

# Appendix 1 - (Report and Minutes)



<b>Planning Committee Date</b>	14 <sup>th</sup> September 2022
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	20/04906/OUT
<b>Site</b>	Agricultural Building And Land To The Rear Of 38 Histon Road, Cottenham, CB24 8UD
<b>Ward / Parish</b>	Cottenham/ Cottenham
<b>Proposal</b>	Outline planning application for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt with all matters reserved except for access from Histon Road.
<b>Applicant</b>	Prime Crest Homes Ltd
<b>Presenting Officer</b>	Steve Fraser-Lim
<b>Reason Reported to Committee</b>	Major application
<b>Member Site Visit Date</b>	
<b>Key Issues</b>	1.Principle of affordable housing exception site 2.Design / character of the area 3.Drainage 4.Ecology
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions / S106

## 1.0 Executive Summary

- 1.1 The application seeks outline permission for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt with all matters reserved except for access from Histon Road.
- 1.2 The site is outside of the identified development framework. However, there is an identified housing need for the number and tenure type of the housing proposed. The site is considered a sustainable location for the proposed housing and would meet the exception tests for development within the greenbelt. Outstanding issues with regard to drainage and ecology and design can be addressed with appropriate conditions.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions and completion of a S106 agreement.

## 2.0 Site Description and Context

<b>None relevant</b>		<b>Tree Preservation Order</b>	
<b>Conservation Area</b>		<b>Local Nature Reserve</b>	
<b>Listed Building</b>		<b>Flood Zone 1, 2, 3</b>	FZ1
<b>Outside of Development Framework</b>	Y – part of the site	<b>Green Belt</b>	Y – part of the site
<b>Historic Park and Garden</b>		<b>Protected Open Space</b>	
<b>Scheduled Ancient Monument</b>		<b>Article 4 Direction</b>	
<b>Building of Local Interest</b>			

- 2.1 The application site is located on the edge of Cottenham, the majority of the site is located outside of the Development Framework, the access and the first 18m of the site is located in the Development Framework. Whereas the rear of the site, the area located outside of the development framework, is located in the Cambridge Green belt.
- 2.2 The site contains a field, there is one structure in the south east of the site. The boundaries of the site are fences along residential curtilages and mature vegetation and trees.
- 2.3 The proposal site is not located in a flood zone, nor is it in any other allocation, including the Made Cottenham Neighbourhood Plan (2021). There are no neighbouring Conservation Areas, nor Listed Buildings.
- 2.4 To the front of the site (south east) is the main access to the site, from Histon Road. Adjacent to the site access are the following dwellings, which

the access is to run between, no. 38 and no.44 Histon Road. The site borders the curtilages of the following dwellings, no. 2 Cossington Close, no. 32, 34, 36, 38 and 44 Histon Road. These dwellings are to the east and south east of the site. To the north east of the site are fields and open countryside.

### **3.0 The Proposal**

- 3.1 This application is for “Outline planning application for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt with all matters reserved except for access from Histon Road.”
- 3.2 As stated in the description and the application form, all matters are reserved subject to the access of the site this is to be from Histon Road between no. 38 and no.44 Histon Road. The access currently exists, but this is to be improved through this application.
- 3.3 An indicative layout plan has been submitted as part of the proposal, but this does not form part of the approved plans for the application and so is considered to provide an indication of how the site could accommodate the amount of development proposed.
- 3.4 There are proposed to be up to 34 dwellings, which will later be refined in the layout and scale of the site in future reserved matters applications. The tenure type of dwellings are to be affordable dwellings.

### **4.0 Relevant Site History**

- 4.1 None relevant.

### **5.0 Policy**

#### **5.1 National**

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

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

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

S/5 – Provision of New Jobs and Homes

S/7 – Development Frameworks

S/8 – Rural Centres

CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

HQ/2 – Public Art and New Development

NH/2 – Protecting and Enhancing Landscape Character

NH/3 – Protecting Agricultural Land

NH/4 – Biodiversity

NH/6 – Green Infrastructure

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

NH/14 – Heritage Assets

H/8 – Housing Density

H/9 – Housing Mix

H/10 – Affordable Housing

H/12 – Residential Space Standards

SC/2 – Health Impact Assessment

SC/4 – Meeting Community Needs

SC/6 – Indoor Community Facilities

SC/7 – Outdoor Play Space, Informal Open Space & New Developments

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

TI/9 - Education facilities

TI/10 – Broadband

### **5.3 Neighbourhood Plan**

Cottenham Neighbourhood Plan (made 20 May 2021)

### **5.4 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

Cottenham Village Design Statement SPD – Adopted November 2007

### **5.6 Other Guidance**

- 5.7 Greater Cambridge Housing Strategy 2019 – 2023

### **6.0 Consultations**

#### **6.1 Parish Council – Object**

“- Application is contrary to the referendum ready Cottenham Neighbourhood Plan. NB: there is no mention of the Neighbourhood Plan in the design and access statement or rest of the application.

- Strong concerns regarding drainage. The run off rate quoted is excessive at 2.1l per second per hectare for water to be permitted to drain into an Internal Drainage Board (IDB) drain. The applicant hasn't approached the IDB and they would need IDB consent to drain into one of their ditches; the run off would also need to be reduced to 1.1l per second per hectare. NB: The IDB are at the limit of what they can pump in that area. Query why the SCDC Drainage Officer has said the application is acceptable subject to conditions when the run off rates aren't acceptable. The application puts effort into explaining the sewers but not the surface water drainage. There has been severe flooding in the vicinity of the site recently and local knowledge states that the site regularly floods.

- Road safety/pedestrian safety issues - no pavement provided on the site side of the road. The proposed access could also impede highway visibility for existing adjacent residents. In the event that the application is

approved the verge should be upgraded to a full 2m wide pavement as per other developments on Oakington and Rampton Roads.

- The site is outside the village framework (contrary to NP policy COH/2-1).

- Site is partially in the greenbelt and considered a bit too big to be considered a rural exception site. Currently the need for affordable homes in Cottenham is a negative figure since we have an excess. Noted that under one Local Plan policy (H/11 1c): any proposed development in the Green Belt must not only prove that demand exists but also pass a sequential test demonstrating that no other sites exist that would have less impact on the greenbelt.

- Local reports counter what has been stated in the ecology report and there is an abundance of wildlife on the site.

- Roof pitches appear to be too steep in the indicative plans (one reason why the This Land application was refused) but the proposed housing mix is good. “

## **6.2 County Highways Development Management**

6.3 No objection to the application subject to conditions:

- Future management and maintenance of the proposed streets
- Fall of the access
- Material of the access
- Visibility splays
- Traffic management plan

## **6.4 South Cambridgeshire District Council Housing Officer**

6.5 There is a housing need in Cottenham for local people, as demonstrated through the Housing Needs Survey undertaken and information from the Housing Register. As such the application is supported.

## **6.6 Sustainable Drainage Officer**

6.7 No objection to the application subject to conditions.

## **6.8 Lead Local Flood Authority**

6.9 The previous objection to the application has been removed due to updated information that has been received through the progression of the application. Conditions have been recommended to the application.

## **6.10 Internal Drainage Board**

6.11 The discharge rates within the revised Flood Risk Assessment will meet with the requirements of the Board, the route from the site to the nearest

Board's drain, which is within the Old West Internal Drainage District and to the southwest of the site, remains to be determined. A formal land Drainage consent application will be required to be submitted to the Board when the discharge route, and details are finalised.

**6.12 Environment Agency**

6.13 No objection to the application in principle to the proposed development, there are recommendations and informatives.

**6.14 Anglian Water**

6.15 There is no objection to the application subject to informatives.

**6.16 Cambridgeshire and Peterborough CCG:**

6.17 The development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. A contribution has been identified and considered to be acceptable and proportionate for the development and the area.

**6.18 Urban Design**

6.19 Officers do not object to the proposals in urban design terms. However, Officers have major concerns in relation to the regimented site layout, housing typology and car parking as proposed within the indicative masterplan. In addition, insufficient information is submitted in relation to the private amenity spaces and the dwelling designs which could have helped the officers making a more meaningful judgment on these matters.

Officers believe that the scheme can benefit from some amendments to ensure that it complies to Cottenham Village Design Statement (January 2007), Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018) and Paragraph 127 & 130 of the 'National Planning Policy Framework' (2019).

The applicant is asked to have regard to Cottenham Civil Parish Neighbourhood Development Plan policy COH/1-5 (Village Character - New Build) to help inform the layout, massing, elevational treatment, and materials. Apart from the general design policies set out in the 'National Planning Policy Framework' (2019), the applicant should also refer to Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018) and meet the minimum residential amenity design standards set out in the 'South Cambridgeshire District Design Guide' (2010).

Given the scale of the development and its sensitive location, the applicant should present the scheme to the Council Design Enabling Panel (DEP) for an independent design review prior to submission of Reserved Matters including detailed layout and appearance of the site.

**6.20 Contamination Officer**

- 6.21 There is no objection to the application subject to a condition for unexpected contamination.
- 6.22 County Archaeology**
- 6.23 No objection to the application subject to a condition for a written scheme of investigation.
- 6.24 Landscape Officer**
- 6.25 There are concerns with the application and recommendations have been made for the submission of the reserved matters application. Conditions are also recommended.
- 6.26 Ecology Officer**
- 6.27 Initially requested some clarifications to the submitted ecology report and raised concerns that the report did not demonstrate Biodiversity Net Gain (BNG). An updated ecology report has been submitted which addresses previous comments as well as those from members of the public and demonstrates a BNG of 10.55%. As such the proposals are considered acceptable from an ecology perspective, subject to securing through condition the measures identified in the report, including a Landscape Ecology Management Plan.
- 6.28 Tree Officer**
- 6.29 There are no arboricultural or hedgerow objections to this application, subject to conditions.
- 6.30 Environmental Health**
- 6.31 No objection to the application subject to conditions and informatives.
- 6.32 South Cambridgeshire District Council Air Quality Officer**
- 6.33 No objection to the application subject to conditions:
- A site-based Low Emission Strategy
  - Details on emissions ratings
- 6.34 South Cambridgeshire District Council S106 Officer**
- 6.35 The obligations have been identified and have been itemised in their comment on the application. This is to be sought through a S106 application.
- 6.36 Cambridgeshire County Council S106 Officer:**



6.37 Obligations have been recommended, these are detailed in their comments.

## **7.0 Third Party Representations**

7.1 35no. letters of objection from the following third parties have been received, which are summarised below, the full comments can be found on the Councils Website.

### Principle

- It is stated that this application is sustainable as it is located close to facilities, how will the developer ensure that they are adequately financed to ensure that they are not overwhelmed.
- There is no information on the professional services that are to be brought to the area.
- This is not a suitable location for the affordable houses that are being proposed
- The same developer proposed facilities in a different part of the village that did not materialise.
- The scale of this development is not acceptable as it is a large development in the village and not in conformity with the development plans.
- These affordable dwellings are not needed as there are other major developments that have provided the needed affordable dwellings.
- Where is the justified need of these dwellings.
- The sustainability of the site is questionable, the bus is also not as frequent as proposed in application.

### Flooding

- There has been flooding on the 23rd December which are still impacting the residents of the area which will be exacerbated by this application. This application is not policy compliant.
- Anglian Water have stated that the increase in flooding is due to the local pumping station not being able to cope with the already growing demand. This will make it worse.
- The current foul water sewerage system is not adequate even for the existing houses.

### Highways

- Cottenham is a busy village and this will exacerbate the area and it is not safe to increase the amount of residents that this will bring to the area.
- This development is in between two sharp bends and will increase the current traffic issues in the area.
- The Local Highways Authority has said that they will not adopt the site, does this mean that the future residents of the site will have to pay for the maintenance of the roads, play area, and flood infrastructure.
- There will be an increase in accidents in this area as it is a black spot due to the location of the access.

- There is no pedestrian access to the site and this is not going to be provided as part of this development.
- There is not enough parking being provided on the site for these dwellings, the application is not policy compliant.

#### Amenity

- There would be an impact on the amenity of the neighbouring properties due to overlooking and the intensification of the site.

#### Green Belt

- There will be an impact on the character of the area through this development, it is therefore not compliant with policy H/16.
- There is already a loss of Green belt in the area, this is going to make it worse.
- There will be an overdevelopment of the site
- There is no need for these dwellings in the Green Belt, it will impact on the Green Belt.
- The buildings will be seen from the main highway and impact on the village character of the area, as they are going to be three stories on height.
- The density in this area is too high

#### Wildlife

- This application will impact on the wildlife that can be found on the site, including the Corn Bunting and others which is not included in the Ecology Report.

#### Archaeology

- There will be impacts on the archaeology if there is not an appropriate survey.

## **8.0 Assessment**

### **8.1 Principle of Development**

8.2 Policy S/7 (2) of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

8.3 The supporting text to policy S/7 sets out the development frameworks and defines where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.

8.4 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to

ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).

- 8.5 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.
- 8.6 Part of the application site is located within the Cottenham Development Framework as defined by Policy S/8 of the Local Plan. The indicative plan that has been submitted shows that there could be some proposed dwellings located in the Development Framework.
- 8.7 Policy S/8 does not set a limit on the amount of development in the Development Framework area of the site. As such the proposals are considered to be in accordance with Policy S/8.
- 8.8 The rest of the site is located outside of the development Framework, therefore part 2 of Policy S/7 would apply to the application.
- 8.9 This application is for the development of 100% affordable dwellings, therefore policy H/11 is relevant to the application which allows for developments on rural exception sites of affordable dwellings. The proposals are considered to be in accordance with policy H/11, although further detailed assessment of the proposals against the requirements of the policy are provided below.
- 8.10 The principle of the development is considered to be acceptable and in line with Policies S/6, S/7 and H/11 of the Local Plan. The Other Material Planning Considerations for this outline permission are to be considered below.

#### **8.11 Housing Provision**

##### 8.12 Affordable Housing

- 8.13 Local Plan Policy H/11 allows for the development of rural exception sites of affordable dwellings. These are to be dwellings that are to meet an identified need on small sites adjoining a development framework boundary.

- 8.14 This application site adjoins the development framework boundary at its south east edge and is 27m away from the Development Framework to the north east of the site. The access is located within the Development Framework.

##### Housing need

- 8.15 In regards of the need of these dwellings as required by part a) of Policy H/11 the following comments and information has been provided by the Housing Development Officer. A housing needs survey was carried out in December 2019 which identified 64 households in housing need with a local connection to Cottenham who require Affordable accommodation.
- 8.16 The breakdown of the need is set out below (Housing Needs Survey – Cambs Acre – December 2019)

1 bed		2 beds		3 beds		4 beds		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	
15	12	18	1	15	0	3	0	0	0	64

- 8.17 Of the 64 households identified in the survey 5 households were found to be potential candidates for shared ownership.

Current Housing Need for Cottenham

- 8.18 There are currently 96 applicants registered on HomeLink who have a local connection to Cottenham.
- 8.19 The breakdown of need is shown below (HomeLink Housing register accurate @ June 2022)

Bedroom Need	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Cottenham	39	26	23	7	1	96

The Affordable housing being provided in this application

- 8.20 The scheme comprises of 34 affordable dwellings, the mix proposed is detailed below:

*Affordable Housing Mix*

6 x 1 Bed Maisonettes  
 9 x 1 Bed Flats  
 13 x 2 Bed Houses  
 5 x 3 Bed Houses  
 1 x 4 Bed House

- 8.21 The proposed mix reflects the housing need identified in the housing needs survey.

Current Housing Need & Affordable Housing Developments in Cottenham

- 8.22 Whilst the housing needs survey was carried out in 2019, it is still, within its 5-year validity. There have been significant housing developments in Cottenham, since the housing needs survey was carried out, these have been 5-year land supply sites, which have provided a proportion of the affordable housing to meet local housing need.

8.23 The lettings policy for 5-year land supply sites was agreed on the basis that rather than all the properties being allocated to those with a local connection, that a proportion would be to meet local housing need as well as district need.

8.24 The policy is set out below:

- The first 8 affordable homes on each 5-year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between local connection and on a District-wide basis.
- If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at adjoining parishes and then to need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes identified for local people within a scheme will always remain for those with a local connection when properties become available to relet.

8.25 There are the following affordable housing schemes which are subject to this criteria, below detailing the number of properties which will be allocated or have been allocated to those applicants with a local connection.

- Land North of Oakington Rd Cottenham (Persimmons) S/ 1606/16/OL - 48 Affordable properties (28 to be allocated to those with a Local connection to Cottenham) – These have all been completed and allocated.
- Land North and East of Ramphill Farm, Cottenham (Tillia Homes) S/2876/16/OL – 56 Affordable properties (32 to be allocated to those with a Local connection to Cottenham) - No RP appointed yet and no timescales for completion of AH yet.
- Land South of Rampton Road, Cottenham (Redrow) S/2413/17/OL – Phase 1 – 37 Affordable properties (23 to be allocated to those with a Local connection to Cottenham)

8.26 The affordable housing provision to those with a local connection is a total of 83 for all 3 of these sites, however only one of these sites has currently been completed and allocated. Therefore, of the 83 properties being provided on these 5-year land supply sites, 28 have been allocated and occupied, leaving a remainder of 55 properties between the two schemes yet to be completed.

#### Conclusion of Affordable Dwellings

- 8.27 To conclude this application is for an exception site which will provide 34 homes for applicants with a local connection to Cottenham. The housing needs survey carried out in December 2019, found that there were 64 households who were in housing need and had a local connection to Cottenham.
- 8.28 Currently the housing need for Cottenham is 96, this shows that even though there has been a significant level of affordable housing delivered in Cottenham, there is still a rising number of applicants who are in housing need and have a local connection to Cottenham.
- 8.29 There are still two schemes yet to be completed of the three 5-year land supply sites discussed, the remaining schemes will provide 55 affordable homes for those with a local connection.
- 8.30 Calculating the current housing need for Cottenham and subtracting the 55, local connection provision of homes from the 96 applicants on the register, this leaves a need for 41 homes for applicants with a local connection to Cottenham at the current time.
- 8.31 Please note that whilst there are currently 96 applicants with a local connection to Cottenham registered on HomeLink. The register is not a closed list and remains open, applications are made daily from households in housing need. The current economic conditions, the cost of living, rise in inflation and interest rates will lead to many more applications being registered by those in housing need who will require affordable housing in the future.
- 8.32 Therefore, there is sufficient local need to support the development of this exception site for 34 properties, in Cottenham. The application therefore meets the requirements of Policy H/11 part a). The details, type and tenure of the affordable housing will be agreed in the S106.

Part b of policy H/11 states that the development is to be of a scale and location appropriate to the size facilities and character of the settlement. This development is located close to, as detailed above, and next to the Development Framework of Cottenham. Cottenham is a Rural Centre and this development is considered to be a size of development that is acceptable for the location adjacent to Cottenham.

The Green Belt part of the policy (Part c of Policy H/11) is to be considered below.

#### Density

- 8.33 Policy H/8 requires housing density in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

- 8.34 The site measures approximately 0.88 hectares in area. The provision of 34 dwellings on the site would equate to a density of approximately 38.6 dwellings per hectare.
- 8.35 The proposed density does result in some consequences in terms of urban design. However, the description of development is for “up to 34 dwellings” which allows for a total of less than 34 if considered necessary from an urban design perspective. As this application is for outline Planning Permission the layout of the site and precise density of the development can be considered further as part of a Reserved Matters application. There would be potential for a lower number of dwellings to be provided creating a more appropriate density and urban design response to the site.
- 8.36 It is therefore recommended that a condition is applied to the application to ensure that no more than 34 dwellings are built on the proposal site.

#### Housing Mix

- 8.37 Policy H/9 ‘Housing Mix’ requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. This is to be considered under the affordable dwelling need for the site.
- 8.38 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number. This will be secured through the S106 agreement. The proposal would therefore accord with Policy H/9(4).

#### **Green Belt**

- 8.39 This application is located in the Cambridge Green Belt as defined by Policy S/4 of the Local Plan. This policy states that New development in the Green Belt will only be approved in accordance with Green Belt Policy in the NPPF.
- 8.40 Paragraph 148 of the NPPF states that “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”.
- 8.41 Paragraph 149 of the NPPF states that the construction of new buildings are inappropriate in the Green Belt, unless it meets the exceptions stated in the Paragraph including Part f) *“limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)”*.
- 8.42 This application is for the development of 34 dwellings, it has been identified that these dwellings are required to meet local community needs. In this instance it is considered that the harm that would have been

identified, through the development of new buildings in the Green Belt, has been out-weighed by the houses being for affordable dwellings, which meet the exceptions within the NPPF.

8.43 Policy H/11 (c) states that affordable dwellings in the Green Belt are permitted where there are no alternative sites that exist which would have less impact on the Green Belt. A sequential Test has been submitted for this application. It has been demonstrated that of 14 sites have been considered, this site had the highest score, with scoring criteria including sustainability, availability and impact on the character of the area / Green Belt. Alternative sites would have a greater adverse impact on the character of the area, and are also located within the Green Belt.

8.44 On this basis it is considered that the site that is being proposed for development is an appropriate site for development compared to the other sites that were considered.

8.45 The proposal is contained within the Green Belt. Paragraphs 143 to 145 of the NPPF and Local Plan policies S/4, NH/8 and H/13 are relevant. NPPF para. 143 states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para. 145 includes the provision that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt and states at criterion c) that exceptions to this are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

8.46 Policies S/4 and H/13 accord with NPPF advice. Policy NH/8 seeks to ensure that proposals are located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt and that appropriate landscaping is secured within and of the edge of Green Belt boundaries.

8.47 The Landscape Officer has commented on the application and considers that the development would not have an adverse effect on the rural character and openness of the Green Belt, this is subject to careful landscaping and mitigating works also the following would need to be taken into consideration: Existing hedgerow to be protected and retained; New mixed native hedgerows to be planted upon the eastern and western boundaries; Northern building line to be offset from the boundary by a minimum of 10m; Development to be up to 2 storey to reflect existing settlement characteristics; A 5 year maintenance and management plan to be included and conditioned. These measures will ensure that the policy accords with Policy NH/8 of the Local Plan. It is recommended that these features are secured by conditions to be attached to the application decision.

#### **8.48 Design, Layout, Scale and Landscaping**

8.49 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new



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

- 8.50 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 8.51 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 8.52 A Landscape Visual Impact Assessment has been submitted with the application. This document states that the development would not conflict with any aspect of the Development Plan Policy and would not result in an unacceptable adverse effect on landscape character or on visual amenity. The conclusions of this assessment are accepted by the Landscape Officer.
- 8.53 Landscape officers have recommended that the height of the proposal is restricted to two stories in height. This requirement will be secured with appropriate planning conditions / parameter plans.
- 8.54 The northern boundary is to be protected through this development and there would be new hedgerows along the eastern and western boundaries. As per the submitted documents it is considered that the hedgerows would reduce any landscape and visual adverse effects and reflect the existing settlement edge.
- 8.55 To ensure that the local character of the urban and rural area it has been recommended by the Landscape Officer that a condition is applied to the applied to ensure that the development upon the northern boundary is offset by 10m.
- 8.56 It has been considered by the Landscape Officer that 34 dwellings are considered to be acceptable, however the future reserved matters are to consider the following in regards of the layout of the site:
- The residential layout is to reflect the rural approach of the surrounding area, rather than a linear format
  - Car parking is to be as per policy TI/3 of the Local Plan, this should not dominate the site, if it is not close to the dwellings then it is to be convenient and prevent parking on roads. Visitor parking is not to be in the main highway.
  - Rear access is required to all plots
  - Small landscape islands within parking courts to be avoided as the trees and shrubs would be unlikely to survive.

- Views out of the site are to be encouraged particularly from the access road to the north.
- Bins, locations, pick up points to be well designed into the site.
- Cycle parking is also to be well designed into the site.
- Drainage mitigation is to be well designed into the site, this includes planting in and around ponds, and harder features.
- Boundary treatments are to be conditioned and in any future reserved matters it is to be considered that it is reflective of the rural character.
- Lighting is to be detailed and conditioned
- Existing trees and boundary vegetation to be protected.
- Soft/ hard landscaping, to be conditioned.

8.57 Overall, subject to conditions and submission of Reserved Matters details the proposed development is capable of comprising a good standard of design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF.

### **8.58 Trees**

8.59 Policies NH/2, NH/4 and HQ/1, NH/6, NH/7 and seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.

8.60 The application is accompanied by an Arboricultural Impact Assessment which has been reviewed by the South Cambridgeshire District Council Trees officer. They have responded with no arboricultural or hedgerow objections to this application. The trees on or adjacent site have no statutory protection. The hedgerows on or adjacent to site may qualify as important hedgerows under the Hedgerow Regulations 1997 and would therefore have statutory protection.

8.61 A Tree Survey (22 June 2020) has been provided, however a Tree Protection Plan and Method Statement will be required with any future planning application. It has been recommended by the Tree Officer that this should not be left to a pre-commencement condition due to the importance of T4 and T5 oaks. Therefore, it is recommended that this is applied to the outline application and is to be provided in the layout details in any future reserved matters application. In any future information particular care should be made of detailing the tree surgery needed for T4 and T5 and their conversion from field grown tree to tree in residential area.

8.62 Subject to the above, the proposal would accord with policies NH/2, NH/4, HQ/1, NH/6 Green Infrastructure and NH/7 Veteran Trees, of the Local Plan.

### **Biodiversity**

- 8.63 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 8.64 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that (set out estimated net gain) of 10.56%.
- 8.65 The application has been subject to formal consultation with the Council's Ecology Officer, who initially requested some clarifications to information within appraisal but now raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 8.66 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

### **Agricultural Land Quality and Soils**

- 8.67 Local plan policy NH/3 'Protecting Agricultural Land' states that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:
- a) Land is allocated for development in the Local Plan;
  - b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land...'
- 8.68 The NPPF para. 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- 8.69 The entrance to the site has been identified as Grade 1 Agricultural Land, the rest of the site is identified as urban land. The provision of affordable housing to meet local housing needs in a location in adjacent to the Cottenham village boundary is considered to represent significant

sustainability benefits which would outweigh any concerns over the loss of a small area of agricultural land with the site overall site application area.

- 8.70 As such and subject to conditions as appropriate, the proposal is compliant with policy NH/3 and NPPF advice.

### **Water Management and Flood Risk**

- 8.71 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.72 The site is in Flood Zone 1 and is therefore considered at low risk of flooding, although comments from members of the public and the Parish Council with regard to incidents of flooding in the area are noted.
- 8.73 The applicants have submitted a Flood Risk Assessment and Drainage Strategy with the application. This was reviewed by the Councils Sustainable Drainage Officer, Lead Local Flood Authority (LLFA), Internal Drainage Board, Environment Agency and Anglian Water. Some concerns were raised with regard to the proposed drainage strategy, including the lack of clearance between the base of infiltration features and the ground water level, the alternative approach of discharging into the foul sewer, and lack of source control of surface water to mitigate pollution.
- 8.74 A revised Flood Risk Assessment and Drainage Strategy (Flood Risk Assessment & Drainage Strategy, MTC Engineering (Cambridge) Ltd, Ref: 2740- FRA&DS-RevC) has now been submitted which responds to the LLFA comments. This document demonstrates that surface water from the proposed development can be managed through the use of permeable paving over all access and parking areas. All surface water will be managed by draining this through the permeable paving and subbase, with additional storage provided in the form of geocellular attenuation, before discharging at a rate of 0.6 l/s.
- 8.75 The LLFA have confirmed that this latest version of the FRA addresses their concerns and they removed their objection to the proposals, subject to conditions requiring that the detailed design of the drainage systems are submitted for approval.
- 8.76 The Councils sustainable Drainage Officers have commented on the application and they have no objections to the application subject to conditions requiring submission of details of the design and maintenance arrangements for surface water drainage and infiltration testing. These conditions are proposed to be attached to the decision notice for the application.
- 8.77 The Environment agency has commented on the application and have no objection to the application subject to recommendations and informatives,

which are to be applied to the application through conditions and informatives if this application is to be recommended for approval.

- 8.78 Anglia Water have commented on the application and state that the area does not have the capacity for the foul water that would come from this development, however, that it is their responsibility to accept the foul water from the development and take the necessary steps to ensure that this is achieved. No comment was made in relation to surface water drainage. Informatives were recommended on the application in line with the used water network and how this development will sit within the current network.
- 8.79 The Internal Drainage Board have advised that surface water discharge rates will meet with the requirements of the Board, the route from the site to the nearest Board's drain, which is within the Old West Internal Drainage District and to the southwest of the site, remains to be determined. A formal land Drainage consent application will be required to be submitted to the Board when the discharge route, and details are finalised.
- 8.80 Subject to the inclusion of the above recommended conditions and informatives, the applicants have suitably addressed the issues of water management and flood risk and the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

### **Highway Safety and Transport Impacts**

- 8.81 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 8.82 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 8.83 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.84 The application is supported by a Transport Assessment and Travel Management Plan which considers the transport impacts of the proposal.
- 8.85 Although the application has been submitted in Outline, approval is sought with regard to access to the site. Access is proposed via an existing gated access track from Histon Road. The proposed footway will be 4.8m in width with footways of 2m on either side, although this is reduced to a single footway on the north side of the carriageway further into the site. An

existing telegraph pole is to be removed to facilitate the access and new controlled pedestrian crossings on Histon Road are also proposed to facilitate pedestrian movements to the existing footway on the eastern side of Histon Road. The access has been subject to a safety audit by the applicants which does not indicate any concerns.

- 8.86 The proposals would result in approximately 22 vehicle movements in the AM peak and 18 vehicle movements in the PM peak, which are not considered to result in significant impacts to the highway network.
- 8.87 The Transport Assessment also identifies that the site is in a sustainable location, with a bus stop 320m from the site, and education, health, retail and leisure services within 850m (10min walking distance) from the site.
- 8.88 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who accept the Transport Assessment conclusions raise no objection. However the Highway Authority stated that they would not seek to adopt the streets within the development in its present format as the Local Highway Authority (LHA) will not seek to adopt a development with a carriageway width of 4.8m the minimum that the LHA would seek to adopt would be 5m. Details of management and maintenance of these streets were required by condition.
- 8.89 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.
- 8.90 Cycle and Car Parking Provision**
- 8.91 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.
- 8.92 Cycle Parking
- 8.93 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 8.94 The Transport Assessment and indicative masterplan do not include any information with regard to cycle parking. A condition is proposed to require details of cycle parking to be submitted for approval.
- 8.95 Car Parking

- 8.96 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 8.97 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 8.98 The Transport Assessment states that the proposals have been designed to be capable of meeting the above standards, although provision of electric charging points are not confirmed. Conditions are proposed to require that the above requirements are met at reserved matters stage.
- 8.99 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

### **Amenity**

- 8.100 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.101 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.
- 8.102 The indicative masterplan shows the rear elevations of dwellings around 18m from the site boundary with the rear gardens of existing dwellings facing Histon Road, although the Histon Road dwellings would be circa 43m from the rear elevations of proposed dwellings. All other proposed dwellings would be some distance from adjoining existing dwellings. This level of separation would not be fully in accordance with the above guidance but would be sufficient to ensure no undue impacts in terms of daylight, sunlight, overlooking /privacy to adjoining properties, in

accordance with policy HQ1. However as this drawing is indicative only full details with regard the depth of proposed gardens within the development, and impact on the amenity of neighbouring occupiers can be reviewed further at Reserved Matters stage.

8.103 Future Occupants

8.104 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

8.105 The indicative masterplan shows that the proposed units would meet the above standards, although as noted above this drawing is indicative only full details with regard the size of proposed units can be reviewed further at Reserved Matters stage.

8.106 Garden Size(s)

8.107 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m<sup>2</sup> in urban settings and 50m<sup>2</sup> in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m<sup>2</sup> in urban settings and 80m<sup>2</sup> in rural settings. Ground floor apartments should have a minimum of 10m<sup>2</sup> private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m<sup>2</sup> is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m<sup>2</sup>, plus use of a communal garden, where 25m<sup>2</sup> is allowed for each apartment.

8.108 Each property would benefit from a private garden area or communal amenity space, although the applicants have not included a table to demonstrate that these standards would be met for all units. As noted above this drawing is indicative only full details with regard the size of proposed gardens within the development can be reviewed further at Reserved Matters stage.

8.109 Construction and Environmental Health Impacts

8.110 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.

8.111 The Council's Environmental Health Team have assessed the application and recommended conditions to manage potential impacts during the construction phase, as well a condition regarding discovery of unexpected contamination during the construction process.



8.112 Summary

8.113 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

8.114 **Open Space and Recreation**

8.115 Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards: Outdoor sports – 1.6 ha per 1,000 people; Formal children's play space – 0.4 ha per 1,000 people; Informal children's play space – 0.4 ha per 1,000 people; Informal open space – 0.4 ha per 1,000 people. Allotments and community orchards – 0.4 ha per 1,000 people.

8.116 Based on the mix of housing provided the following would be required: - Outdoor sports space: 917sqm; Formal children's play space: 149sqm; Informal children's play space: 149sqm; Informal open space: 229sqm; Allotments community orchards: 229sqm. It is considered that the proposals are capable of providing an adequate amount of open space within the site, and the indicative masterplan shows this could be centrally located. However the following is to be considered in a future reserved matters application: The areas are to be integrated and overlooked by family homes as recommended by the Open Space in New Development SPD; The Design and street furniture is to be considered under the Open Space in New Developments SPD; LAP and Public Open Space requirements, the calculations are to be made as per the on-site provision in the Open Space in New Developments SPD. Outdoor sports space, formal and informal open space and allotment and community orchards, these details are to be secured as off-site contributions. Subject to the above the proposal accords with policy SC/7 of the Local Plan.

8.117 **Planning Obligations (S106)**

8.118 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

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

8.120 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

8.121 The South Cambridgeshire District Council S106 Officer has commented on the application and they have itemised the obligations that are required which are detailed below, the full break down can be found on their comments on the application.

a) Public Open Space

(i) Formal sports in the form of offsite contribution of circa £26,000 to be used towards the improvement to existing tennis courts, provision of additional tennis courts and/or provision of a multi-purpose activity area in Cottenham.

(ii) Formal children's play space in the form of an offsite contribution of circa £25,000 to provide woodland play features at the WARG field Histon Road Cottenham.

(iii) Informal children's play space in the form of onsite open space.

(iv) Informal open space in the form of onsite open space.

b) Indoor Community Space being an offsite contribution of circa £12,000.

c) Green Infrastructure in the form of an offsite contribution of £3,400 to be used towards improvement to and maintenance of the WARG field Histon Road Cottenham.

d) Community transport contribution in the form of an offsite contribution of up to £30,600 towards the provision of a community transport service in Cottenham

e) Burial space contribution in the form of an offsite contribution of up to £7,140 towards the provision of burial space in Cottenham

f) Monitoring Fees being a contribution of £500

8.122 Further obligations have been recommended by the Cambridgeshire County Council S106 Officer, comprising £150,731 for early years education provision, £216,117 for secondary education provision and £7,735 for libraries provision.

8.123 The NHS Cambridgeshire and Peterborough CCG has commented on the application and they have identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. A contribution of £12,900 has been identified and considered to be acceptable and proportionate for the development and the area.

8.124 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

#### 8.125 **Other Matters**

8.126 Policies CC/3 requires that a scheme for renewable energy is submitted, Policy CC/4 required that water efficiency measures are imposed, and Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively; the application does not provide details of any of the above. It is therefore considered reasonable and necessary to impose conditions to require that the above policies are satisfied.

8.127 The South Cambridge District Council Contamination Officer has commented on the supporting information (Phase I and II Geo Environmental Report by Brown 2 Green Associated dated April 2017). The report indicates an elevated level of arsenic due to the underlying geology, however through the use of PBET testing, it has been demonstrated that this elevation is below the site-specific risk criteria. Though the site is low risk, the proposed end use is sensitive to the presence of contamination. The details submitted to date are thorough and provide a good understanding of any potential risks at the site. As the site is sensitive, a condition is recommended for any unexpected contamination to be reported to the Local Planning Authority. This is to be applied if the application is to be recommended for approval.

8.128 The South Cambridgeshire Air Quality Officer has commented on the application, and have considered the implications of the proposals in relation to potential impacts on and from local air quality. There is no objection to the application subject to conditions for: A site-based Low Emission Strategy; Details on emissions ratings

8.129 The Country Archaeologist has commented on the application, their records that this site lies in an area of archaeological potential.

8.130 An archaeological evaluation to the north west at Oakington Road identified Roman field boundaries (Cambridgeshire Historic Environment Record reference ECB4470), thought to be a continuation of the Iron Age and Roman settlement site beyond (CHER ref 09547) where archaeological investigations have also identified evidence of settlement continuing into the early-mid Saxon period (MCB20802) in addition to Late Iron Age and Roman features (MCB20801, MCB20913). Further enclosures of Iron Age and Roman date are present to the south-west of the proposed development, visible as cropmarks on aerial imagery (MCB21414). Finds of Roman coinage are recorded adjacent to the proposed development area (05199). To the north, further remains of early Saxon to medieval date were identified during investigations prior to

development of a large area south of Denmark Road (CB15526), in an area where the earthworks of a medieval house platform and associated linear features were recorded (09921).

8.131 The Officer has not objected to the application proceeding in this location, but it has been recommended that a programme of archaeological investigation secured through the inclusion of a condition is applied to the application.

#### 9.1 **Planning Balance**

9.2 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

9.3 The application site lies outside of the development framework and is located within the greenbelt. However the proposals would provide affordable housing which meets identified local need, which would meet the exception tests for such development within policy H11. In addition the proposed affordable housing to meet local needs would meet the exception tests for development in the greenbelt in accordance with NPPF paragraph 149.

9.4 Other potential impacts including drainage, ecology, urban design, and transport issues have all been adequately addressed through appropriate planning conditions.

9.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

#### 10.1 **Recommendation**

#### 10.2 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

...

In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

## **11.1 Planning Conditions**

### **1: Reserved Matters**

No development shall commence until details of the appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

### **2: Reserved matters time limit**

Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### **3: Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans.

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

## **Prior to commencement**

### **4: Details of Tree Protection**

Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site.

5: **Surface Water Drainage**

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2740-FRA&DS-RevC) and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) 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;
- e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non\_statutory technical standards for sustainable drainage systems;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Permissions to connect to a receiving watercourse or sewer;

Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

6. **Future management and maintenance of the proposed streets**

No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

The Local Highway Authority will not seek to adopt the proposed development until the required Agreement Section 104 has been entered into with AWS in respect to maintenance of apparatus that directly relates to the drainage of surface water

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

**7: Surface Water Runoff during construction**

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

**8: Traffic management plan**

No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the 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.

Reason: in the interests of highway safety

**9: Demolition Construction Environmental Management Plan**

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

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.

- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.



**10: Archaeology - written scheme of investigation**

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work 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:

- a. the statement of significance and research objectives;
- b. b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. c) The timetable for the field investigation as part of the development programme;
- d. d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material Informatives: 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 line with NPPF section 16.

**11: Low Emission Strategy**

No development shall commence until a site-based Low Emission Strategy (LES) is submitted to and approved in writing by the Local Planning Authority. The LES shall include the following:

- a. Provision of Electric Vehicle Charging Points
- b. Provision of additional Sustainable Transport Measures in line with the Greater Cambridge Sustainable Design and Construction SPD 2020.
- c. An implementation plan for each of the proposed measures The development shall be carried out in accordance with the approved LES and retained as such.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020 (section 3.6. Pollution)

**Prior to occupation / above ground level**

**12: Materials**

No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of

buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

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.

**13: Waste Storage**

No development shall take place above ground level until a scheme for the on-site storage facilities for waste, including waste for recycling, has been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins will be stationed for use by the resident. The quantity and capacity of the bins per property The walk distances for residents to the kerbside including the specific arrangements to enable collection from the kerbside or within 5m of the adopted highway/ refuse collection vehicle access point. Any designated Bin Collection Points, if practically needed. Details of the management arrangements if bins need to be moved to one designated collection points No residential unit shall be occupied until the approved arrangements for that particular unit have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

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.

**14: Landscape and Ecological Management Plan (LEMP)**

No approved dwelling shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority The LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form 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 ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

**15: Cycle storage**

No development shall take place above ground level, 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.

**16: Bird Boxes**

No development above ground level shall commence until a scheme for the provision of 34 nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

**17: Fire Hydrants**

No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use.

**18: Landscaping**

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) existing hedgerow to be protected and retained, and new mixed native hedgerows to be planted upon the eastern and western boundaries
- b) 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 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;
- c) 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.
- d) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.
- e) 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.

**19: Landscape Implementation**

All hard and soft landscape works shall be carried out and maintained 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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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

**20: Carbon emissions reduction**

No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.

Reason: In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.

### **Compliance Conditions**

**20: Water efficiency consumption**

The dwellings hereby approved shall not be occupied until the maximum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) has been complied with.

Reason: To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.

**21: Wi-Fi**

The dwellings hereby approved shall not be occupied until the dwelling to be occupied has 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 accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

**22: Reserved Matters restriction on dwelling numbers**

Reserved matters applications shall not exceed 34 dwellings, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the design and density of the development and amenity for surrounding / future occupiers is safeguarded.

**23: Reserved Matters restriction on height, development offset from northern site boundary by 10m**

Reserved matters applications for new dwellings shall not exceed 2 stories in height, and the northern building line shall be offset from the boundary by a minimum of 10m unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the character and appearance of the surrounding area is safeguarded. in accordance with policy NH/8 of the South Cambridgeshire Local Plan 2018.

**24: Reserved Matters Nationally Described Space Standards / external amenity space**

Reserved matters applications shall demonstrate that all of the residential units proposed will be designed and constructed as far as practically possible to meet the Nationally Described Space Standards and District Design Guide 2010 with regard to external amenity space.

Reason: In order to safeguard the amenity of future occupiers.

**25: Reserved Matters Building Regulations M4(2) compliance**

Reserved matters applications shall demonstrate that as far as practically possible 5% of the dwellings within the development (except those completed to M4(3) requirements) hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4(2) 'accessible and adaptable dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

REASON: To ensure that the proposed development is adequately accessible for future occupiers.

**26: Reserved Matters Building Regulation M4(3) compliance**

Reserved matters applications shall demonstrate that a minimum of [TBC] within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4(3) 'wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development is adequately accessible for future occupiers.

**27: Fall of the access**

The proposed access 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.

Reason: in the interests of highway safety

**28: Material of the access**

The proposed access be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety

**29: Visibility splays**

The two 2.0 x 2.0 metres visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage of each new car parking space that is to exit directly onto the proposed adopted public highway. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. Please also show the splays for each parking space or block thereof. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high if the development is brought forward for adoption by the Highway Authority.

Reason: in the interests of highway safety

**30: Emission Ratings**

- a. No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NO<sub>x</sub>) combustion boilers, (i.e., individual gas fired boilers that meet a dry NO<sub>x</sub> emission rating of ≤40mg/kWh), have been submitted to and approved in writing by the local planning authority.
- b. If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:
  - (i) Spark ignition engine: less than or equal to 150 mg NO<sub>x</sub>/Nm<sup>3</sup>
  - (ii) Compression ignition engine: less than 400 mg NO<sub>x</sub>/Nm<sup>3</sup>
  - (iii) Gas turbine: less than 50 mg NO<sub>x</sub>/Nm<sup>3</sup>
- c. The details shall include a manufacturers Nitrogen Oxides (NO<sub>x</sub>) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.
- d. The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced and retained as such.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

**31: No site clearance during bird nesting season**

No removal of trees, scrub or hedgerow shall take place in the bird breeding season between 1 March and 31 August inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance

with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

**32: Unexpected contamination**

If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, 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 South Cambridgeshire Local Plan 2018.

**Informatives**

**1: Permission for works in the highway**

the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works

**2: Tracking for refuse vehicles**

At the reserved matters stage the Highway Authority will require that the applicant provide the tracking for refuse vehicle within the proposed turning areas to demonstrate that such a vehicle may enter and leave the proposed development in a forward gear shall be constructed, surfaced and made available for use and shall be retained for that sole purpose.

Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

**3: IDB Consent**

This site falls within the Old West Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.



- 4: **Pollution Control**  
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.
- 5: **Anglian Water Informative 1**  
Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
- 6: **Anglian Water Informative 2**  
Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
- 7: **Anglian Water Informative 3**  
Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 8: **Anglian Water Informative 4**  
Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
- 9: **Anglian Water Informative 5**  
The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
- 10: **Demolition Notice**  
Before the existing buildings are demolished, a Demolition Notice will be required from the South Cambridgeshire Hall Cambourne Business Park Cambourne Cambridge CB23 6EA T: 08450 450 500 F: 01954 713149

Dx: DX 729500 Cambridge 15 Minicom: 01480 376743  
www.scams.gov.uk 2 Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.

**11: Piling**

In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

**12: Air Source Heat Pumps**

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

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

**13: Disturbance during construction**

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

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**Background Papers:**

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs