

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

04 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1066/13/OL
Parish(es):	Fulbourn
Proposal:	Outline Planning Permission for the redevelopment of the Ida Darwin Hospital site with up to 180 dwellings (C3) including affordable housing, a 70 unit Extra Care facility (C2) with access and associated works, open space and landscaping, following the demolition of existing buildings on site.
Site address:	Ida Darwin and Fulbourn Hospital, Fulbourn Old Drift, Fulbourn, Cambridge, CB21 5EE
Applicant(s):	Cambridge and Peterborough NHS Foundation
Recommendation:	Delegated Approval
Key material considerations:	Allocated Green Belt site, Green Belt Policy, Highway impacts, ,
Committee Site Visit:	07 January 2014
Departure Application:	Yes Advertised
Presenting Officer:	Katie Parry
Application brought to Committee because:	Major application and Officers recommendation conflicts with Parish Council view
Date by which decision due:	15 August 2013

Executive Summary

1. The Ida Darwin Hospital site is located in the parish of Fulbourn and has been identified through the Development Control Policies DPD as a Major Developed site in the Green Belt (Policies SP/9 and GB/4). This allows for the re-development of the sites subject to a set of criteria. The main issues relate to the impact on the openness of the Green Belt. The first is the extent of development which Fulbourn Forum, Parish Council, Local Members and Local residents feel extends too far across the site. The demarcation of development was not established through the policy when it

was examined and therefore officers feel that the proposal being considered achieves the aims of the policy by keeping the western part of the site free from development. The second main issue is the height of the proposed development, in particular the height of the Extra Care which is proposed through the application to be 3 storeys in height. A condition is proposed to limit the height of the proposed Extra Care buildings to 2 storeys. The officer recommendation is to approve the outline application subject to a Section 106 Agreement and proposed conditions.

Planning History

2. **S/2350/12/FL** – Extension and change of use of the Gatehouse to Adult Autism Centre from use C2 to D1. – Approved
3. **S/2030/98/FL** – Erection of 4 ward buildings, support accommodation building together with roads and parking – Approved
4. **S/1730/98/F** – Alterations to existing buildings together with plant installation, provision of car park and alteration
5. **S/0318/86/D** – construction of a loop road and associated works – Approved
6. **S/1864/89/-** Extensions – No Objections
7. **S/1846/97/F** – Extensions to Ward buildings – Approved
8. **S/1415/03/F** – Extension to private patient's smoking room – Approved
9. **S/0079/78/CIRCA/7/77** – Extension consisting of meeting room and lobby – No objections
10. **S/1110/03/F** – conservatory for use as a Patient's smoking room – Approved
11. **S/1149/93/F** – Intensive treatment unit – Approved

Planning Policies

National Planning Policy Framework

12. Paragraphs 18 to 22 – Building a strong, competitive economy
Significant weight should be placed on the need to support economic growth through the planning system. To achieve economic growth, local planning authorities should plan proactively to meet the needs of business.
13. Paragraph 79- 92 Protecting Green Belt land
The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Inappropriate development is by definition harmful to the Green Belt. Exceptions to inappropriate development include the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within than the existing development.

14. Paragraphs 126 to 141 Conserving and enhancing the historic environment
Local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
15. Paragraphs 186 and 187 – Decision taking
Decision taking should be approached in a positive manner. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
16. Paragraph 196 to 198 Determining applications
The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, 37 unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Local Development Framework

17. Core Strategy DPD (Adopted January 2007)
ST/1 – Green Belt
ST/2 – Housing Provision
ST/3 – Re-Using Previously Development Land and Buildings
18. Development Control Policies DPD (Adopted July 2007)
DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 – Development Criteria
GB/1 – Development in the Green Belt
GB/2 – Mitigating the Impact of Development in the Green Belt
GB/4 – Major Developed Sites in the Green Belt
CH/1 – Historic Landscapes
CH/5 – Conservation Areas
19. *Draft Local Plan*
Proposed Submission – Local Plan (July 2013)
S/4 – Cambridge Green Belt
NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
NH/9 Redevelopment of Previously Developed Sites and Infilling in the Green Belt
NH/14 – Heritage Assets
E/7 – Fulbourn and Ida Darwin Hospitals

Consultations

20. **Fulbourn Parish Council** - recommends the application is refused. The layout and density shown doesn't reflect the garden village concept which was consulted on, the density and layout are inappropriate development or an edge of village location. The green wedge separating the developed area from the green open space has been

eroded by the westward creep of housing and is now insufficient to compensate for loss of green belt land. Strongly object to the inclusion of a 70 bed extra care facility, as it would put an unacceptable burden on the health centre, it is too remote from the village facilities for potential residents. Object the height being 3 storeys; this is not in keeping with the existing predominately single storey built form. Would require it to be demonstrated that there would be no adverse visual impact (flying balloons). The soil and archaeological surveys are both desk-top study's feel that these should be full surveys at this stage. Concern regarding drainage issues as there has been numerous instances of water and sewage overflows, the present facilities are not adequate for existing housing, without the further impact of this development. Concern regarding the traffic impacts and the results of the traffic survey as the bear no resemblance to the reality on a daily basis. Concerned that any measures introduced to manage traffic flow should be in keeping with the rural environment.

21. **Local Member Cllr John Williams** – Objects to the height of the Extra Care Facility as this is inappropriate, failing to meet the current Development Plan Document Policy GB/4 and emerging Draft Local Plan Policy NH/9 and the area of the wedge of Green Space fails to adequately provide enough openness to compensate for the redevelopment of the site to maintain a strong rural character to the Green Belt and preserve the appearance of the Fulbourn Hospital Conservation Area; contrary to the NPPF, Site Specific Policy SP/9, the Examination in Public of the Council's current Site specific policies, other evidence regarding the importance of the Green Belt at the Ida Darwin Hospital location and the conservation area SPD Policy CH/5 with regard to Fulbourn hospital.
22. **Landscape Comments** – no objection raised to the proposal. If minded to approve planning conditions have been recommended.
23. **Conservation Manager Comments** – No objection raised to the Ida Darwin Proposals. Believes the water tower has local interest which should be recognised but does not oppose its demolition.
24. **English Heritage** - The Ida Darwin Site in Fulbourn is, in itself not a designated heritage asset and nor does it contain any designated assets. However, the site lies within the Cambridge Green Belt, has a conservation area to the west and lies immediately south of a scheduled monument. English Heritage is of the view that archaeology may extend from the scheduled monument into the development site and therefore field excavations should be undertaken prior to determination of this outline application.
25. **Anglian Water** – Assets affected – Records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. Wastewater treatment – The foul drainage from the development is in the catchment of Teversham STW that at present has available capacity for these flows. Foul Sewerage Network – The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.
26. **County Council** – Lifetime Homes; 100% of the new housing should meet Lifetime Homes standard. Building for Life; the commitment to achieve Building for Life standards is welcomed. Extra Care; the inclusion of a 70 unit Extra Care facility in the development is welcomed. Archaeology: Recommends that if consent granted a condition should be included to require the implementation of a programme of archaeological work in accordance with a written scheme of investigation and

approval in writing by the local planning authority. Ecology; welcome the allocation of over 50% of the development for natural green space. If permission is granted, a detailed landscape scheme and long –term landscape management plan should be sought, as part of planning conditions to ensure the Green Infrastructure aspects of the proposals are delivered. Measures will need to be implemented to ensure protection of reptiles, birds, Badger and bats during the construction phase of the development. This should be incorporated within the Construction Environment Management Plan. Minerals and Waste; The Ida Darwin Hospital Site does not fall into any Minerals or Waste safeguarding/consultation Areas. Waste Audit and Strategy conditions recommended. Flood and water management; The County Council is unable to adopt SuDS at present so this system will need to be adopted by an authority in perpetuity. Any works to the watercourse within the site may require consent from Cambridgeshire County Council under Land Drainage Act 1991, irrespective of any planning permission given.

27. **Highways Agency** – Offers no objection as the application will not adversely affect the A14 Trunk Road at this location, the Highways Agency does not intend to issue a direction.
28. **Architectural Liaison Officer** – in terms of crime reduction and community safety, no objection is raised to the design and layout of the Ida Darwin outline proposal.
29. **NHS Property Services** – Insufficient capacity at the existing Fulbourn Health Centre and a contribution towards a new facility is being sought through a Section 106 Agreement. The comments confirm that the a new facility is needed as soon as possible and the trigger point for a contribution is likely to be early in the development.
30. **Urban Design** – The general design approach is welcomed and supported. Urban design recommends approval of the Outline application, but seeks amendments at the Reserved Matters stage. Amendments sought to the shape of two south-western blocks to be less angular and more fluid and therefore in keeping with other blocks. The two northern swales should be relocated if there is any concern as to their impact on the structural integrity of the railway embankment.
31. **Environment Agency** – considers that planning permission could be granted subject to conditions for a preliminary risk assessment to be submitted, to restrict the infiltration of surface water drainage into the ground and for a surface water drainage scheme for the site. Informatives relating to Ground Contamination, Surface Water Drainage, Foul Water Drainage and Pollution control have been requested.
32. **Drainage** – The awarded watercourse that runs through the site is at a very shallow level and the fabric of much of the pipework appears to be in poor condition. At locations where road crossings occur or where temporary roads are proposed for the site works, it will be necessary to replace to pipework locally and to provide protection in the form of a reinforced concrete slab. The drainage strategy is supported and infiltration methods are very likely to prove effective. However, the developers should demonstrate the adjacent site to the east (where current ground water flooding exists) is not adversely affected by the concentration of infiltration features shown to the eastern boundary of the proposed development. This should be confirmed by way of an addendum to the FRA and included as a condition if minded to approve.
33. **Environmental Health** – No Objection raised to the application, providing environmental health issues considered and effectively controlled by condition.

34. **Contaminated Land** – There are several potential sources of contamination in soils both on and off site from adjacent landfills. Condition recommended for further contaminated land investigation prior to the commencement of the development. Condition required to ensure that risks from the 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 DP/1 of the adopted Local Development Framework 2007.
35. **Health Impact Assessment** – The outcome of the assessment is that the Health Impact Assessment as submitted has been assessed as grade B – Grade B meets the required standard of the HIA SPD policy.
36. **Ecology** – No objection to the scheme and recommended condition controlling the implementation of the Biodiversity Assessment.
37. **Transportation comments** – No objection raised to the application subject to the following being secured by either planning condition of S106:
38. Footway improvements detailed in drawings IDH/001 – 006 should be secured and delivered prior to the occupation of the development. Detailed design should be agreed with highways Officers prior to implementation.
- a) A shared use footway/cycleway along Hinton Road as shown in Drawings IDH/001-003 should be secured and delivered prior to the occupation of the development. Detail design should be agreed with highways officers prior to implementation.
 - b) Upgrades to the local bus stops on Fulbourn Old Drift and Teversham Road to provide shelters, raised kerbs and Real Time Passenger Information systems. These should be carried out prior to occupation.
 - c) A travel plan target should be secured for a 10% reduction in Single Occupancy car driver trips for the Residential and Extra Care element of the site.
 - d) A residential travel information pack containing the information detailed above must be submitted and agreed with the County Council prior to the occupation of the development.
39. **Affordable Housing** – the applicant is offering 250 homes across the Ida Darwin development of which 100 will be affordable, this equates to the Councils 40% affordable housing policy requirement. All the affordable homes should meet as a minimum the Homes and Communities Agency design and space standards. The preferred code for sustainable homes is level 4 and this can be achieved with a fabric first approach. Principle of including community facilities within the Extra care facility, any community use within the Extra Care Housing will only provide low level community use providing there is benefit for the residents of the extra care. The level of community use will depend on the registered affordable housing provider. Recommends early engagement with the registered provider to provide comfort to the local authority and some level of certainty to the applicant.
40. **Planning Policy** - Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

41. Local Plan Authorities may depart from development plan policy where material considerations indicate a plan should not be followed (Article 27 of the TCP (Development Management Procedure) (England) Order 2010).
42. Paragraph 216 of the NPPF states that decision makers may give weight (i.e. as a material consideration) to relevant policies in emerging plans according to:
Stage of plan preparation (the more advanced the greater the weight)
43. Extent of unresolved objections to relevant policies (the less significant the objections the greater the weight to the policies and the more significant the less the weight)
The degree of consistency of the policies with the policies of the NPPF
44. The key policies in the adopted development plan in relation to this application are GB/4 from the DC policies DPD and SP/9 from the Site Specific Policies DPD. Policy GB/4 allows for limited infilling or redevelopment of major developed sites in the Green Belt. Policy SP/9 allows for the redevelopment of the existing built footprint on site into a different configuration with residential on the eastern part of the Ida Darwin site, transfer of part of the building footprint to the Fulbourn Hospital site for new health facilities, and creation of a green wedge between the two to enhance the openness of the Green Belt in this location. The residential capacity assumed is between 250 to 275 homes.
45. Consideration should also be given to relevant policies in the emerging Local Plan that has been submitted for examination. The equivalent policies are policy NH/9 (Redevelopment of Previously Developed Sites and Infilling in the Green Belt), and policy E/7 Fulbourn and Ida Darwin Hospitals.
In summary the following representations have been received on the proposed submission Local Plan policy NH/9:
Total: 8
Support: 4 (including 1 Parish Council (PC))
Object: 4
46. Policy NH/9 is more consistent with the policies of the NPPF (paragraph 89) concerning infilling and partial redevelopment of developed sites in the Green Belt than is policy GB/4 and some weight can be given to the emerging Local Plan policy. The balance of representations made and the nature of the issues raised also indicates that some weight can be given. In particular NPPF policy on these matters is less restrictive in many respects than that previously set out in PPG 2 Green Belts (1995) at Annex C. These changes have been taken into account in the drafting of policy NH/9. These are material considerations that a decision maker should take into account in reaching a decision on the acceptability of the scale and nature of the development that is being proposed on the Ida Darwin site.
In summary the following representations have also been received on the proposed submission Local Plan policy E/7:
Total: 5
Support: 1
Object: 4
47. Given the balance of objections to supports it is considered that prior to the receipt of the Inspectors Report, little weight can be given to the emerging Local Plan policy E/7 as there is no certainty that it would be included in the adopted Local Plan in the form proposed. However, in practice, the provisions of the policy are very similar to those in policy SP/9.

48. Overall and subject to any concerns arising from the details of the proposed development the amended planning application is considered to be consistent with existing and emerging Local Plan policies and with the policies of the NPPF, concerning previously developed sites in the Green Belt.
49. The Council is required to demonstrate that it has a 5-year supply of deliverable sites. The current housing supply period is 2014 to 2019. The February Annual Monitoring Report anticipates completions on this site as notified to us by the developer of: 30 homes in 2015/16, 120 in 2016/17, 50 in 2017/18 and 50 in 2018/19 for a total of 250 homes. This level of completions forms part of our published 5 year housing supply requirement of 5,385 homes to be completed between 2014 to 2019. If the commencement of development on any of the sites making up the 5 year housing supply requirement is delayed this would potentially reduce housing completions within the period, unless made up by additional windfall sites, and so increase the risk that the district would not have a 5 year supply. The consequences of not having a current 5 year housing supply are that adopted plan policies controlling housing development would be considered to be out of date and so planning applications that would otherwise have been refused as contrary to policy should be permitted, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the framework and indicate that development should be refused.
50. **Fire and Rescue Service** – Adequate provision be made for fire hydrants, the position of fire hydrants are generally agreed upon when the Water Authority submits plans. This should be secured through condition or S106 obligation.
51. **Cornford House Surgery** – Object to the proposal due to the impact on the local surgery. Comments detail the current deficiencies of the surgery and the lack of capacity. Feels that with the development a health centre with additional capacity and increased doctor, nurse and ancillary staff time.
52. **Fulbourn Forum** – Objection to the demarcation line for the proposed new housing; the proposed redevelopment will significantly reduce the openness of the Green Belt and the purposes of the Green Belt are not maintained; The number of houses proposed on the site should be significantly reduced; the density proposed is too high for the rural, edge of village location; concern about the level of car parking provided on site and that this will lead to on-street parking and informal parking on open space; the proposed gardens are too small; the services in Fulbourn village do not have sufficient capacity to cope with the additional needs of the Ida Darwin Development. Inappropriate location for the Extra Care facility, due to the distance from shops, health centre, library, churches, chemist, recreation ground and social events etc. and its proximity to the railway line; concern regarding the increased traffic generation; proposed development is too large, the number of houses proposed should be reduced; the site is unsustainable as it is too far away from the facilities in the village; cycle parking provision is insufficient; concerned that the proposed SUDs drainage system will be ineffective due to site levels and blockages that will occur; provision of household bins and recycling containers has not been fully considered through the application. The provision of allotments is supported however concern is raised regarding their location, due to soil quality, water retention and access. Support the opportunities for biodiversity enhancements and would like to see this extended to the gardens and streets. Provision should be made for a community orchard and or the inclusion of fruit and nut bearing trees within the site.

Representations

53. In total 28 no. responses received of those 23 no. were in full support of the Fulbourn Forum Response. The response focus primarily on the Ida Darwin Outline Application rather than the Development Brief itself. The responses cover the following issues:
- a) Insufficient green gap;
 - b) Noise analysis doesn't take account of plans to increase the noise level of the railway
 - c) Improved route through the village to the school are insufficient;
 - d) Traffic analysis is insufficient
 - e) Cycling route through the development requires adjustment;
 - f) Insufficient open space provided
 - g) A complete segregated cycleway should be provided
 - h) Impact on the openness of the Green Belt
 - i) Concern regarding the coalescence of Fulbourn and Cherry Hinton
 - j) Density of the Ida Darwin development is too high
 - k) The balance between homes, cars and bins has not been properly assessed
 - l) The development will cause additional congestion on the roads
 - m) Insufficient parking
 - n) Existing services such as Health Care, education and social services are over capacity and would be unable to cope with additional demand
 - o) The extra care facility is located too far from village services, the building is too large and high
 - p) Urbanisation of a rural village
 - q) Other more suitable sites should be explored in the village for development rather than the Ida Darwin site
 - r) Provision of allotments is welcomed

54. Neighbour responses

There are 5 no. responses received in addition to those in support of the Fulbourn Forum response. These 5 no. responses cover the following:

- a) The proposed scheme is too large and too dense for the rural edge of village Green Belt location
- b) This would increase the traffic congestion which is already too high for a village location.
- c) Objection to the principle of the development.
- d) Object to urban sprawl and the ribbon development
- e) Considers that sites closer to the village centre should be considered before allowing further development to the west of the village.
- f) Consider the scheme is not sufficiently well designed and will damage the village of Fulbourn.
- g) Object to the demarcation line for the proposed development, consider that development drift has taken place.
- h) Fulbourn is likely to be designated as a 'Minor Rural Centre' rather than a Rural Centre, Fulbourn does not possess the necessary infrastructure for a rural centre.
- i) Object to the Extra Care on the basis that the elderly and infirm will be located too far from all the village services they will need. The building size and density (three stories high) is quite unsuited to an edge-of-village development.
- j) Traffic and roads the development will increase traffic congestion in the High Street, which is at times, already severe.
- k) The balance of homes, transport and wheelie bins has not been assessed as the site is a distance from schools, the surgery and shops many of the homes will have two cars.
- l) Insufficient provision has been made for schools, surgeries and social services.
- m) Local services are already stretched.

- n) Suggestions that there should be no more than 100 dwellings on the site
- o) Welcomes provision of allotments
- p) Scheme does not provide a sufficiently obvious green gap.
- q) Objects to the proposals to improve the route to school through the village
- r) The railway noise analysis ignores the realistic plans to make the railway much nosier.
- s) Insufficient open space for new residents
- t) A completely segregated cycle link from the development to Cambridge should be provided.
- u) Object to the coalescence of Fulbourn and Cherry Hinton

Planning Comments

The site

- 55. The Ida Darwin Hospital site is located to the west of the village of Fulbourn. The site is located outside the defined development framework of Fulbourn. The site is allocated for redevelopment through Policies GB/4 Development Control Policies Development Plan Document (DPD) and Policy SP/9 Site Specific Policies DPD. The site is located within the Cambridge Green Belt.
- 56. The Ida Darwin hospital site is located directly to the West of the Village of Fulbourn and between Fulbourn Old Drift to the South and the railway to the North. An Award Drain bisects the site from North to South broadly on the line of the existing access into the site. The site is a previously developed site there are buildings across the extent of the site, the buildings are dated and in a relatively poor state of repair. The current buildings are predominately single storey but there are some 2 storey buildings and some single storey buildings are taller than is typical of a single storey building. This is due to the medical use that currently occupies the site. The building heights currently on the site are between 4.8metres and 7.7metres.

Policy Background

- 57. The Fulbourn and Ida Darwin Hospital Site have been identified through the existing and emerging Local Planning Policies as Major Developed Sites in the Green Belt. The Development Plan currently consists of the Core Strategy DPD (adopted January 2007), Development Control Policies DPD (adopted July 2007) and Site Specific Policies DPD (adopted January 2010).
- 58. The National Planning Policy Framework (March 2012) and the Proposed Submission Local Plan (July 2013) are material planning considerations in decision taking.
- 59. Policy GB/4 includes the Fulbourn and Ida Darwin Hospital site as a Major Developed Site in the Green Belt. Local Policy GB/4 states that the site can be redeveloped subject to the following conditions:
 - The existing floor area is not exceeded
 - The existing footprint in not exceeded unless there are significant environmental improvements to the site
 - The existing height of the built form is not exceeded.
- 60. The outline application has been advertised as a departure as it does not conform with the above policy. However, the following section explains the weight that should be given to these policies in the decision making process. As this is a departure application the Secretary of State (SoS) has been notified of the application and has

been sent a copy of this report. ion is approved The SoS has the opportunity to call in any decision made by Committee.

Weight to be attached to policies

61. The DPDs referred to in the above section were adopted prior to the publication of the National Planning Policy Framework. As these policies pre date the NPPF Members should be aware of Annex 1: Implementation of the NPPF. This states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration. Para 211 states “For the purposes of decision-taking the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this framework.” The NPPF also sets out how to determine the amount of weight that should be attached to policies. Para 215 “In other cases and following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that they may be given)”.
62. With reference to the pertinent policies in this case it is important to assess the conformity of the policies with the policies in the NPPF. Firstly it is important to note that the term Major Developed Site in the Green Belt does not feature in the NPPF. However, the NPPF does allow for the redevelopment of previously developed sites in the Green Belt, providing it does not have a greater impact on the openness of the Green Belt or impact the reasons for including the land in the Green Belt. The allocation of the site can therefore be affording significant weight. The local policies go further than the NPPF; therefore some weight can be afforded to the part 2 e of the policy.

Principle of Development

63. The site was allocated for development through Development Control Policies DPD (2007) this is further supported by the Site Specific Policies DPD (2009). Core policies 5, 8 and 9 are relevant for this application. Core policy requires decision takers to take account of the different roles and character of different area, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character

Impact on the Character of Fulbourn

64. The site is a previously developed site and is currently in use by the NHS. The principle of the site being redeveloped for housing was established through the Examination in Public of the Development Control Policies DPD and further supported through the Site Specific Policies DPD. This development would alter the character of this part of Fulbourn as it would change from an employment use to a residential use. However it is considered that this would not adversely affect the character of Fulbourn village as the village has a variety of housing types throughout the village included the recently re-developed Swifts development. It is also considered that returning the western part of the site to open green wedge will help to improve the character of Fulbourn by giving greater separation between Fulbourn and Cherry Hinton. The proposed development itself is also an open form of development with substantial green areas shown throughout the development.

Green Belt

65. Significant weight is given to the Green Belt location of this site and the NPPF section that relates to the Green Belt. The site lies within the defined Green Belt, however the site is previously developed and has a number of buildings on the site currently in use by the NHS. The NPPF allows for the redevelopment of previously developed sites providing the impact on the openness is not greater than the existing and it does not affect the purposes of green belt.

Impact on the Openness of the Green Belt

66. It is considered that the proposed development does not have a greater impact on the openness of the Green Belt. Photomontages are attached at Appendix A to this report that show the proposed development within the landscape. The assessment taken by officers is that the proposed development does not have a greater impact on the openness of the Green Belt. The site is previously developed and currently there are buildings across the site. The proposed development concentrates the development to the east of the site and leaves the western part free from development and returns this part to open parkland. The Visual Impact Assessment concludes at para 7.5 "Overall, this is a landscape which has the capacity to accommodate the nature and type of change proposed. The proposed development could be successfully accommodated within the existing landscape without causing any significant adverse effects to landscape character or visual amenity. Overall it is considered that the residual effects of the proposed development would be beneficial."

Archaeology

67. English Heritage have recommended that further archaeology work is undertaken prior to the grant of permission, however comments received from County Council Archaeology Officers state that a condition can be imposed which would require further archaeology work to be undertaken prior to the commencement of the development. It is considered on balance that the field investigation of the site can be undertaken before the commencement of the development. Officers do not consider that this not be undertaken at this stage is a substantial reason for refusal of the application and that the any risk to archaeological finds is protected by a full investigation prior to the commencement of any development, in accordance with the comments from County Council Archaeology Officers.

Extent of Development

68. Objections have been raised in regard to the extent of development of the Ida Darwin Hospital site. The objections centre on the difference between what is currently proposed and the plan that was put before the Inspector at the Examination in Public of the Site Specifics Policies Development Plan Document (DPD). The extent of development being put forward through the Development Brief and the Outline application do extend further than the plan put forward at the examination. However, the Inspector's report on the policy states that "development roughly along the lines shown at the examination would be appropriate". If the Inspector had felt it necessary to delineate the extent of the development appropriate they would have been able to do this through a modification to the DPD. This did not happen and Officers consider that the proposal put forward meets the aims and objectives of the policy by keeping the western part of the site free from development.

Extra Care Provision

69. Para 50 of the NPPF requires local authorities to deliver and plan a wide choice of high quality homes including a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities service families and people wishing to build their own homes).”
70. Extra Care provision has been put forward by the applicants within this proposal. This element of the scheme is contrary to the local policy as the height is a maximum of 12 metres which exceeds the tallest building currently on the site. There has been significant local objection to the height of the Extra Care provided. It has been considered that on balance the height of the Extra Care should be restricted to 2 stories. No objection to this has been raised by the affordable housing officer and therefore an acceptable scheme will be deliverable at a maximum height of 2 stories. There is a need for this form of provision within the area. The Extra Care scheme will be 100% affordable housing. It will be provided and managed by a registered provider. This provision will be 100% affordable and compliant with the definition of affordable housing in the NPPF. The affordable units provided would assist the strategic housing authority in meeting its duty to provide affordable housing to meet the specific needs of the districts residents.
71. The extra care provision has been located to both be at the heart of the development to provide a focal point for the residents of the whole development and to encourage integration between residents of the housing element and the extra care. The extra care provision is likely to have a community facility that is open to all the residents on the site. This is not proposed as a replica or re-provision of the Ida Darwin social club, the provision would most likely be a meeting space for groups or a community café. The community facility will be determined by reserved matters application.

Landscape and Open Space

72. Due to the location and setting of this site and the specific policy context there is a significant amount of open space. The total amount of open space proposed on the site is 6.92ha this includes the western part of the site the central area of open space where mature trees are being retained and green infrastructure within the development.
73. The Landscape Design Officer does not object to the outline planning application and has recommended conditions which have been included.

Transport

74. Comments have been received from the Local Transport Authority and states that the TRICS database has been used to establish trip rates for the private, affordable and extra care housing elements of the development which is accepted. The trip generation and mode share breakdown submitted by the applicant shows there will be a significant reduction in the number of vehicular trips, generated by the development of around 479 arrivals and 385 departures over a 12 hour period.
75. The transport statement assesses the traffic impact on the Fulbourn/Cambridge Road junction. The PICADY model shows there will be minimal increases in queuing as a result of this development and the junction will operate within capacity. The Cambridge Road / Yarrow Road Roundabout has been modelled using ARCADY and this has been provided. This shows that as a result of the development there will be

very minor increases in queuing at the junction but it will remain within capacity and thus the development will not detrimentally effect the operation of the existing network.

Education

76. There is insufficient capacity at Fulbourn Primary School for which this site falls within the catchment for. Additional demand for school places will arise from the development and therefore the developer should contribute towards increasing capacity at the Fulbourn Primary School.
77. Currently there the District Council cannot support the County Councils request for a contribution of £25,000 per pupil place as there has been insufficient justification put forward by the County Council to date on this matter. Officers from the District Council are working with the Local Education Authority to resolve this difference. Officers request that if members are minded to approve the application that the negotiation of the Education contribution be delegated to Officers.

Referral to Secretary of State for Communities and Local Government

78. The application proposes greater heights than the existing development and a greater floor area which is not in accordance with the development Plan, Policy GB/4. As a consequence, if the Development Control committee is minded to approve this application, in accordance with the requirements of the Town and Country Planning (Consultation) (England) Direction 2009, the application would need to be referred to the Secretary of State for Communities and Local Government.

Recommendation

79. Members grant delegated powers to officers to approve the application subject to the prior completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

S106 requirements

1. The provision of 40% affordable housing, including 70 bed Extra Care Unit.
2. Securing the timely provision of, and contributions to, local facilities and services including:
 - a) A comprehensive package of on and off-site transport measures (either through provision in kind or a financial contribution towards provision by others) to mitigate the development's impact on roads and encourage sustainable modes of transport;
 - b) Provision of welcome packs for new residents;
 - c) Provision of a notice board to agreed specification;
 - d) Financial contribution towards the provision by others of library services;
 - e) Financial contribution towards the provision by others of Healthcare provision;
 - f) Provision of children's play space to agreed specification;
 - g) Financial contribution towards the provision by others of off-site play space;
 - h) Provision of allotments to an agreed specification;
 - i) Financial contributions towards the provision by others of Secondary education and Primary Education and Early Years places;

- j) Either the provision in kind, or a financial contribution towards the provision by others of community Facilities;
 - k) A comprehensive package of on-site, in-kind Open Space of Public Value;
 - l) Either the provision in kind, or a financial contribution towards the provision by others of Sporting Open Space;
 - m) Financial contribution towards the provision by others of Household Waste Bins and Strategic Waste facilities.
80. Where on site and in kind provision is made for infrastructure or services where the intention is that the responsibility for long term management is to be transferred to the Council or other body, in addition a financial contribution towards commuted maintenance and management costs will be sought.
81. And subject to the following conditions or amendments, additions and deletions thereto as may be necessary:

Suggested conditions if minded to approve

1. Approval of the details of the scale of the buildings, the access for (other than the vehicular access to/from the site which is not reserved) and the layout, appearance and landscaping of the development (hereinafter called “the Reserved Matters”) shall be obtained from the Local Planning Authority in writing before a Phase or Sub Phase (as defined within the details to be submitted and approved pursuant to condition 4) is commenced and shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.
(Reason: To comply with Section 92 of the Town and Country Planning Act 1990.)
2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.
(Reason: To comply with Section 92 of the Town and Country Planning Act 1990.)
3. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the approval on different dates, the final approval of the last such matter to be approved.
(Reason: To comply with Section 92 of the Town and Country Planning Act 1990.)
4. The building(s) proposed as the Extra Care facility shall not exceed two storeys in height.
(Reason: To ensure there is not a greater impact on the openness of the Green Belt compared to the existing development.)
5. The total footprint of all development on the Ida Darwin site shall not exceed 13,500sqm.
(Reason: To ensure that the existing footprint across the Ida Darwin and Fulbourn sites is not exceeded, in accordance with policy GB/4 of the Local Development Framework 2007 and to ensure that there is not a greater impact on the openness of the Green Belt compared to the existing development.)
6. The development hereby permitted shall be carried out in accordance with the Development Brief (December 2013) and the following plans;

Plan.....

(Reason: To ensure the development is carried out in accordance with the parameters assessed, as may be modified as the Local Planning Authority considers necessary to ensure a satisfactory development.)

7. The development hereby permitted shall not be begun until a demolition, construction and phasing strategy showing the phases and any sub phases in which development is to be carried out, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with this strategy.

The strategy shall set out the anticipated sequence in which the following works will be carried out:

- a) Demolition works;
- b) Earthworks;
- c) The phases and sub phases of the construction of the development (including areas of open space of public value);
- d) Surface water drainage works; and
- e) Utility works

(Reason: To ensure that the demolition and construction of the development is adequately mitigated.)

8. Any application for the approval of landscaping as a Reserved Matter shall include details of the following in respect of the relevant phase or sub phase:

- a) The proposed finished ground levels or contours;
- b) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes;
- c) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes / root stock specifications, planting layout, proposed numbers and densities locations;
- d) Comprehensive 5 year post planting maintenance schedule;
- e) Means of enclosure (walls and fences etc.);
- f) Paving including pedestrian open spaces, paths, proposed materials and construction methods, cycle routes, parking courts, play areas etc;
- g) The siting, layout and equipment proposed for any Active and / or Passive Open Space of Public Value;
- h) The creation of new water and associated habitats including landscaped buffers to watercourse;
- i) Details of ecological mitigation measures where appropriate; and
- j) Any other landscape features (water features, seating, trellis and pergolas etc.)
- k) No building within a phase or sub phase shall be occupied until landscaping for that phase or sub phase has been provided in full and in accordance with the approved details of landscaping for that phase or sub phase.

(Reason: In the interests of good landscaping design and the visual amenity of the area. In accordance with Policy DP/2.)

9. No construction work and or construction or demolition related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

(Reason: To prevent construction traffic entering the site during peak hours.)

10. Prior to commencement of any development details of the measures to be taken to mitigate demolition / construction noise and vibration to protect the amenity of local residents shall be submitted to and approved in writing by the Local Planning Authority. 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 and mitigated 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.
11. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - a) Contractors' access arrangements for vehicles, plant and personnel;
 - b) Contractors' site storage area(s) and compounds(s);
 - c) Parking for contractors' vehicles and contractors' personnel vehicles;
 - d) Method statement for the control of debris, mud and dust arising from the development during the construction period.Development shall not be carried out other than in accordance with the approved details.
(Reason - In the interests of residential amenity and highway safety in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)
12. Any reserved matters applications shall be constructed in accordance the noise insulation / attenuation scheme recommendations and principles as detailed in the submitted Sound Solution Consultants Limited report titled, "Proposed Residential Development, Ida Darwin Hospital, Fulbourn, Cambridge - Noise and Vibration Assessment, TECHNICAL REPORT, 15503 R, dated the 8th May 2013" to protect occupants from noise from the Cambridge to Dillingham / Norwich / Ipswich railway to the North and Fulbourn Old Drift Road to the South. Prior to occupation a noise insulation scheme post construction / installation completion report to include details of the airborne sound insulation performance standard / specification of the external building facades structural elements and test certificates as appropriate, shall be submitted to and approved in writing by the Local Planning Authority (LPA).
13. The noise attenuation / insulation scheme as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority (Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect occupants internally and externally from noise from the Cambridge to Dillingham / Norwich / Ipswich railway to the North and Fulbourn Old Drift Road to the South and safeguard the amenity and health of future residents in accordance with Policy NE/15- Noise Pollution of the adopted LDF 2007.)
14. *As part of any reserved matters application for the extra care facility and community uses hereby approved, an operational noise / vibration impact assessment of the uses, buildings and or associated plant / equipment / systems including the use of any car park and service yard and a scheme for*

the insulation of the building(s) and or associated plant / equipment /systems and or consideration of any other noise mitigation / attenuation measures such as engineering, layout, administrative / management, and alternative mechanical ventilation systems , as appropriate, in order to minimise and control the level of noise emanating from the said uses buildings and or associated plant / equipment / systems, shall be submitted to and approved in writing by the local planning authority. The noise insulation / mitigation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

(Reason: To avoid unreasonable disturbance to and protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15.)

15. Any deliveries to and dispatches from or associated with the extra care facility and community uses hereby approved including the ancillary unloading and or loading of vehicles shall only be permitted between the hours of 0800 to 2100hrs Monday to Friday, and 0800 to 1300hrs Saturdays and not at all on Sundays, Bank and public holidays unless otherwise approved in writing by the Local Planning Authority.

(Reason: To avoid unreasonable disturbance to and protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15.)

16. The community uses hereby permitted shall only be permitted or be open to customers between the hours of 0800 to 2200hrs Monday to Sundays unless otherwise approved in writing by the Local Planning Authority. .

(Reason: To avoid unreasonable disturbance to and protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15.)

17. All doors and windows to the community use building / premises shall be kept closed at all times except for the explicit purposes of entry to or exit from the premises or in the case of an emergency or similar.

(Reason: To avoid unreasonable disturbance to and protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15.)

18. No development shall commence until full details of a scheme for the sound insulation standard between any community room uses (any premises class use other than residential) and residential uses within the same building has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before the units hereby permitted are occupied and permanently retained thereafter.

(Reason: To avoid unreasonable disturbance to and protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15.)

19. No development shall commence either demolition or construction until a programme of measures to minimise the spread of airborne dust (including the

consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

20. Before development commences details of equipment / systems for the purpose of extraction and/or filtration and/or abatement of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration/abatement scheme/s shall be installed and be operational before the use hereby permitted is commenced, shall be regularly maintained and serviced in accordance with the manufacturer's specification / instructions to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority and shall be retained thereafter. Any approved scheme / system shall not be altered without prior approval.

It is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the extraction/filtration/abatement system equipment, is kept, preferably at the premises and is available for inspection by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

(Reason: To protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15.)

21. Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

(Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14- Lighting Proposals.)

22. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

(Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14- Lighting Proposals.)

23. No development approved by this permission shall be commenced, unless otherwise agreed, until:

- a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.

- b) Following approval of (a), a detailed scheme for the investigation and recording of contamination and remediation objectives (which have been determined through risk assessment) must be submitted and agreed in writing by the Local Planning Authority.
- c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- e) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by 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 DP/1 of the adopted Local Development Framework 2007.)

- 24. All Reserved Matters applications shall be accompanied by a Waste Management & Minimisation Strategy (WMMS), including a completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development, has been submitted to and approved in writing by the Local Planning Authority.
 - a) The strategy as approved shall be fully implemented prior to occupation and shall be retained thereafter and not altered without prior approval.

(Reason: To ensure that the waste management of the site is addressed at the Reserved Matters stage.)
- 25. Before the development / use hereby permitted is commenced, an assessment of the noise impact of plant and or equipment including any renewable energy provision sources such as any air source heat pump or wind turbine on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the local planning authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15.)
- 26. A 5 metre maintenance strip must be allowed along one side of the award drain for future access and maintenance.

(Reason: To ensure the award drain can be maintained throughout the development and in the future.)
- 27. Submission of a detailed design for the surface water system prior to the commencement of development.

(Reason: to ensure that the amenity of existing a future residents is protected.)

28. All development should commence in accordance with the proposals contained within the report "Ida Darwin Hospital, Biodiversity Assessment 2013" by MKA Ecology Ltd. Any variation to the submitted proposals shall be first agreed in writing. The approved scheme shall be fully implemented.
(Reason: To ensure appropriate biodiversity conservation and enhancement.)

Informatives

1. During the demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation
2. Before the existing property / properties is demolished, a Demolition Notice will be required from the Building Control Section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

Operational Noise Impact / Insulation Informatives:

3. To satisfy the Operational Noise Impact / Insulation condition, the noise level from the community uses, buildings and or associated plant / equipment / systems, associated with this application that may operate collectively and having regard to a worst case operational scenario (operating under full power / load), should not raise the existing lowest representative background level dB LA90,1hr (L90) during the day between 0700 to 2300 hrs over any 1 hour period and the existing lowest background level dB LA90,5mins (L90) during night time between 2300 to 0700 hrs over any one 5 minute period by more than 3 dB(A) respectively (i.e. the rating level of the plant needs to match the existing background level), at the boundary of the premises subject to this application (or if not practicable at a measurement reference position / or positions in agreement with the LPA) and having particular regard to noise sensitive premises. Noticeable acoustic features and in particular tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to other premises.
4. To demonstrate this requirement it is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations

(background L₉₀) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.

Air Quality Informative

5. Any air quality assessment should be in accordance with industry best practice and due regard should be given to South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & Appendix 4: Air Quality: downloadable from:

Contaminated Land Informative

6. Contaminated land should be considered and assessed in accordance with government / industry standards, best practice technical guidance and South Cambridgeshire District Council's Supplementary Planning Document - "**District Design Guide: High Quality and Sustainable Development in South Cambridgeshire**", Adopted March 2010: Chapter 10- Environmental Health & Appendix 5: Development of Potentially Contaminated Sites, downloadable from / via : <http://www.scambs.gov.uk/content/district-design-guide-spd>

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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