles per day impact the rural nature of the village.

- The additional traffic severely impacts the narrow route through the village.

-The development is contrary to several aspects of the current SCDC plan (notable HC1) - quality of life, noise, existing rural character, village aspect.

-Not inconsiderable is the imposition of a busy retail plot adjacent to housing in Bennell Farm East and more importantly the adjacent detached non-estate house, and nearby dwellings.

Comberton Parish Council are also concerned on the effect this retail store would have on the Post Office within Comberton. Not only would the existing store lose their sole business rate relief, but it also puts the post office at risk which is a valuable asset to the community.

13. Toft Parish Council

Object to the application for the following reasons:

- Disagrees with the retail impact test. The proposals would have an unacceptable impact on the viability of the Toft Shop.
- Concerned by highway safety due to proximity to Comberton Village College.
- Due to the narrow width of the highway, lack of safe crossing points and existing parking on the main road, the proposal will add to congestion issues and cause conflict between additional traffic and pedestrians and cyclists.

14. Cambridgeshire County Council Highways Engineer-

As Submitted

The Highway Authority wishes to raise an objection for the following reasons:- The proposed access onto the adopted public highway is not acceptable to the Highway Authority. The junction radii for this access must be 6m and not as shown on the submitted plans. Also concerned over the constrained nature of the site and require confirmation that the swept path shown is that of the largest vehicle that is to service the site. Also insist that the internal arrangements within the site are such that two domestic vehicles can easily pass one another, which will require a minimum width of 5m on all routes through the site. The footpath within the site must be at least 1.8m in width.

As Amended

Following the submission of drawing ref: 4696-13B the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway. Acceptable subject to conditions relating to:

- Falls and levels
- Access material (bound)
- Existing dropped kerb removed and footway reinstated.
- Service plan restricting delivery hours. No deliveries shall be permitted between the hours of 8am-9.30am and 2.30pm-6pm Monday-Friday.
- Traffic Management Plan

15. Ecology officer

As Submitted

Action Required: Submission of ecological assessment including assessment of probable bat movements along boundary of site. If no surveys have been undertaken, then recommend the application is withdrawn until such time as they have been completed. If the application is not withdrawn and no further surveys are submitted, then there are grounds for refusal on lack of ecological information.

As Amended

A Preliminary Ecological Appraisal (RPS, February 2021) has been submitted. This confirms that the main area of the site does not support protected or notable species although boundary hedgerows, a wet ditch and adjacent habitats are of ecological value. Potential impacts in relation to light-sensitive bat species including barbastelle bats have been assessed in the PEA, using nearby records. The east and west boundaries, particularly the southern sections are relatively unlikely to be used by light-sensitive bats due to existing street lighting. The woodland adjacent to the northern boundary may provide some, albeit relatively low value, foraging opportunities for light sensitive bats including barbastelle. Due to the scheme layout, lack of windows on the northern elevation of the store and solid close-boarded fencing, it appears feasible that light spill onto suitable bat habitat adjacent to the north of the site may be maintained lit to below 1 lux. Overall, I agree with the conclusion that there is no credible risk of significant adverse effects on the Eversden and Wimpole Woods SAC or associated barbastelle bat populations. Therefore, a sensitive lighting scheme can be secured by condition.

Acceptable subject to conditions securing the following:

- Ecological protection measures
- Lighting scheme
- Biodiversity enhancement

16. Natural England

Natural England has no comments to make on this application. Natural England has not assessed this application for impacts on protected species, but has published Standing Advice which can be used to assess impacts on protected species or the Council's ecology services consulted for advice.

17. Tree officer

Acceptable subject to conditions securing the following:

- Tree and hedgerow landscaping plan with species, size of planting material, and details of establishment.
- Protection and replacement of soft landscaping (trees and hedgerows) for five years.

18. Drainage

Acceptable subject to a condition securing a surface and foul water drainage strategy.

19. Environmental Health

- Content with the noise assessment report. Conditions required relating to the following:
 - Details of the acoustic barriers
 - Construction and delivery hours
 - Burning of waste
 - CEMP
 - External lighting

20. Landscape officer

The site adjoins the Green Belt and the council regards the Cambridge Green Belt as vital to retaining the rural character of lands and villages round Cambridge.

The proposed works would have a negligible effect upon the Green Belt and accord with Policy NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt. Conditions required to secure details of the following:

- Hard and soft landscaping
- Boundary treatments
- Cycle parking
- Refuse storage
- Lighting and CCTV

Representations from members of the public

18. 27 representations have been received objecting to the application due to:

- Adverse impacts on the Toft Shop
 - Highway safety concerns, additional traffic congestion, delivery vehicles will add to disruption.
 - There are suitable supermarkets 15mins away from the site
 - Planning officers should be supporting local amenities that are accessible by foot.
 - Out of character with the surrounding residential uses.
 - Gathering of youngsters and litter problems.
 - The Toft Shops acts as a Hub for the village of Toft and provides numerous services (Post Office, distributing medical prescriptions, delivery of goods).
 - It is proposed that the store opening time would be from 07:00-23:00. This is a quiet residential area with high quality homes. Unacceptable impact in terms of noise and light pollution.
 - Toft and Comberton combined not large enough to sustain a third village shop.
 - Inappropriate location for a shop to serve Toft residents
 - Drainage impacts (additional water on the public highway)
 - A food retail store and local butchers already exist. No need for additional COOP.
 - The application is not Covid-19 proof (insufficient space between car parking spaces and not enough space for queuing arrangements).
 - Loss of privacy and overshadowing impacts on No.80 West Street
- 1 resident made comments in support of the application relating to the following:

- Existing shop within Comberton is poorly stocked and not meeting the needs of residents.
- The issues raised by Toft residents do not take into account the rising population in Comberton due to Bennells Farm Development and other new housing developments, a better shop in this location would benefit many.

The full details of the comments are available on the council's website.

Planning Assessment

21. Principle of Development

Local Policy

Whilst the application site is within the Parish of Toft (Infill Village), it is physically located within the village development framework of Comberton (Minor Rural Centre).

Policy S/2 advises on the objectives of the Local Plan which include: supporting economic growth; and ensuring that new development provides or has access to a range of services and facilities that support healthy living and well-being of residents. Policy S/6 sets out the hierarchy for the preferred location of new development and the village of Comberton is defined as a Minor Rural Centre, therefore, given the sites location within the Comberton village development framework for the purpose

of this assessment the application site is defined as being within the Minor Rural Centre. Policy S/6 states that Minor Rural Centres are appropriate locations for new jobs and homes to be located.

In terms of the principle of a new food retail store within this location the relevant local plan policies are E/21 and E/22. Policy E/21 advises that subject to the proposals being a suitable scale a Minor Rural Centre is an appropriate location for retail provision to serve the local catchment area. Part 1 of policy E/22 states that new shops will be permitted where the size and attraction of the shopping development is of a scale appropriate to the function and size of the village. Part 2 of policy E/22 requires a retail impact assessment for retail units in excess of 250m² gross floorspace within Minor Rural Centres. The supporting text of this policy goes on to advise that the Council will, wherever possible support the provision of shops of an appropriate scale to the village.

The proposed retail store in terms of gross retail sales floor area is proposed to be 258m² and the gross internal floor space is proposed to be 397m² and therefore as per policy E/22 a retail impact assessment has been submitted to accompany the application.

In respect of the above policies given the size of the proposed retail store in terms of retail sales area is proposed to be 258m² it is considered that the convenience store would be of an appropriate size and scale to fulfil a local demand for goods to serve local residents. In terms of location the application site is positioned immediately to the east of the recently approved Bennell Farm development site (S/1812/17/OL) which granted outline consent for up to 90 dwellings and the live planning application for a further 41 dwellings (20/01992/FUL), and the site is also located opposite the Comberton Village College and Sixth Form site.

Retail Impact

In relation to the retail impact considerations the proposal is well below the thresholds set out in NPPF paragraph 89 floorspace threshold (of 2,500 m²) but above that of the 250m² threshold set by Local Plan Policy E/22. Therefore, a retail impact assessment has been submitted to demonstrate compliance with this policy.

The site is within the village framework of Comberton but within the parish of Toft and therefore it is considered appropriate to assess the impact of the proposed scheme on the existing retail uses in both villages.

The stores within the Comberton Village Framework within proximity to the proposed location of the COOP convenience store are the Budgens and P & S Cruickshank Butchers. In Toft the retail store that requires assessment in terms of impact is the Toft Shop.

The Budgens store which is located approximately 500metres east of the application site is considered to be the retail unit which will be impacted most by the proposed development. However, the siting of the Budgens is within a more central location within the village, incloser proximity to more houses (centrally and the eastern side of the village) than the application site. Moreover, whilst the existing convenience store

provides a similar offering in terms of items, the Budgens store also benefits from offering a post office service which many residents make use of. The South Cambridgeshire District Design Guide SPD (page 93) advises that a population of circa 1500 people is required to sustain a local shop. The village of Comberton, as per the 2011 census date, had a population figure of 2,346. However, this figure is likely to exceed this quite significantly given population growth and recently approved developments (including Bennell Farm) and other housing schemes. Moreover, the Comberton Village College and sixth form college has grown and now accommodates approximately 1900 students as well as a number of staff members. Therefore, on balance the population of the village as well as students, staff and visitors of Comberton Village College are considered to be sufficient to sustain an additional convenience food store within this location inside the village framework.

Overall, whilst the proposed Co-op store will undoubtedly result in some impacts upon the Budgens store, as stated above given the growing population of Comberton and the education facilities it is considered that the impact of the development would not be significant enough to warrant a refusal or for the scheme to be considered non-compliant with South Cambridgeshire Local Plan 2018 policies E/21 and E/22.

A number of objections from residents have raised the concern that the approval of a new convenience store in this location will have detrimental impacts on the Toft Shop. The Toft Shop is located in Toft and approximately 1.7km from the application site. Following a site visit to the Toft Shop it was very clear that the offering at this store was different to that which the COOP store would provide. The Toft Shop items generally consisted of specialist South African foods, a small amount of fresh fruit and vegetables (sold outside the store) and general convenience goods rather than the top up shop items that would be found in the COOP stores. Given the more specialist items offered, as well as the online/ delivery service and Post Office provided by the Toft shop it is not considered that the addition of a COOP store within Comberton would have a detrimental impact on the viability of the Toft Shop retail store.

In terms of the impact on the local butchers, whilst it is acknowledged the COOP retail store will offer the sale of fresh meat to local residents it is considered to be unlikely to adversely impact the viability of the butchers store as residents that prefer to purchase meat from a local butchers are unlikely to alter their shopping habits as a result of the addition of a COOP store.

22. Impact on the Character of the Area and adjacent Green Belt.

The existing site is a vacant parcel of land located between No. 80 West Street and the Bennell Farm development site which is under construction and the Comberton Village Secondary school and Sixth Form is immediately adjacent to the site to the south. In terms of visual impact the proposed retail store would be set back from the public highway by 33.5 metres. The building is proposed to be of a modest height 3.2 metres to under the eaves with a pitched roof design reaching a maximum height of 7.2 metres to the ridge. In terms of materials a buff brick with glazing and a sheeting roof is proposed. An external materials condition is recommended to ensure the selected materials are appropriate. Within the frontage an area of car parking is proposed with a vehicular and footpath access from West Street. In terms of the

impact on the character, as previously mentioned the Comberton Village College site is adjacent to the site and consists of a large area of car parking within the frontage and therefore the visual impact of the car parking area proposed as part of this proposal is not considered to harm the overall surrounding character.

In respect of the impact on the adjacent Green Belt, policy NH/8 seeks to ensure developments on the edge of the Green Belt are designed to ensure they do not have an adverse impact on the rural character or openness. Whilst the application site itself is not within the Green Belt the land to the north is designated as Green Belt and therefore it is vital that the development is mitigated to minimise the impact through landscaping and design measures. Additional planting will be accommodated in the car parking area to soften the impact of the parking area. Moreover, the site is well enclosed to the north east and west by planting and trees but a hard/ soft landscaping and boundary treatment conditions are recommended to ensure the proposal preserves the local landscape characteristics. The Council's landscape officer has reviewed the application and considered the proposals to have a negligible impact on the adjacent Green Belt. Officers support this view and subject to conditions the proposals are considered to be in accordance with South Cambridgeshire Local Plan policies NH/2, NH/8 and HQ/1.

23. Highway safety

The application has been amended during the course of the application in order to overcome concerns raised by the Local Highways Authority in respect of the junction radii, the widths of internal arrangements within the site and the width of the proposed footpath. Following the submission of amended drawings (ref 4696-13B) the Highway Authority advised that the development would not result in a significant adverse impact upon the public highway subject to conditions relating to the driveways falls, levels, bound material, reinstatement of the removed dropped kerb, a traffic management plan and a service plan which restricts delivery hours and prevents deliveries between the hours of 8am- 9.30am and 2.30pm-6pm on weekdays. On this basis subject to the recommended conditions the proposal is considered acceptable in highway safety terms and to accord with policy HQ/1 of the Local Plan and paragraphs 108 and 110 of the NPPF.

24. Car Parking and Cycle Parking

A parking area is located to the front of the retail unit where 18 car parking spaces including 2 disabled spaces are proposed to be provided. Indicative car parking standards are set out in figure 11 of the South Cambridgeshire Local Plan 2018 which state that 1 car parking space per 14 m² of gross floor area is required. This would equate to 28 spaces. Officers consider this number of spaces would create a car dominated frontage and result in un-used car parking for a store of this size and in this location. The site is largely accessible on foot or by bike and as such, the proposal to provide 17 spaces (including 2 disabled car parking spaces) is considered acceptable. In terms of cycle parking spaces an area has been allocated for cycle parking within the frontage but no details of the storage arrangements have been provided, a condition is therefore recommended to ensure the cycle parking provision is sufficient and located in a convenient, secure location. Subject to this condition the proposals

are considered to meet the requirements of South Cambridgeshire Local Plan policy TI/3.

25. Impact on residential amenity

No.80 West Street

In relation to overlooking and loss of privacy there are no openings proposed on the east elevation adjacent to the dwelling at No.80 West Street. In terms of overshadowing and overbearing impacts, the dwelling at No.80 West Street is set off the common boundary with the application site by approximately 12 metres which is considered to be quite a significant separation distance. The retail unit is proposed to have a depth of approximately 22 metres which will run along the western boundary of No.80 to the rear of the site. Whilst the large depth of the proposed building is acknowledged, given the siting of No.80 12 metres off the common boundary and the design of the building which is proposed to have a modest height of 3.2 metres to the eaves with a shallow pitched roof it is considered that the impact on this dwelling and the garden space is acceptable in terms of the impact on the residential amenity of the existing and future occupiers of No.80.

Impact on plots 74-78 (as approved S/4552/17/RM)- Currently under construction
Plots 74-78 of the adjacent Bennell Farm site consist of a 2.5 storey building which includes 2 x one bedroom flats and 3 x two bedroom flats. The proposed retail unit would be set off the common boundary with these units by approximately 8 metres and the flats themselves are set away from the boundary by 15m (northern block) and 18m (southern block), giving a total separation distance of 22-25 metres. Given this separation distance the impact in terms of overbearingness and loss of light is not considered to be significant. In terms of privacy, there is one opening for a door at ground floor level proposed on the west elevation of the retail unit but this will not give rise to any overlooking or loss of privacy impacts on the future occupants of the flats.

Noise and disturbance impacts on neighbours

The application is supported by a noise impact assessment. Predictions have been made for a range of operational scenarios, which include those operating conditions that would potentially result in worst-case noise impacts, using a three-dimensional noise model. Impact estimations have been based on the margin by which the predicted rating levels exceed the adopted background sound level. The submitted noise assessment indicates that with acoustic barriers in-place to protect existing and proposed residents to either side of the development, there would be no adverse or significant noise effects and no unacceptable noise impact. The Council's Environmental Health team have reviewed the proposals and raised no objection subject to conditions of the details of the noise barrier, no burning of waste, construction and delivery hours, submission of a CEMP and external lighting details.

Subject to these conditions the proposal is considered to respect the amenity of neighbouring properties in accordance with South Cambridgeshire Local Plan 2018 policies SC/9 and SC/10.

In all of the final model runs a boundary noise barrier was included in place on the north, east and boundaries of the site. This barrier was assumed to be 3 m in height where it was adjacent to the proposed store. Therefore, a condition will need to be imposed requiring details of the construction of the acoustic barrier to be submitted prior to commencement of development and to ensure that it conforms with the dimensions stated above along the relevant development site boundaries.

It is considered necessary to restrict vehicles delivering to the site after 8pm in order to protect the amenity of neighbouring properties. This will be secured via condition.

Overall subject to conditions it is considered that the proposal would not result in any adverse impact to residential amenity of neighbouring properties. The proposal would therefore accord with policy HQ/1.

26. Drainage and flooding

The site itself is not adjacent or covered by any Flood Zone or area of Surface Water Drainage Issues. The application has been assessed by the Council's sustainable drainage engineer and considered acceptable subject to a condition securing a surface and foul water drainage strategy. Subject to the imposition of this condition the development is in accordance with South Cambridgeshire Local Plan 2018 policies CC/8 and CC/9.

27. Ecology and Biodiversity

During the course of the application a Preliminary Ecological Appraisal has been undertaken and submitted to support this application. The scheme has been reviewed by the Council's ecology officer and considered acceptable subject to conditions securing ecological protection measures, a lighting scheme and biodiversity enhancement strategy. Subject to the imposition of these conditions the development is considered to be in accordance with South Cambridgeshire Local Plan 2018 policy NH/4.

28. Third Party Comments

The comments made in third-party representations are noted, with many points already considered in the report but are summarised below:

Representation	Response
Concerned by the adverse impacts on the Toft Shop and lack of need for additional retail.	Addressed at paragraph 21.

<p>Highway safety concerns, additional traffic congestion, delivery vehicles will add to disruption.</p>	<p>Addressed at paragraph 23.</p>
<p>There are suitable supermarkets 15mins away from the site.</p>	<p>It is assumed this comment is referring to larger supermarkets e.g. Morrisons within Cambourne. The proposed retail unit is a smaller retail offering which will provide a top up shop service for local residents rather than a larger weekly shop which residents would travel to supermarkets further afield for.</p>
<p>Planning officers should be supporting local amenities that are accessible by foot.</p>	<p>The site is within the development framework and within walking or cycling distance from local residents within Comberton and students/ members of staff of the adjacent Comberton Village College and Sixth Form. There is a foot and cycle path to the site.</p>
<p>Out of character with the surrounding residential uses.</p>	<p>There is no defined village centre within Comberton, the other existing retail uses within Comberton are also surrounded by residential uses. The applications site is immediately adjacent to the Comberton Village College secondary school and sixth form and therefore not entirely surrounded by residential use.</p>
<p>Gathering of youngsters and litter problems.</p>	<p>Not considered that these concerns would justify a refusal of planning permission. The convenience store use proposed is not considered to create problems in this regard.</p>
<p>It is proposed that the store opening time would be from 07:00-23:00. This is a quiet residential area with high quality</p>	<p>A noise assessment has been submitted and considered acceptable by the Environmental Health officer subject to conditions relating to: Details of the acoustic barriers and external lighting. Officers are satisfied that subject to</p>

homes. Unacceptable impact in terms of noise and light pollution.	these conditions the noise and light impacts of the proposal are acceptable. The granting of planning permission does not indemnify against statutory noise nuisance action being taken if noise complaints are received.
Neighbour amenity impacts on No.80 West Street	Addressed at paragraph 25.

Planning balance and conclusion

29. Overall, given the growing population of Comberton Village with further approved residential developments taking place and the growth of the Comberton Village College and sixth form it is considered that the village of Comberton is suitable for sustaining an additional village convenience store. The site is appropriately located in a sustainable location immediately adjacent to the new residential development at Bennell Farm and the Comberton Village College and sixth form site. Subject to conditions the proposals are considered to be compliant with South Cambridgeshire Local Plan 2018 policies S/3, E/21 and E/22.

Recommendation

30. Officers recommend that the Planning Committee approve the application subject to the following conditions:
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
 - 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.
 - 3 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or

dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with SCDC local plan 2018 policy SC/10.

- 4 There shall be no burning of any waste or other materials on the site, without prior consent from the Environment Agency. A D7 exemption registered with the Environment agency is required.

Reason: To ensure nuisance is not caused to local residents (SCDC Local Plan policy SC/14).

- 5 Prior to the commencement of development, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details thereafter.

Reason: To protect the amenities of nearby residential properties in accordance with SCDC Local Plan 2018 policies SC/9, SC/10, SC.14.

- 6 Details of any intended external lighting, including security floodlighting during the construction phase, shall be submitted to and approved by the Local Planning Authority before construction commences. The lighting impact shall be assessed in accordance with The Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

Reason: To protect the amenity of the locality, in terms of light pollution especially for people living nearby (SCDC Local Plan policy SC/9.)

- 7 Prior to the commencement of development full details of the acoustic noise barriers to be erected along the north and east boundaries of the site shall be submitted and approved in writing by the local planning authority.

Reason: To protect the amenity of neighbouring properties. In accordance with SCDC Local Plan policy SC/10.

- 8 The access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety SCDC local plan policy HQ/1.

- 9 The existing access/dropped kerb shall be permanently and effectively closed and the footway shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 28 days of the bringing into use of the new access.

Reason: In the interests of highway safety (SCDC local plan policy HQ/1).

- 10 Prior to bringing into the use of the development hereby permitted a written servicing plan shall be submitted to and approved in writing by the Local Planning Authority. The servicing plan will be required to state that no deliveries will be permitted between the hours of 8am to 9:30am, and 2:30pm to 6pm on Monday to Friday inclusive; nor at any time between 8pm and 7am on all days with the exception of the newspaper and magazine deliveries which will be made by a 'large transit sized van (3.2m)' on a daily basis.

Reason: In the interests of highway safety and to protect the amenity of neighbouring properties (SCDC Local Plan policy HQ/1).

- 11 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:

- a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- b) Contractor parking, with all such parking to be within the curtilage of the site where possible
- c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

- 12 No development shall take place (including demolition, ground works, vegetation clearance) until a scheme of ecological protection measures including a plan and specification for use of protective fencing, exclusion barriers and warning signs and buffer areas to boundary habitats has been submitted to and approved in writing by the local planning authority. The approved scheme shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
- Reason: To protect Habitats of Principal Importance and to avoid net loss of biodiversity in accordance with the NERC Act 2006, NPPF and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4 and Biodiversity SPD.

- 13 Prior to occupation a "lighting design strategy for biodiversity" features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances shall any other external lighting be installed without prior consent from the local planning authority.
- Reason: To ensure protection of adjacent bat habitats in accordance with the Conservation of Habitats and Species regulations 2017 (as amended) and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4 and Biodiversity SPD.

- 14 Prior to the commencement of development above slab level, a specification and location plan for a scheme of biodiversity enhancement including native planting and a scheme of integrated bat and bird boxes shall be supplied to the local planning authority for its written approval. A management specification shall be provided. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.
- Reason: To provide biodiversity net gain in accordance with the NPPF and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4 and Biodiversity SPD.

- 15 No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall include where appropriate:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers; 'd) Details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

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

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

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

- 17 No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to be being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

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

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

- 18 The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

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

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

- 20 No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out

as approved. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed, damaged, or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

- 21 No development shall take place above ground level until details of the external material to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area.in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.