

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 October 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1431/15/OL

Parish: Waterbeach

Proposal: Residential Development (144 Dwellings) and Associated Works including Access

Site address: Land North of Bannold Road

Applicant(s): Persimmon Homes East Midlands

Recommendation: Delegated Approval

Key material considerations: Housing Land Supply
Principle of Development
Housing Land Supply
Proposed Green Belt
Character and Appearance of the Area
Density
Housing Mix
Affordable Housing
Developer Contributions
Design Considerations
Trees and Landscaping
Biodiversity
Highway Safety
Flood Risk
Neighbour Amenity

Committee Site Visit: No

Departure Application: Yes

Presenting Officer: Karen Pell-Coggins, Principal Planning Officer

Application brought to Committee because: Departure Application

Date by which decision due: 4 September 2015 (Extension of Time agreed)

Executive Summary

1. This proposal, as amended, seeks permission for a residential development outside the Waterbeach village framework and in the countryside. This development would not normally be considered acceptable in principle as a result of its location. However, two recent appeal

decisions on the site and an adjoining site have shown that the district does not currently have a 5 year housing land supply and therefore the adopted LDF policies in relation to the supply of housing are not up to date. The NPPF states that there is a presumption in favour of sustainable development and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. In this case the adverse impacts of the development in terms of limited visual harm are not considered to demonstrably outweigh the benefits that consist of a contribution of 144 dwellings towards the required housing land supply including 58 affordable dwellings, a location with good transport links and a range of services, and creation of jobs during the construction period that would benefit the local economy. Given the above balance, the application is recommended for approval.

Planning History

2. **Site**
S/1359/13/OL- Residential Development (90 Dwellings) and Access - Appeal Allowed
3. **Adjacent Sites**
S/1907/14/OL - Residential Development (36 Dwellings) and Access - Approved
S/0558/14/OL - Residential Development (57 Dwellings) and Access - Approved
S/0645/13/FL - Residential Development (60 Dwellings) - Appeal Allowed

National Guidance

4. National Planning Policy Framework (NPPF)
National Planning Practice Guidance 2014 (NPPG)

Development Plan Policies

5. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
6. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
SF/10 Outdoor Playspace, Informal Open Space, and New Developments

SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

7. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Open Space in New Developments SPD - Adopted January 2009
Biodiversity SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Affordable Housing SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010

8. **South Cambridgeshire Local Plan Submission 2014**

S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/9 Minor Rural Centres
SS/5 Waterbeach New Town
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

9. **Waterbeach Parish Council** - Recommends refusal and makes the following comments: -

- i) This is Greenfield land and outside the village envelope in order to protect the rural character of the village from this type of development. This ought not to be changed without consultation with the people of Waterbeach. There are also doubts about whether the way the site meets policies DP/1, DP/2, and DP/4.
- ii) The site is susceptible to flooding and building on it will endanger nearby properties. We note that the Flood Risk Assessment (2.10) states *“logically however any frontage units should have floor levels set slightly higher above the channel of the existing road to ensure that water conveyed in this way*

does not pose any risk of inundation"; unfortunately for the existing residents in this area their floor areas cannot be raised!! In the last 2 years Bannold Road has been severely flooded with both rain water and sewerage at least 6 times which has infiltrated residents properties. Anglian Water cannot cope with the current levels of surface water and sewerage in bad weather conditions.

- iii) 144 dwellings is over development of the site. Whilst the existing street scene in the locality of Bannold Road comprises of large front gardens leading to detached housing and the ex-army quarters to the north enjoy spacious public areas. The Inspector's agreement to 90 houses was much more in keeping with the area. The conditions he proposed in his judgement should also be applied with rigour including a footpath from the site to the Doctor's surgery which does not appear on the plans. 144 dwellings may increase the number of vehicles by 300. This will further reduce road safety in the already congested streets of Waterbeach in particular around the area since the sale and occupation of the ex MOD homes to the north of the site. This is in addition to the ever increasing level of HGV and large farm vehicles using Bannold Road.
 - iv) There are 2 existing junctions directly opposite the proposed access to the site creating road safety issues for motorists and pedestrians. The main access could be positioned at the proposed emergency access which appears surplus to requirements.
 - v) The sensible conditions included by the Inspector who approved 90 houses for this site should be applied. In particular 40% affordable housing should be included in any proposal.
 - vi) Loss of green highway used by wildlife including foxes, hedgehogs, deer, owl and bats.
 - vii) Inadequate bus service.
 - viii) The road infrastructure around Waterbeach is at breaking point and needs improvement in capacity and traffic calming before any more building is allowed if our village is to be sustainable.
 - ix) Primary School also creaking at the seams needs expansion to cope with the population increase which will result from this unplanned development.
10. **Policy Team** - Comments that this application seeks to increase indicative dwelling numbers to 144 from the existing permission for 90. The principle of residential development on this site has been determined and is no longer at issue. A density of 41 dph would be acceptable with reference to DC policy HG/1 which refers to densities of at least 40 dph in more sustainable locations. Planning Committee made a decision recently that accepts that this location is a more sustainable location. Little weight can be attached to the density policy in the submission Local Plan H/7 because it is subject to objections.
11. **Affordable Housing Officer** - Comments that there are currently 1,700 applicants on homelink in South Cambs and this proposal will meet some of the housing need in in the district. The number of affordable properties being provided is in accordance with policy H/9 of the Proposed Local Plan, which states that for a development of 3 or more dwellings, there is a requirement to provide 40% affordable housing. A good mix of properties should be provided in order to ensure the development remains sustainable. Generally in South Cambs there is a large demand for 1 and 2 bedroom properties, predominantly due to the Welfare Reform legislation. So, the mix should consist of a higher proportion of 1 and 2 bedroom dwellings. The tenure split should be 70% rented and 30% intermediate housing as stated in the Affordable Housing SPD. The affordable dwellings should be distributed through a residential development in small groups or clusters, typically 6-8 units, and integrated with the

market housing to ensure sustainable communities.

12. **Urban Design Officer** - Comments that the revised plans represent a significant increase in density and total number of dwellings (from 90 to 144), and to an increased density of 41 dph. Though a significant increase, it is in line with current policy, and given the site has relatively few constraints, this should be achievable without compromising all design quality. Careful consideration will need to be given to the parking arrangements at the reserved matters stage to ensure hard standing and cars do not dominate the development. The main concerns with the suggested layout are the location of the open space, and lack of frontage to Bannold Road. There is a very strong frontage to Bannold Road west of Cody Road, and though the lack of current development east of Cody Road results in a much weaker frontage, this needs to be addressed as the various sites come forward to provide a legible development, and to form a strong entrance to each land parcel. If the open space was relocated to a more central location within the site, it would be more accessible to all residents, could provide a central feature within the development that could be viewed from the entrance road, and would allow a stronger built form to be created along Bannold Road.
13. **Landscape Design Officer** - Comments that the site is located to the north of Bannold Road on the north eastern edge of Waterbeach. The site is agricultural land, partly fronting Bannold Road, but mostly to the rear of linear residential development. Situated in an area of relatively open land between the edge of the village and the Barracks to the north. A public right of way is situated to the east of the site which runs north to south along Bannold Drove. The site is situated within the national character area of 46 The Fens as assessed by Natural England. The biggest changes in views will be from the immediate periphery of the application site from Bannold Road and Cody Road. There will also be major / moderate changes in views to the east of the site (dwellings visible above existing hedge line) particularly from the Public Right of Way. Has no objections subject to landscape recommendations in the form of hedges on the boundaries to mitigate the potential adverse impacts of the development and conditions in relation to hard and soft landscaping, details of trees to be retained and the method of protection, no-dig construction within the Root Protection Areas of trees to be retained, boundary treatments, surface water drainage, external lighting, waste/recycling bins, cycle bat brick/boxes and bird nest boxes, log piles, hedgehog and insect houses and swale pond.
14. **Ecology Officer** - Has no objections. The site has been assessed by an ecologist and no particular biodiversity constraints were identified except for a possible water vole burrow in the boundary ditch. This has been re-evaluated in the appropriate season and dismissed as water vole. No trees are to be removed that are considered to offer bat roost potential. There is no particular vegetation on site as it is an arable field, as such I do not require a condition to control vegetation removal during the bird breeding season in this instance. A condition should be used to secure a season of ecological enhancement along the lines of bird and bat box provision.
15. **Local Highways Authority** - Recommends refusal as severe concerns are raised in relation to the connectivity of the site as the proposed footpath along the northern side of Bannold Road is not shown on the plan and the access point would form a crossroads with Josiah Court and causes an unnecessary hazard when a better location could be
16. **Cambridgeshire County Council Transport Assessment Team** - Requires additional information to assess the impact of the development.

17. **Environment Agency** - Has no objections subject to conditions in relation to any contamination found on site during works and a scheme of pollution control of the water environment to include foul and surface water drainage. Also requests informatives.
18. **Cambridgeshire County Council Flood Team** - Comments that the flood risk assessment is very similar to that submitted for the previous application. Questions whether the permeable area and resulting surface water storage requirements across the site remain identical to the previous scheme. The details of the swales are not shown within the layout. If this matter is clarified, a condition is required for a detailed surface water drainage scheme.
19. **Waterbeach Level Internal Drainage Board** - Comments that the watercourse does not have the residual capacity to accept increased storm flows from new developments and any new development would therefore have to provide attenuation works to limit the capacity to 1.1 l/s/ha to prevent any increase in flood risk. The submitted flood risk assessment has addressed this restriction and the surface water scheme is acceptable in principle. However, further details on the design including the detailed design of the sustainable drainage system, the design of the discharge pipework and headwall to the watercourse and the adoption of the on-site drainage system are required at the detailed planning stage.
20. **Land Drainage Manager** - Comments are awaited.
21. **Anglian Water** - Comments that the foul drainage from this development is in the catchment of Waterbeach Water Recycling Centre that will have available capacity for these flows and that the sewerage system at present has available capacity for these flows via a gravity connection to manhole 0801 in Bannold Road.
22. **Environmental Health Officer** - Has no objections in principle to the proposals subject to conditions in relation to hours of construction works and construction related deliveries, dust suppression measures, piling method statement, a construction programme, noise impact assessment for renewable energy measures such as wind turbines or air source heat pumps, external lighting, and a waste management and minimisation strategy. Also requests informatives.
23. **Contaminated Land Officer** - Comments that a 'Phase I Desk Study' and a 'Phase II Site Appraisal' has been submitted to support the application. This information fulfils the necessary requirements for the assessment of contaminated land and no further investigation, risk assessment or remedial measures are necessary. However, a condition should be attached to any consent in case any contamination is found during works.
24. **Cambridgeshire County Council Historic Environment Team** - Has no objections but recommends a condition for an archaeological investigation to ensure that no unrecorded loss of potential archaeological remains occurs through construction.
25. **Section 106 Officer** - Comments are awaited.
26. **Cambridgeshire County Council Education Team** - Comments are awaited.

Representations

27. Approximately 50 letters of representation have been received from local residents surrounding the site. They raise the following concerns: -
- i) Increased traffic.
 - ii) Road infrastructure.
 - iii) Highway safety issues at access point as opposite two junctions.
 - iv) High density urban development out of keeping with area.
 - v) Loss of rural character of the village.
 - vi) Loss of high grade agricultural land.
 - vii) Brownfield land should be developed first.
 - viii) Green Belt land.
 - ix) No lack of housing land supply.
 - x) Cumulative impact with adjacent developments.
 - xi) Flood risk.
 - xii) Impact upon amenities of neighbours through noise, disturbance, overlooking, overbearing, loss of privacy and loss of outlook.
 - xiii) Impact upon views from the public right of way.
 - xiv) Sewage and surface water drainage issues in area.
 - xv) Lack of school spaces.
 - xvi) Affordable housing should be limited to people in Waterbeach.
 - xvii) Impact upon wildlife.
 - xviii) Inadequate bus service.
 - xix) Lack of capacity for rail service.
 - xx) Loss of train station.
 - xxi) Housing quality and reputation of developer.

Planning Comments

28. The key issues to consider in the determination of this application are whether the principle of development is acceptable in the countryside and proposed Green Belt land taking into account the 5 year housing land supply, housing density, housing mix, affordable housing, developer contributions and and impact of the development upon the character and appearance of the area, design considerations, trees and landscaping, biodiversity, highway safety, flood risk and neighbour amenity.

Site and Surroundings

29. The site is located outside the Waterbeach village framework and in the countryside. It is situated on the north eastern edge of the village between Bannold Road and the former barracks. The site measures approximately 4 hectares in area and currently comprises an arable field. There is high fencing and landscaping along the northern boundary of the site, a hedge along the eastern boundary of the site and a drainage ditch, fence and row of small trees along the southern boundary of the site. The western boundary of the site is open.
30. Residential properties are located on Kirby Road to the north of the site and Bannold Road to the south of the site. Open agricultural land lies to the east and west of the site.

Proposal

31. The proposal seeks outline permission for a residential development on the site of up to 144 dwellings along with vehicular access from Bannold Road. The layout, design

and external appearance of site, and landscaping are matters reserved for later approval.

32. 58 dwellings would be affordable in nature. The mix is not known at this stage but would meet local needs. The tenure would be 70% social rented and 30% intermediate. The remaining 86 dwellings would be available for sale on the open market. The mix is not known at this stage but would consist of a range of sizes and types of properties.
33. The access would be off Bannold Road opposite the junction of Josiah Court. The main carriageway would measure 5.5 metres in width. Vehicular visibility splays measuring 2.4 metres from Bannold Road x 43 metres along Mill Bannold Road in both directions would be provided. There would be 2 metres wide footpaths on each side of the access. A new footpath would be provided on the northern side of Bannold Road.
34. The development (as amended) would be arranged in blocks around a central area of open space along with dwellings fronting Bannold Road. It would be predominantly two-storeys in height and a range of detached, semi-detached and terraced properties. The materials would replicate those found within the vicinity of the site. A public open space has been provided within the development. Car and cycle parking spaces would be in accordance with the Council's parking standards.

Principle of Development

35. The site is located outside the Waterbeach village framework and in the countryside where Policy DP/7 of the LDF and Policy S/7 of the emerging Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of up to 144 dwellings is not therefore considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5 year housing land supply.
36. Waterbeach is identified as a Minor Rural Centre under Policy ST/5 of the LDF and Policy S/8 of the emerging Local Plan where there is a reasonable range of services and facilities and residential developments of up to 30 dwellings are supported in policy terms. The erection of up to 144 dwellings would significantly exceed the amount of residential dwellings allowed in such locations and would not support the strategy for the location of housing across the district. However, this policy is considered out of date due to the current lack of a 5 year housing land supply.

Housing Land Supply

37. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.
38. On the 25 June 2014 in two appeal decisions for sites in Waterbeach, on the site and an adjoining site, the Inspector concluded that the Council cannot currently demonstrate a five-year supply of deliverable housing sites. This is against the Strategic Housing Market Assessment figure for objectively assessed needs of 19,000 homes between 2011 and 2031, which he concluded had more weight than the Core Strategy figure. It is appropriate for the conclusions reached within these appeal decisions to be taken into account in the Council's decision making where they are relevant. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF which states

that adopted policies which are “for the supply of housing” cannot be considered up to date where there is not a five year housing land supply. Those policies were listed in the decision letters and are: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages). The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be policies “for the supply of housing”.

39. Where this is the case, paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans.

Proposed Green Belt

40. The site is proposed to be designated as Green Belt under Policy S/4 of the emerging Local Plan in order to ensure separation from Waterbeach New Town that is allocated for new residential, commercial and mixed use development under Policy SS/5 of the emerging Local Plan. The Inspector in a recent appeal decision on the site considered that little weight can be attached to the designation of the land as Green Belt in the emerging plan given the objections which have been made to the designation. He considered that the function of spatial separation could be achieved on the land allocated as the Waterbeach New Town to ensure that the existing village would not merge with the new town and that the dismissal of the appeal on the grounds of prematurity would not be justified.

Character and Appearance of the Area

41. The site is currently a piece of arable land that is situated outside the Waterbeach village framework and in the countryside. The Council considered in a recent appeal on the site and an adjoining site that it performed two significant functions: first to provide an important visual break between the two settlements that comprise the village of Waterbeach and the former Barracks and second to provide a pleasant visual setting for both settlements. However, the Inspector considered that both physically and functionally the former Barracks now forms part of Waterbeach village as does not have a distinct identity given that recent residential development has already resulted in some coalescence and that that the barracks have recently been sold off as private housing and has a similar character to the main part of the village. It is also important to note that the former barracks is physically linked to the existing village via Cody Road which has public footpaths on both sides and that residents would be likely to consider themselves part of the village and use the facilities within the village.

42. The development is considered to result in a loss of openness and rural character that would significantly change the appearance of the site when viewed from Bannold Road and the setting of the village. However, the Inspector considered that these views would only result in limited harm to the setting of the village given the visible backdrop of existing housing and lack of long distance views within the wider context of the site and that the development would continue the pattern of coalescence that has already taken place within the vicinity of the site. The development is not therefore considered to harm the character and appearance of the area.

Housing Density

43. The site measures approximately 4 hectares in area. The erection of 144 dwellings would equate to a density of approximately 36 dwellings per hectare (including the public open space). The net density would equate to 41 dwellings per hectare (excluding the public open space). This would comply with Policy HG/1 of the LDF that seeks a density of at least 40 dwellings per hectare in the more sustainable villages across the district such as Waterbeach. It is also not considered to be out of keeping with the character and appearance of the area.

Affordable Housing

44. 58 of the 144 dwellings would be affordable dwellings. This would comply with the requirement for 40% of the development to be affordable housing as set out in Policy HG/3 of the LDF and Policy H/8 of the emerging Local Plan to assist with the identified local housing need across the district. The mix is unknown at this stage but would address local needs. The tenure split of 70% social rented and 30% intermediate is satisfactory.

Housing Mix

45. The remaining 86 of the 144 dwellings would be market dwellings. The mix is not known at this stage but this would need to comply with Policy HG/2 of the LDF or Policy H/9 of the emerging Local Plan. This policy can be given some weight given that although a large number of objections were received, these are seeking additional flexibility above that set out in the policy.

Developer Contributions

46. Developer contributions are likely to be required towards education, open space and community facilities to make the development acceptable in planning terms. The exact requirements would be subject to the needs of the village and a section 106 legal agreement as part of any consent. Affordable housing, a footpath along the northern side of Bannold Road and upgrading of the existing bus stop on Cody Road would also be included in the agreement.

Design Considerations

47. The application is currently at outline stage only with access to be considered as part of any approval. All other matters in terms of the layout of the site, scale, external appearance and landscaping are reserved for later approval.
48. The comments of the Urban Design Team in relation to the location of the public open space, lack of frontage on to Bannold Road and vehicle parking layouts are noted and will be considered at the reserved matters stage. A condition would be attached to any consent to exclude the indicative layout submitted from the consent. The scale and heights of dwellings is not considered to be out of keeping with the character and appearance of the area.

49. The provision of public open space on the site is satisfactory. This would need to include a Local Equipped Area of Play (LEAP). The exact size is dependent upon the housing mix and will be determined at the reserved matters stage.

50. The indicative landscaping of the site is considered appropriate and a condition would be attached to any consent to agree the final details of the scheme.

Trees/Landscaping

51. The proposal would not result in the loss of any important trees and hedges that significantly contribute towards the visual amenity of the area. The majority of the trees and hedges along

the eastern and southern boundaries of the site that are in a good condition would be retained and protected and new landscaping would be provided along the northern and western boundaries to mitigate the impact of the development upon the surrounding area.

Biodiversity

52. The site is dominated by arable land and is surrounded by species poor hedgerows and some trees along with a ditch. It is considered to have a low ecological value as the trees do not offer bat roost potential, the burrow in the ditch is not that of a water vole and the hedge will be retained. A condition should be attached to any consent to agree ecological enhancements such as the provision of bird and bat boxes.

Highway Safety

53. Bannold Road is a long straight road that bends at its western point where it meets the High Street. It is a fairly quiet road that has a speed limit of 30 miles per hour.
54. The development would result in a significant increase in the level of traffic in the area. Additional has been submitted and the comments of Cambridgeshire County Council Transport Assessment Team are awaited to determine whether the roads have adequate capacity to accept this volume of traffic to ensure that the proposal would not be detrimental to highway safety.
55. The access width of the main road into the site at 5.5 metres would accommodate two-way traffic into the site and would be acceptable. The 2.0 metres footpaths on each side are adequate and would provide safe pedestrian movements. The proposed vehicular visibility splays of 2.4 metres x 43 metres in both directions are considered appropriate. The access would therefore accord with Local Highways Authority standards.
56. There are bus stops on Bannold Road and Cody Road approximately 400 metres to the west of the site. They give direct public transport access to Cambridge and Ely by an hourly service Monday to Saturdays. This is accessible by walking via a public footpath along the southern side of Bannold Road.
57. Waterbeach railway station is located approximately 1.5km from the site on the southern side of Waterbeach. It gives direct public transport access to Cambridge and London beyond and Ely and Kings Lynn beyond by an hourly service. It is accessible by walking via footpaths and cycling along local roads.
58. The site is considered fairly sustainable given that it has access to two different modes of public transport within close proximity to the site by walking and cycling. This would ensure that there is not over reliance upon modes of transport such as the private car to travel outside the village. However, a contribution is required towards the provision of a shelter and kerbs at the bus stop to improve the facility and further encourage its use to the occupiers of the new development.
59. The Transport Statement commits to the provision of a framework travel plan to encourage the use of alternative modes of transport other than the private motor vehicle for occupiers of the new dwellings prior to occupation. Measures include the appointment of a travel plan co-ordinator and the provision of information packs to new residents. However, further details are required and a full travel plan would need to be submitted following first occupation of the dwellings. These would be conditions of any consent.

Flood Risk

60. The site is located within Flood Zone 1 (low risk). The River Cam is the most significant watercourse in the area that is located 500 metres to the east of the site. The other notable watercourse within the immediate vicinity of the site is the IDB drain that runs along the eastern side of Bannold Drove. The southern boundary of the site comprises a ditch.
61. Bannold Road has not suffered from flooding from the river in the past. The development is therefore considered to be at low risk of flooding from the river.
62. However, the site is subject to flooding from surface water. Therefore, a robust surface water system needs to ensure that the development would not be at the risk of groundwater flooding. The surface water drainage system would comprise water storage tanks on the site in the form of roadside swales and shallow detention basin with a flow control device to ensure that surface water discharging from the development would not exceed existing greenfield run-off rates and the limit of 1.1 l/s/ha as identified by the Waterbeach Level Internal Drainage Board for discharge into the IDB watercourse. Confirmation is awaited in relation to the size and location of these storage tanks to ensure that they could accommodate surface water from a 1 in 100 year storm event plus climate change. It would not be appropriate to discharge water to the existing ditch along the southern boundary of the site so it is proposed that there is a direct connection to the IDB watercourse through a pipe. The details would be agreed through a condition attached to any consent along with maintenance of the system.

Neighbour Amenity

63. Whilst it is acknowledged that there would be a change in the use of the land from an open field to residential dwellings, the development is not considered to result in a significant level of noise and disturbance that would adversely affect the amenities of neighbours. A condition would be attached to any consent in relation to the hours of use of power operated machinery during construction and construction related deliveries to minimise the noise impact upon neighbours.
64. The impact of the development itself on neighbours in terms of mass, light and overlooking will be considered at the reserved matters stage.

Other Matters

65. Anglian Water has confirmed that the Waterbeach Water Recycling Centre and sewerage system in Bannold Road has available capacity for foul drainage from the development.
66. The development is not considered to result in a risk of contamination providing a condition is attached to any consent to control any contamination identified during the development.
67. The proposal would not result in the loss of any important features of archaeological interest providing a condition is attached to any consent to secure an archaeological investigation on the site.
68. The affordable housing provision on the site cannot be limited to people from the village as it is not an exceptions site.
69. Although it is noted that the development would result in the loss of high grade agricultural land, the need for housing in the district is considered to outweigh the loss of a very small proportion of agricultural land in the district.

70. The proposal would not lead to the loss of the train station in the village. No evidence has been submitted to demonstrate that the bus and trains services in the village are inadequate.
71. The quality of housing and reputation of the developers is not a planning consideration that can be taken into account in the determination of this application.

Conclusion

72. In considering this application, the following relevant adopted development plan policies are to be regarded as out of date while there is no five year housing land supply:
ST/5: Minor Rural Centres – indicative maximum scheme size of 30 dwellings
DP/7: Village Frameworks
This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.
73. This report sets out how a number of potential adverse impacts can be addressed. However, an adverse impact that cannot be fully mitigated is the limited visual harm arising from the development of the site itself and a cumulative impact when considered in relation to the adjoining developments at Bannold Road and Cody Road.
74. This adverse impact must be weighed against the following benefits of the development:
- i) The provision of 144 dwellings towards the 1400 dwellings to achieve a 5 year housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - ii) The provision of 58 affordable dwellings towards the need of 1,700 applicants across the district.
 - iii) Developer contributions towards public open space and community facilities in the village.
 - iv) Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
 - v) Improvement of footpath along northern side of Bannold Road
 - vi) Upgrade of bus stop on Cody Road.
 - vii) Employment during construction to benefit the local economy.
 - viii) Greater use of local services and facilities to contribute to the local economy.
75. The adverse impacts of this development are not considered to significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole which aim to boost significantly the supply of housing and which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply. Planning permission should therefore be granted because material considerations clearly outweigh the limited harm identified, and conflict with out of date policies of the LDF.

Recommendation

76. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) subject to the comments of Cambridgeshire County Council

Transport Assessment Team, the Local Highways Authority, Cambridgeshire County Council Flood Team, the Land Drainage Manager, the Section 106 Officer and Cambridgeshire County Council Education Team.

Conditions

- (a) Submission of reserved matters details
- (b) Implementation of reserved matter consent
- (c) Approved plans
- (d) Layout excluded from consent
- (e) Access layout drawing number
- (f) Traffic management plan
- (g) Framework travel plan
- (h) Full travel plan
- (i) Boundary treatment
- (j) Hard and soft landscaping
- (k) Landscaping implementation
- (l) Tree protection
- (m) Ecological enhancement
- (n) Surface water drainage
- (o) Pollution control
- (p) Contamination investigation
- (q) Archaeological investigation
- (r) Hours of use of power operated machinery and construction related deliveries
- (s) Dust suppression
- (t) Piling method statement
- (u) Construction programme
- (v) Waste management strategy
- (w) External lighting
- (x) Renewable energy statement
- (y) Water conservation strategy
- (z) Fire hydrants
- (zi) Drainage during construction

Requirements under Section 106 of the Town and Country Planning Act 1990

- (a) Affordable housing
- (b) Footpath along northern side of Bannold Road
- (c) Bus stop upgrades
- (d) Education
- (e) Open space
- (f) Community facilities

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.

- National Planning Policy Framework (NPPF)
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- South Cambridgeshire Local Plan Submission 2014
- Planning File References S/1431/15/OL, S/1359/13/OL, S/0645/13/FL, S/0296//15/FL, S/1907/14/OL and S/0558/14/OL

Report Author:

Karen Pell-Coggins
Telephone Number:

Principal Planning Officer
01954 713230