

29 October 2026

To: Chairman – Councillor Anna Bradnam
Vice-Chairman – Councillor James Rixon
All Members of the Planning Committee - Councillors Vivien Biggs,
Ariel Cahn, Dr. Martin Cahn, Vince Farrar, Chris Poulton, Peter Sandford,
William Scantlebury, Amber Thomas and Heather Williams

Quorum: 3

Substitutes: Councillors Laurence Damary-Homan, Corinne Garvie, Aisha Rashid,
John Jefferies, Richard Stobart and Dr. Richard Williams

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber - South Cambs Hall** at South Cambridgeshire Hall on **Wednesday, 11 November 2026 at 10.00 a.m.**

Yours faithfully
Liz Watts
Chief Executive

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Notes for the public and members:

(1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Delivery Manager.

(2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

(3) Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@scambs.gov.uk by 12 noon two working days before the meeting.

Further information for members of the public including the public speaking scheme and site visit protocol can be found at the below link.

[Link to further information for members of the public attending South Cambridgeshire District Council planning meetings.](#)

Further information for Councillors

After the publication of the agenda, if any committee members have any questions, they should be sent to officers up to 12 noon 2 days in advance of the meeting – these will be responded to as part of officer presentation (together with any queries raised by Members at the committee site visit).

Declarations of Interest – [Link to Declarations of Interest - Information for Councillors](#)

Councillors are reminded that Democratic Services must be advised of substitutions in advance of meetings. It is not possible to accept a substitute once the meeting has started.

Agenda Item 4

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 14 October 2026 at 10.00 a.m.

PRESENT: Councillor Anna Bradnam – Chair
Councillor Peter Sandford – Vice-Chair

Councillors:	Vivien Biggs	Dr. Martin Cahn
	Corinne Garvie	Chris Poulton
	Vince Farrar	William Scantlebury
	Heather Williams	

Officers in attendance for all or part of the meeting:
Richard Pitt – Principal Planning Lawyer (attended virtually)
Rebecca Smith – Delivery Manager
Amy Stocks – Senior Planner
Christopher Braybrooke – Team Leader (Compliance)
Sarah Steed – Democratic Services Officer
Habbiba Peacey – Meeting Producer

1. Chair's announcements

The Chair made several brief housekeeping announcements introducing the members of the committee; the process of how applications would be considered and reminded members that they needed to remain in the meeting for the whole of the consideration of each application.

2. Apologies

Councillors Ariel Cahn, James Rixon and Amber Thomas sent apologies and Councillor Corinne Garvie attended as substitute.

As the Vice-Chair of Planning Committee wasn't present at the meeting Councillor Anna Bradnam proposed and Councillor Martin Cahn seconded the nomination of Councillor Peter Sandford as Vice Chair for this meeting. The committee approved the appointment by affirmation.

3. Declarations of Interest

Item 5 – (26/01263/OUT – Land South of St Neots Road Harwick Cambridgeshire)
- Councillor William Scantlebury advised that he would recuse himself from the committee for this application and would take no part in the consideration or determination of this application as his mother-in-law lived next to the site.

Item 5 – (26/01263/OUT – Land South of St Neots Road Harwick Cambridgeshire)
- Councillor Corinne Garvie advised that she was a ward member of Dry Drayton and had not discussed the application with residents. She came to the committee with an open mind.

Item 6 – (25/05060/OUT – Land East of Bells Meadow and South of New Road Guilden Morden Cambridgeshire) - Councillor Heather Williams advised that she had been present as local member at meetings where this application had been discussed. She advised that she had only provided procedural advice and she hadn't expressed a view on the application. She had made it clear that she was a member of the South Cambs Planning Committee. She said she was unfettered and came to the application afresh.

Item 6 – (25/05060/OUT – Land East of Bells Meadow and South of New Road Guilden Morden Cambridgeshire) - Councillor Peter Sandford advised he had received and read an email which included an attachment from the Applicant. He said he didn't respond to the email, and he hadn't come to a view on the application. It was also noted that this email had been sent to all Planning Committee members.

Item 6 – (25/05060/OUT – Land East of Bells Meadow and South of New Road Guilden Morden Cambridgeshire) - Councillor Vince Farrar advised that he had received an email from the Applicant, but he hadn't read it.

Item 6 – (25/05060/OUT – Land East of Bells Meadow and South of New Road Guilden Morden Cambridgeshire) - Councillor Martin Cahn advised that he had received an email from the Applicant, but he hadn't read it.

Agenda item 9 – (Appeals against Planning Decisions and Enforcement Action) - Councillor Heather Williams advised that one of the planning appeals listed in the officer's report was in close proximity to one of her husband's relatives and she would not comment or take part in this agenda item.

4. Minutes of Previous Meeting

Councillors Heather Williams, Vivien Biggs and William Scantlebury approved the minutes of the meeting held on the 12 August 2026 as a correct record and the chair signed the minutes.

Councillors Martin Cahn, Corinne Garvie, Chris Poulton and Peter Sandford abstained from approving the 12 August 2026 minutes as they weren't present at that meeting.

Councillors Anna Bradnam and Vince Farrar abstained from approving the 12 August 2026 minutes as Councillor Anna Bradnam spoke as local ward member on one of the applications and Vince Farrar recused himself from the consideration of one of the applications.

By affirmation the committee authorised the chair to sign the minutes of the meeting held on the 9 September 2026 as a correct record.

5. 26/01263/OUT - Land South of St Neots Road Hardwick Cambridgeshire

Councillor William Scantlebury recused himself from taking part in the consideration of this application and left the Council Chamber for the duration of

this planning application.

The committee received an outline application for the development of up to 138 residential dwellings along with associated infrastructure including provision of new site access, internal access roads, parking, drainage, public open space, landscaping and biodiversity enhancements and other associated works with all matters reserved except for the primary point of access onto St Neots Road.

The Senior Planner provided the following updates since the publication of the agenda:

- i. Amendments to the officer's report (additional text in **bold** and deleted text ~~struckthrough~~):
Heads of terms:
 - a. Insert new paragraph 24.5 - **SSSI Contribution- Natural England raised that a contribution would be require for the maintenance of local SSSI. They stated officers would need to liaise with the Wildlife trust to the understand the contribution. The wildlife trust confirmed a contribution of £30,762 plus a sum for preparation and production of the proposed householder packs recommended by Natural England would be advisable. Wildlife Trust design costs would be £2,000 & VAT and there would be print costs.**
 - b. Insert new paragraph 24.6 - **However, to confirm that in relation to local plan policy NH/6 Green Infrastructure the councils Section 106 team has sought a "Green Infrastructure Contribution" means the sum of £159,402.32 towards the purchase of land for green infrastructure provision in Hardwick, and / or the improvements to Hardwick Wood, and/or Coton Nature Reserve.**
 - c. Insert new paragraph 24.7 - **Natural England were informed that the contribution for Green Infrastructure encompasses maintenance of the SSSI. Natural England have now confirmed this contribution would overcome their concerns and are leaving the decision of whether to include it up to the planning authority.**
 - d. Insert new paragraph 24.8 - **Ecology have confirmed the trigger for the BNG head of term. If the applicant are creating offsite habitat then it will need to be included within the 106. The trigger for monitoring to begin is either the completion of capital works (re-seeding, fencing, or pond creation for example), or a change in management if no capital works are needed. (change in mowing regime or grazing for example).**
 - e. Non-Financial Requirements - This section of the report will be renumbered given the inserted paragraphs above. However, amendment below to originally number 24.6 (deleted text ~~struckthrough~~).
Correction to originally numbered paragraph 24.6 - At the time of drafting the report, clarification has been sought, ~~by the NHS ambulance service in relation to the trigger for the contribution,~~ ecology have been asked to confirm the trigger for credits, and the Wildlife Trust have been asked to confirm they require any

contributions considering Natural England's comments. If any further contributions are to be required this will be confirmed prior to the committee meeting.

In response to members' questions:

- i. The Senior Planner advised that the width of the access point to the site was in accordance with County Council specifications and would be able to accommodate vehicles and the level of traffic association with up to 138 dwellings. There was also a separate footway which would accommodate pedestrians into the site.
- ii. The Senior Planner advised that the County Council hadn't commented on the use of swales on either side of the access point into the site, but they noted vehicular access levels to ensure water drained off / away from the road, which would be where the swales would accommodate the water flow.
- iii. The Senior Planner advised that the site was in flood zone 1 (low risk of flooding) although there were patches of surface water flooding. The Lead Local Flood Authority had queried the hydraulic calculations provided by the applicant and it was for the applicant to put forward suitable calculations.
- iv. The Senior Planner advised that the swale designs would come forward as part of any reserved matters application.
- v. The Senior Planner advised that the County Highways Team and the County Transport Assessment Team were happy with the access arrangements into the site.
- vi. The Senior Planner advised that the application proposed to reduce the existing traffic calming measure to accommodate the 3m carriageway and also proposed the installation of give way signage and the extension of double yellow lines.
- vii. The Senior Planner confirmed that the St Neots Road to the west of the access was currently a dead end.

The committee heard from Michael Reed who spoke on behalf of some St Neots Road residents who objected to the application.

In response to a member's question around future traffic into the site, the Delivery Manager advised that National Highways had undertaken some modelling on the basis of 150 dwellings, which was more than the number of dwellings proposed in the application, and they had not objected to the application.

In response to a member's question regarding development inside and outside of framework boundaries, the Senior Planner referred to the principle of development section within her report which considered this issue in detail. In summary the proposed development was outside the development framework boundary and would not address any unmet need, as the Council could demonstrate a 5-year housing land supply as per Policy S5 of the National Planning Policy Framework. The proposal would be harmful to the wider character of the area and the countryside.

During debate the Committee considered the following issues:

- i. The design information was indicative and couldn't be taken into consideration at this stage.

- ii. The site was located outside the development framework boundary and should only be developed for 100% affordable housing, which this application did not propose.
- iii. On balance there was no reason to go against the officer recommendation of refusal.
- iv. The site wasn't in a sustainable location.
- v. Expressed concern regarding the loss of the grade 2 agricultural land.
- vi. Expressed concern regarding surface water mitigation measures.
- vii. Expressed concern regarding the impact on the character of the area.

The Delivery Manager advised the committee that reference within the NPPF to 'well-connected stations' meant railway stations or light rail stations. Members were advised that a park and ride site or a travel hub did not fall within the definition of 'well connected stations'.

The Delivery Manager summarised the recommendation of refusal set out on p104-105 of the agenda:

- For the reasons set out in the officer's report; and
- Delegated authority to officers to make minor amendments to the reasons for refusal as drafted in the officer's report; and
- Delegated authority to the Director of Planning in the event that an appeal is lodged against the decision to refuse this application, to allow officers to negotiate and complete the Planning Obligations set out in the officer's report and the Amendment Sheet; and
- Delegated Authority to the Director of Planning in the event an appeal is validated by the Planning Inspectorate prior to the decision being issued that officers are authorised to defend the appeal on the basis of the reasons for refusal set out in the officer's report.

By unanimous vote in favour of the officer recommendation of refusal, the Committee refused the application for the following reasons:

- The application site lies outside the defined development framework of Hardwick and within the open countryside. The proposal would introduce residential development on an unallocated site beyond the village framework, resulting in an urbanising encroachment that would harm the rural character and appearance of the countryside and erode the settlement's established edge.
No exceptional circumstances or site-specific justification have been demonstrated to support residential development in this countryside location. The proposal would therefore conflict with the spatial strategy of the development plan, which seeks to direct growth to sustainable locations, and would undermine the plan-led distribution of development. Page 104 Accordingly, the proposal is contrary to Policies S/2, S/3, S/4, S/5, HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018 and the National Planning Policy Framework's objectives for protecting the countryside and achieving sustainable patterns of development.
- The application site lies outside the defined development framework of Hardwick and within the countryside. The proposal comprises residential development that has not been demonstrated to accord with the circumstances in which development outside settlements may be supported

under Policy S5 of the NPPF (2026). In particular, the site has not been demonstrated to represent a sustainable location for development and there is no identified unmet housing need to justify the release of the site, having regard to the Council's ability to demonstrate a five-year housing land supply.

The proposal would therefore constitute unjustified residential development in the countryside, contrary to the plan-led spatial strategy which directs development to sustainable locations. Accordingly, the proposal is contrary to Policies S/2, S/3 and S/6 of the South Cambridgeshire Local Plan 2018 and Policies S3, S4, S5 and L2 of the NPPF (2026).

- The proposal fails to successfully integrate surface water mitigation measures within the wider design, thus failing to demonstrate that potential onsite flooding can be adequately mitigated ensuring the development would be safe from flooding. Therefore, the proposal is contrary to policies CC/7, CC/8 and CC/9 of the Local Plan and policy CC3, and F7 of the NPPF (2026); and
- Delegated authority to officers to make minor amendments to the reasons for refusal as drafted in the officer's report; and
- Delegated authority to the Director of Planning in the event that an appeal is lodged against the decision to refuse this application, to allow officers to negotiate and complete the Planning Obligations set out in the officer's report and the Amendment Sheet; and
- Delegated Authority to the Director of Planning in the event an appeal is validated by the Planning Inspectorate prior to the decision being issued that officers are authorised to defend the appeal on the basis of the reasons for refusal set out in the officer's report.

6. **25/05060/OUT - Land East of Bells Meadow and South of New Road Guilden Morden Cambridgeshire**

The committee received an outline application for the development of up to 8 self/custom-build dwellings, internal road, open space, SuDS, landscaping, and associated works, with all matters reserved except for access.

The Senior Planner provided the following updates since the publication of the agenda:

Amendments contained within the Amendment Sheet, additional text in **bold** and deleted text ~~struck through~~:

- a. Amendment to paragraph 11 - Principle of Development
Self-build Need
Paragraph 11.20 **Policy HO7 of the NPPF relates to the provision of housing where there is an identified need. The provision of self builds would meet an evidenced need.** The principle of the development is therefore acceptable and in accordance with policy S5 of the NPPF (2026).
- b. Amendments to conditions:
 - Condition 2 - No development shall commence until details of the site wide appearance, ~~means of access,~~ **internal roads and footpaths**, landscaping, layout and scale, (hereinafter called the

'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

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

- Condition 15 - All proposed vehicular accesses/driveways into the development shall be constructed so that their falls and levels are such that no private surface water from the site drains across or onto the adopted public highway and it is intercepted and disposed of separately within the site. ~~Please note that the use of permeable paving within the site does not give the Local Highway Authority sufficient comfort that in future years surface water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.~~

Reason: for the safe and effective operation of the highway in accordance with TR6 of the National Planning Policy Framework (2026)

- Condition 17 - To minimise damage to the adopted public highway, the existing agricultural/unbound vehicular access into the proposed development site shall not be used by any demolition, construction or development enabling vehicles with a gross weight in excess of 3.5 tonnes save for construction of the access point **save for construction of the access point**.

Reason: for the safe and effective operation of the highway in accordance with TR6 of the National Planning Policy Framework (2026).

- Condition 18 - Prior to the commencement of the development, **the details of** the proposed vehicular crossings of the ditch/watercourse running along the frontage of the proposed site shall be ~~constructed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and Lead Local Flood Authority.~~ **The proposed vehicular crossings shall be constructed in accordance with the approved scheme and prior to commencement of the remainder of the development.**

Reason: to ensure construction of a satisfactory access in accordance with TR6 of the National Planning Policy Framework (2026).

- Condition 30 - Any dwelling(s) submitted for consideration as part of a reserved matters application shall be limited to **125sqm** of gross internal floor space including garage space per dwelling, and shall not exceed **1000sqm** collectively.

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

- Condition 31 - Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and

re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

~~Reason: In the interests of protecting residential amenity.~~ **To ensure that the proposed development would not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.**

- Condition 32 - Notwithstanding the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection or construction of a porch outside the external door of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

~~Reason: In the interests of protecting residential amenity.~~ **To ensure that the proposed development would not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.**

- Condition 33 - Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

~~Reason: In the interests of protecting residential amenity.~~ **To ensure that the proposed development would not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.**

c. Additional condition:

- **Condition 35 - Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission. Reason: To ensure that the proposed development would not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.**

d. New informative:

- **Further information regarding the consenting process for the crossing and alteration of the ditch/watercourse at this location is available to the applicant on the following webpage.**

<https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/ordinary-watercourse-consent>.

e. Verbal update at the meeting:

- Paragraph 7.1 of the officer's states there were 5 representations, this is an error, there are 10 representations in total. All comments have been reviewed, and no new matters have been raised.

In response to members' questions:

- i. The Senior Planner confirmed there was a condition proposed to limit each dwelling's floorspace to 125sqm and the cumulative built form to 1000sqm. The trigger to provide s106 contributions was for development 1001sqm and over. Permitted development rights were also proposed to be removed to ensure the dwellings stayed within the 125sqm floorspace limits and the requirement for s106 contributions wasn't triggered.
- ii. The Senior Planner confirmed that houses to the west of the site were granted planning permission on land which was partly outside the development framework boundary as the development was an exception site providing affordable housing.
- iii. The Delivery Manager advised that the officer recommendation referred to a Unilateral Undertaking to secure the self-build (non-financial) element of the scheme, which is secured under s106 of the Town and Country Planning Act 1990. Reference to 1000 sqm related to the requirement to provide s106 financial contributions where developments exceeded 1000 sqm in size.
- iv. The Delivery Manager advised that since July 2026 the Landscape Team only provided comments on major planning applications; comments could be requested on other types of application on an exception basis. Planning Officers were qualified to make judgements on planning policies / matters.
- v. The Senior Planner confirmed that reference within the report to 5 representations made on the application was incorrect and this should be amended to 10.
- vi. In response to a question regarding the scale of development in permitted group villages, the Delivery Manager advised that following an assessment of Local Plan policies against the new NPPF (August 2026), officers advised that Local Plan Policy S10 was materially inconsistent with the new NPPF as it included a number of dwellings. Therefore Local Plan Policy S10 should not be applied and instead the scale of development should be considered relative to the location as a material consideration.

The committee heard from Tony Dean speaking in objection to the application.

The committee heard from Ollie Lloyd (Agent) and Perry Stock (Applicant) speaking in support of the application.

In response to members' questions:

- i. The Senior Planner advised that each dwelling was proposed to be limited to 125sqm floorspace. As this was an outline application no information was provided regarding the design of the dwellings.
- ii. The Delivery Manager reiterated that the application was an outline

application for the development of up to 8 self or custom build dwellings with all matters reserved except for access. It was noted that indicative plans had been submitted to demonstrate it was possible to fit up to 8 dwellings within the site, but the detail would be provided at reserved matters stage.

- iii. The Delivery Manager advised that if the development came forwarded as self-build dwellings the applicant or person who applied for reserved matters would have significant input into the design of the dwelling. This could be up to 8 individual people or 8 builders for example. The dwellings could be built out at different points in time. If the dwellings were brought forward as custom build dwellings, a developer (for example) could build all the dwellings out, but each dwelling design would be customisable by the prospective purchaser. The custom build dwellings could be built all at the same time or one at a time.
- iv. The Delivery Manager advised that the justification of need for self-build dwellings was set out on p122 of the officer's report.

During debate the Committee considered the following issues:

- i. The difference between self-build and custom build development.
- ii. The application being a finely balanced application.
- iii. One member commented that if the application was approved, the committee would be departing from the Local Plan and noted the application had been advertised as a departure application. In their view the loss of grade 2 agricultural land and the provision of 8 self-build / custom build units was not sufficient to overcome the harm, detriment and damage to the character of this part of the village. The site was outside the development framework boundary and would result in the gradual encroachment into the countryside. If the development had come forward as an exception site or providing affordable housing, then they may have come to a different view, but the application as submitted should be refused.
- iv. The loss of grade 2 agricultural land.
- v. The proposed development being outside the development framework boundary but balancing this against the provision of up to 8 self-build / custom build dwellings which the authority had a demonstrated need for.

In response to comments made regarding the self-build register, the Delivery Manager advised that when self-build dwellings were granted permission, the number of individual self-build / custom-build dwellings / plots were added to the self-build count, not just counted as on permission. The authority wasn't allowed to take people off the self-build register only the people who had registered could request that they were removed. The authority had recently written to everyone on the self-build register asking if they wanted to remain on the register or if they wanted to be removed from the register.

The Delivery Manager summarised the recommendation set out on p138-139 of the agenda for approval of the application subject to:

- The planning conditions as set out in the officer's report subject to the amendments to conditions 2,15,17,18, 30, 31, 32 and 33 and the additional condition 35 set out in the Amendment Sheet with minor amendments to the conditions as drafted delegated to officers; and
- The satisfactory completion of a Unilateral Undertaking for the provision

- of the self or custom build properties proposed; and
- A deadline for completion of the legal agreement by 8 January 2027 (date being 12 weeks later). If the legal agreement is not completed within this period delegated authority is given to officers to refuse the application based on a lack of secured mitigation contrary to the Local Plan 2018.

By 8 votes in favour (Cllrs Anna Bradnam, Vivien Biggs, Martin Cahn, Corinne Garvie, Vince Farrar, Chris Poulton, Peter Sandford, William Scantlebury) and 1 vote against (Cllr Heather Williams), the Committee approved the application subject to:

- The planning conditions as set out in the officer's report subject to the amendments to conditions 2,15,17,18, 30, 31, 32 and 33 and the additional condition 35 set out in the Amendment Sheet with minor amendments to the conditions as drafted delegated to officers; and
- The satisfactory completion of a Unilateral Undertaking for the provision of the self or custom build properties proposed; and
- A deadline for completion of the legal agreement by 8 January 2027 (date being 12 weeks later). If the legal agreement is not completed within this period delegated authority is given to officers to refuse the application based on a lack of secured mitigation contrary to the Local Plan 2018.

7. National Scheme of Delegation

The committee received a report regarding the new National Scheme of Delegation, and the mandated changes which would come into force on the 31 October 2026.

The Delivery Manager summarised the key changes for South Cambridgeshire being:

- Ward councillors and parish councils would no longer be able to call-in planning applications to the Delegation Panel to determine if an application should be considered by the Planning Committee.
- The end of the representation trigger (currently 5 representations) for referral to the Delegation Panel to determine if an application should be considered by the Planning Committee.
- Delegation Panel meetings to be replaced with Gateway Meetings, which all 'Schedule Two' applications would be referred to.
- Regulations define 'Schedule One' applications and these applications have to be determined by officers under delegated powers.
- Regulations define 'Schedule Two' applications where there is a presumption in favour of determination of the application by officer delegation unless a nominated officer and nominated councillor agree the proposal meets strict significance criteria.
- The current Greater Cambridge Shared Planning (GCSP) Scheme of Delegation to be amended to reflect the National Scheme of Delegation and be approved by Cambridge City and South Cambs Planning Committees and the Joint Development Management Committee.

In response to members' questions:

- i. The Delivery Manager agreed to circulate their presentation slides and the Scheme of Delegation to all councillors.
- ii. The Delivery Manager advised that the Gateway Meetings would be held fortnightly.
- iii. The Delivery Manager advised that although Ward Councillors and Parish Councils could no longer request applications be considered by the Planning Committee they could still comment on planning applications in the usual way.
- iv. The Delivery Manager would investigate whether it was possible to add into the weekly planning lists which are sent out to Ward Councillors and Parish Councils and on the planning portal a notice to advise where applications would be determined by officers.
- v. The Delivery Manager advised that no South Cambs Planning Committees were scheduled until after the regulations came into force. So, any applications received between now and 31 October would be reviewed on 1 November 2026 and would be referred to the Gateway Meeting if it was a Schedule Two application.
- vi. The Delivery Manager advised that 'own interest applications' such as officer applications or council applications would automatically come to Planning Committee for determination regardless of whether it was a Schedule One or Schedule Two application.
- vii. The Delivery Manager agreed to provide the committee with details of applications which had gone to Planning Committee for decision (and would not fall within the new 'Schedule Two application' definition) and where the committee had overturned the officer recommendation for the past year in due course. It was also asked if this data could include whether any members of the public had spoken on these applications. The Delivery Manager referred members to a report brought to the June Planning Committee regarding the number of applications which were referred to the Delegation Panel and the resulting number of applications which were determined by the Planning Committee. [Agenda for Planning Committee on Wednesday, 10 June 2026, 10.00 a.m.](#)
- viii. The Delivery Manager advised that the change to the decision making process regarding Schedule One and Schedule Two applications wouldn't be as big a change for the Greater Cambridge Shared Planning Service as it would be for other local planning authorities. The change for South Cambs would be around the removal of Ward Councillor / Parish Council call-in and the removal of the representation trigger to refer applications to the Delegation Panel.

The committee requested their dissatisfaction with the new legislative requirements be noted and that they had no choice about the implementation of the National Scheme of Delegation.

The Delivery Manager summarised the recommendations set out on p161-162 of the agenda:

- To note the contents of the officer's report, including:
 - The mandatory statutory changes taking effect on 31 October 2026 relating to the National Scheme of Delegation, and the implications for planning committee delegation across Greater Cambridge.

- The cessation of the current Planning Delegation Meetings with effect from 31 October 2026; and
 - The introduction of a Planning Committee Gateway Meeting, to operate from 1 November 2026, in accordance with the arrangements set out in the officer's report.
- To approve the revised November 2026 Greater Cambridge Scheme of Delegation (SoD) attached as appendix 2 to the officer's report. The updated Scheme of Delegation reflects the National Scheme of Delegation and deals with residual applications and matters not otherwise encompassed by the new regulations.

By unanimous vote, the Committee:

- Noted the contents of the officer's report, including:
 - The mandatory statutory changes taking effect on 31 October 2026 relating to the National Scheme of Delegation, and the implications for planning committee delegation across Greater Cambridge.
 - The cessation of the current Planning Delegation Meetings with effect from 31 October 2026; and
 - The introduction of a Planning Committee Gateway Meeting, to operate from 1 November 2026, in accordance with the arrangements set out in the officer's report.
- Approved the revised November 2026 Greater Cambridge Scheme of Delegation (SoD) attached as appendix 2 to the officer's report. The updated Scheme of Delegation reflects the National Scheme of Delegation and deals with residual applications and matters not otherwise encompassed by the new regulations.

8. Compliance Report

In response to members' questions:

- i. The Delivery Manager advised that High Priority (Priority A) compliance cases were ones which involved damage to or loss of listed buildings and protected trees. A compliance case priority was allocated when a case was received and related to the time within which a site visit needed to be carried out. A compliance case priority wasn't subsequently changed with the passage of time.
- ii. The Delivery Manager advised that compliance case priorities were set / defined within the Shared Planning Service Compliance Policy and could be reviewed / amended.
- iii. The Team Leader (Compliance) advised that each compliance case was considered on a case-by-case basis and the progression of enforcement action depended on the issues involved which could be impacted by processes beyond the council's control for example court list times for injunction proceedings and prosecutions.

The Committee **received and noted** an update on compliance performance.

9. Appeals against Planning Decisions and Enforcement Action

Councillor Heather Williams left the Chamber before the consideration of this item.

The committee noted the current appeals, decisions and local inquiry dates.

The Meeting ended at 1.10 p.m.

Agenda Item 5



26/02907/S73 – Land at Waste Management Site, Ely Road, Landbeach

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Cottenham/ Cottenham and Landbeach

Proposal: S73 to vary conditions 1 (approved plans) and 7 (biodiversity enhancement) of planning permission 25/02020/S73 (S73 to vary condition 2 (approved plans) of planning permission S/4028/19/FL for Solar Farm and Associated Development)

Applicant: South Cambridgeshire District Council

Presenting officer: Karen Pell-Coggins

Member site visit date: N/A

Key issues:

1. Principle of development
2. Character and appearance of the area
3. Heritage assets
4. Biodiversity
5. Other matters

Recommendation: Approve subject to conditions

1. Reason for Referral

- 1.1 This is a Council Own-Interest Application. To ensure openness, transparency and probity in the decision-making process, the application is reported to Planning Committee in accordance with the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations and the Greater Cambridge Shared Planning Scheme of Delegation.
-

Artificial Intelligence (AI)

AI may have been used as an administrative tool to assist in the drafting and formatting of this report. It has not been used to assess the planning merits of the application or to exercise professional planning judgement. The analysis, conclusions and recommendation are those of the case officer.

2. Executive summary

- 2.1 This Section 73 application seeks the variation of conditions 1 (approved plans) and 7 (biodiversity enhancement) of planning permission 25/02020/S73 (S73 to vary condition 2 (approved plans) of planning permission S/4028/19/FL for solar farm and associated development).
- 2.2 A solar farm and associated development was established on the site through the grant of planning permission reference S/4028/19/FL. Subsequently, a Section 73 application was granted planning permission for a revised layout of solar array, change to the design of the solar panels and inverters, removal of a building, extension to access track, and enlarged drainage basin under reference 25/02020/S73 and a full application was granted planning permission for installation of battery storage, amended distribution substation enclosure, and fire wall under reference 25/02021/FUL.
- 2.3 The development has commenced and the permission is extant.
- 2.4 The changes to the biodiversity scheme are required for the following reasons: -
- to accord with advice from the Wildlife Trust;
 - reflect the development of habitats since the original scheme was prepared;
 - address conflicts between the approved biodiversity scheme and landscaping plans;

- reflect the updated scheme under planning permission 25/02021/FUL; and,
- address the practicalities of delivering the approved scheme due to position of the approved solar panels.

2.5 The development is considered to have a limited visual impact upon the character and appearance of the countryside and landscape character, would not result in harm to the significance of designated heritage assets, and would not adversely affect any protected species. It would enhance biodiversity interests.

2.6 Officers recommend that the Planning Committee approve the application.

Consultee	Object / No objection / No comment	Paragraph Reference
Cottenham Parish Council	No objection	7.2
Landbeach Parish Council	No response.	7.3
Conservation Officer	No objection	7.4
County Archaeology	No objection	7.5
County Highways Development Management	No objection	7.6
Ecology Officer	No objection	7.7
Environment Agency	No objection	7.8
Environmental Health (Contaminated Land)	No objection	7.9
Environmental Health (Noise)	No objection	7.10

Historic England	No objection	7.11
Internal Drainage Board	No comment received	7.12
Landscape Officer	No objection	7.13
Lead Local Flood Authority	No objection	7.14
Sustainability Officer	No objection	7.15
Trees Officer	No objection	7.16
Third Party Representations (0)		8.1
Member Representations (0)		9.1

Table 1 Consultee summary

3. Site description and context

- 3.1 The site is located partly within the parish of Cottenham and partly within the parish of Landbeach (access only). It is situated to the north west of the A10 Cambridge to Ely Road, outside of any development framework and in the countryside.
- 3.2 The main site measures approximately 2.1 hectares in area. It previously comprised a raised bank of grassland above ground level and a small area of grass at ground level and an access to the A10 through the existing Waste Management Park and Dickerson Industrial Estate. The south eastern and western boundary are aligned by a hedge. The grassland has now been developed as a solar farm.
- 3.3 The site is situated in in a Minerals and Waste Safeguarding Area (Sand and Gravel) and Waste Management Area.
- 3.4 The majority of the site lies within Flood Zone 1 (low risk) apart from very small areas adjacent to the south eastern and western boundaries which are within Flood Zones 2 and 3 (medium and high risk). A small part of the perimeter of the site and access are subject to surface water drainage flood risk.

- 3.5 There is a balancing lake immediately to the north west.
- 3.6 The Dickerson Industrial Estate lies to the east which is an Established Employment Site in the Countryside.
- 3.7 The Car Dyke Scheduled Ancient Monument is situated to the west of the site and the Denny Abbey Scheduled Ancient Monument, Denny Abbey and Denny Abbey Refectory grade I listed buildings, and Barn to the North of Denny Abbey grade II listed building are situated to the north east of the site.
- 3.8 The Landbeach Pits Willow Wood County Wildlife Site is situated to the west of the site.

4. The Proposal

- 4.1 This Section 73 application seeks the variation of conditions 1 (approved plans) and 7 (biodiversity enhancement) of planning permission 25/02020/S73 (S73 to vary condition 2 (approved plans) of planning permission S/4028/19/FL for a solar farm and associated development).

5. Relevant site history

Reference	Description	Outcome
25/02021/FUL	Installation of battery storage, amended distribution substation enclosure, and fire wall associated with planning permission S/4028/19/FL for a solar farm and associated development	Approved
25/02020/S73	S73 to vary condition 2 (approved plans) of planning permission S/4028/19/FL for solar farm and associated development.	Approved
S/4028/19/FL	Solar farm and associated development	Approved

Table 2 Relevant site history

6. Policy

6.1 National policy

National Planning Policy Framework 2026
 National Planning Practice Guidance
 National Design Guide 2021

Circular 11/95 (Conditions, Annex A)
EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020
Conservation of Habitats and Species Regulations 2017
Environment Act 2021
ODPM Circular 06/2005 – Protected Species

6.2 National Planning Policy Framework 2026

- 6.2.1 The updated NPPF (2026) is a material consideration which must be considered where it is relevant to a planning application. It is intended to create a clearer, more rules-based planning system, accelerate housing delivery, support economic growth, and make planning decisions more predictable. The NPPF introduces a suite of national Development Management decision making policies. This includes applying the presumption in favour of sustainable development found in Policies S3 and S4, which require approving development proposals that accord with an up-to-date development plan without delay, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the decision-making policies in the Framework.
- 6.2.2 For the purposes of decision making, Annex A of the NPPF states that Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight.
- 6.2.3 A review of the adopted Local Plan policies has been undertaken in the context of the updated NPPF. This has found that most policies in both adopted plans remain broadly consistent with national policy and can be given weight until replaced by policies in the Greater Cambridge Local Plan. A small number of policies, or parts of policies are materially inconsistent with national policy. Where appropriate, reference is made within the relevant sections of the assessment, to the appropriate policy weight which is attributed to local plan policies.
- 6.2.4 In respect of this application, officers consider the below policies may be materially inconsistent with relevant NPPF 2026 decision-making policies. The weight attributed to any such policy is a matter of planning judgement and depends on the nature of the proposal under consideration

South Cambridgeshire Local Plan 2018 policies: S7(Part 2).

6.3 Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)

- 6.3.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 6.3.2 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 6.3.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2024. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.
- 6.3.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 6.3.5 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

6.4 South Cambridgeshire Local Plan (2018)

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in Favour of Sustainable Development

S/7 Development Frameworks

CC/2 Renewable and Low Carbon Energy Generation

CC/6 Construction Methods

CC/7 Water Quality

CC/8 Sustainable Drainage Systems

CC/9 Managing Flood Risk

HQ/1 Design Principles

NH/2 Protecting and Enhancing Landscape Character

NH/4 Biodiversity

NH/5 Sites of Biodiversity or Geological Importance
NH/14 Heritage Assets
SC/9 Lighting Proposals
SC/10 Noise Pollution
SC/11 Contaminated Land
TI/2 Planning for Sustainable Travel

6.5 Cottenham Neighbourhood Plan

COH/1-2: Heritage Assets

6.6 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

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

Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009
Trees and Development Sites SPD – Adopted January 2009
Cottenham Village Design Statement SPD – Adopted November 2007

7. Consultations

Publicity

- 7.1 Neighbour letters – Yes
Site Notice – Yes
Press Notice – Yes, major development

Cottenham Parish Council - No objection

7.2 Recommends approval.

Landbeach Parish Council - No response

7.3 No comment received.

Conservation Officer- No objection

7.4 The proposal would not give rise to any harm to any heritage assets.

County Archaeology- No objection

7.5 No comments or requirements.

County Highways Development Management - No objection

7.6 No significant adverse effect upon the public highway should result from this proposal.

Ecology Officer- No objection

7.7 The proposed amendments to the planting plan is acceptable.

Environment Agency- No objection

7.8 No comments.

Environmental Health (Contaminated Land)- No objection

7.9 No comments.

Environmental Health (Noise)- No objection

7.10 No comments.

Historic England- No objection

7.11 The development would not harm the significance of the Scheduled Ancient Monument.

Internal Drainage Board- No response (out of time).

7.12 No comment received.

Landscape Officer- No objection

- 7.13 No significant adverse effect upon the landscape should result from this proposal.

Lead Local Flood Authority- No objection

- 7.14 The information provided does not indicate any alterations to the proposed drainage scheme beyond what was previously consulted on under reference 25/02020/S73.

Sustainability Officer- No objections.

- 7.15 No comments.

Tree Officer- No Objection

- 7.16 No comments.

8 Third party representations

- 8.1 No representations have been received in relation to the application.

9. Member Representations

- 9.1 No member representations have been received in relation to the application.

10. Local Groups / Petition

- 10.1 No representations have been received.:
- 10.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

11. Planning background

- 11.1 Planning Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals. [Paragraph: 001 Reference ID: 17a-001-20140306].
- 11.2 The applicant has sought to amend the conditions attached to the planning permission by seeking to make a minor material amendment. Paragraph 13 of Planning Practice Guidance advises that there is no statutory limit on the degree of change permissible to conditions under S73, but the change must only relate to conditions and not to the operative part of the permission [Paragraph: 013 Reference ID: 17a-013 20140306] Case law has established the test which governs section 73 cases is to be found in *R v Coventry City Council, ex p. Arrowcroft Group plc* [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).
- 11.3 Where an application under section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015 20140306].

12. Assessment

- 12.1 The principle of the development of a solar farm and associated development was established on the site through the grant of planning permission reference S/4028/19/FL. This decision considered the loss of agricultural land, the impact upon minerals and waste, and the provision of a renewable energy development in the countryside to serve the Council's depot, a concrete batching plant, the applicants offices, and potentially a number of industrial units on the nearby Dickerson Industrial Estate which would reduce carbon emissions and contribute positively towards climate change.
- 12.2 Subsequently, a Section 73 application was granted planning permission for a revised layout of solar array, change to the design of the solar panels and inverters, removal of a building, extension to access track, and enlarged drainage basin under reference 25/02020/S73 and a full application was granted planning permission for installation of battery

storage, amended distribution substation enclosure, and fire wall under reference 25/02021/FUL.

- 12.3 The development has commenced and the permission is extant. The original 2019 planning permission was implemented through the construction of part of the access but the Section 73 has been implemented in terms of the revised layout of the solar array.
- 12.4 The principle of the development is not therefore a matter for further consideration in this application.
- 12.5 This application seeks the variation of conditions 1 (approved plans) and 7 (biodiversity enhancement) of planning permission 25/02020/S73.
- 6.3 The changes to the biodiversity scheme are required for the following reasons: -
- to accord with advice from the Wildlife Trust;
 - reflect the development of habitats since the original scheme was prepared;
 - address conflicts between the approved biodiversity scheme and landscaping plans;
 - reflect the updated scheme under planning permission 25/02021/FUL; and,
 - address the practicalities of delivering the approved scheme due to position of the approved solar panels.
- 12.6 The key issues to take into consideration in the determination of this application are:-
- Character and appearance of the area
 - Heritage assets
 - Biodiversity

13. Character and Appearance of the Area

- 13.1 The site is located outside of any development framework and in the countryside. It is situated in the Bedfordshire and Cambridgeshire Claylands National Character Area but close to The Fens National Character Area.
- 13.2 Policy N2(1) of the NPPF 2026 states that to contribute positively to the natural environment, and support nature's recovery, development proposals should:

- a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);
 - d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;
- 13.3 Policy DP3(1) states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.
- 13.4 Policies NH/2 and HQ/1 of the Local Plan are relevant.
- 13.5 The development would not propose any external changes to the buildings approved under application or any new buildings but would change the approved landscaping on the site approved under condition 7 (biodiversity scheme) of planning permission reference 25/02020/S73.
- 13.6 The approved biodiversity scheme comprised the following elements: -
- i) gapping up of the hedge along the western boundary;
 - ii) areas of wildflower planting along slopes of the elevated landform on the southern and western side, an area on the eastern side of the site south of the access road, and an area to the north of the site; and,
 - iii) a new hedge along the top of the slope on the western side of the site.
- 13.7 The revised biodiversity scheme comprises the following elements: -
- i) gapping up of the hedge along the western boundary;
 - ii) areas of wildflower planting along slopes of the elevated landform on the western side, an area on the eastern side of the site south of the access road;
 - iii) wildflower planting along the slope of the elevated landform on the southern side changed to a new scheme of grass management;
 - iv) a reduced area of wildflower planting to the north of the site; and,
 - v) removal of the new hedge along the top of the slope on the western side of the site and an additional hedge at the bottom of the slope on the western side.
- 13.8 The new scheme of grass management on the slope of the elevated landform on the southern side is proposed as this grassland is established vegetation which provides a valuable habitat.

- 13.9 The reduced area of wildflower planting to the north of the site is proposed due to this being covered by the biodiversity net gain requirements for planning permission reference 25/02021 /FUL.
- 13.10 The removal of the hedge along the top of the slope on the western side of the site is proposed as this would need to be maintained at a low height to allow the solar panels to be efficiently used and the new hedge at the bottom of the slope on the western side is proposed as the existing hedge is rather thin in places.
- 13.11 The site itself, prior to the development of the solar farm, the County Wildlife Site to the south and land to the west were considered to have a rural character which reflects the visual appearance of the countryside and The Fens landscape character. However, the site itself now developed as a solar farm and the land surrounding the site to north, east, and south beyond the County Wildlife Site is not considered to reflect the typical countryside as it comprises a waste management park, extensive mineral workings, and an industrial estate.
- 13.12 The nearest public viewpoints of the site are at Long Drove approximately 230 metres to the north and public right of way (bridleway) 143/1 Landbeach approximately 300 metres to the south.
- 13.13 The proposal would result in the loss of the new hedge along the top of the slope on the western side of the site. This would open up views of the solar panels from Long Drove. Whilst the loss of this hedge is acknowledged, the development is considered to be in keeping with its context given the long distance public view, limited height of the solar panels, existing landscaping along the field boundary, and backdrop of buildings when viewed from Long Drove. The other landscaping changes would not be visible from public views.
- 13.14 The Landscape Officer has no objections.
- 13.15 The development is considered to preserve the character and appearance of the countryside and landscape character
- 13.16 The proposal is compliant with policies N2 and DP3 of the NPPF 2026 and policies NH/2 and HQ/1 of the Local Plan.

14. Heritage assets

- 14.1 The Car Dyke Scheduled Ancient Monument is situated to the west of the site and the Denny Abbey Scheduled Ancient Monument, Denny Abbey

and Denny Abbey Refectory grade I listed buildings, and Barn to the North of Denny Abbey grade II listed building are situated to the north east of the site.

- 14.2 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 14.3 Policy HE6(1) of the NPPF 2026 states that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.
- 14.4 Policy HE6(3) states that any harm to a designated heritage asset will be a matter of considerable importance and weight.
- 14.5 Policy HE6(4) states that where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.
- 14.6 Policy NH/14 of the Local Plan is relevant.
- 14.7 The Car Dyke Scheduled Ancient Monument is a 5 mile artificial ditch which appears to have been constructed by the Romans for transporting goods. Excavations in the 1990s by Cambridgeshire County Council found what were seen as the remains of a Roman-era boat and a cargo of pottery from Horningsea.
- 14.8 The Denny Abbey Scheduled Ancient Monument is a monastic priory complex which was the home of three successive religious orders from the 12th to the 16th centuries. The main precinct is situated on a raised platform of land containing the remains of two standing medieval buildings, a church and a refectory. The rest of the precinct includes the below ground remains of ancillary buildings constructed at various times by the three religious communities.
- 14.9 Denny Abbey is the remains of a 12 century Benedictine abbey church with later 12 century and 13 century additions. It was converted to

Franciscan nunnery in 14 century and a farmhouse after with further 18 and 19 century alterations. The Denny Abbey Refectory is a 14 century refectory of the Franciscan nunnery. The significance of these building are their historic and architectural character, uses, and rural setting.

- 14.10 The proposal would result in the loss of the new hedge along the top of the slope on the western side of the site to allow the solar panels to be efficiently used. This would open up views of the solar panels from Long Drove within the context of the Car Dyke Scheduled Ancient Monument. Whilst the loss of this hedge is acknowledged, it is considered acceptable given the long distance views and gapping up of the existing hedge and an additional hedge planted at ground level immediately alongside the Scheduled Ancient Monument. The other landscaping changes are considered appropriate.
- 14.11 The Conservation Officer has no objections.
- 14.12 Historic England has commented that the proposed alterations to the planting scheme should have the effect of creating a more effective screen between the development site and the Car Dyke than those in the original application (S/4028/19/FL). The alterations address concerns we raised in our response to the original application concerning the degree of intervisibility between the Car Dyke and the proposed scheme.
- 14.13 The development is considered to preserve the setting of the adjacent Car Dyke Scheduled Ancient Monument and the nearby Denny Abbey Scheduled Ancient Monument and listed buildings. It would not harm the significance of heritage assets.
- 14.14 The proposal is compliant with the provisions of the Planning (LBCA) Act 1990, policy HE6 of the NPPF 2026, and policy NH/14 of the Local Plan.

15. Biodiversity

- 15.1 The site is situated to the north of the Landbeach Willow Woods County Wildlife Site. The site comprises grassland, scrub and a hedge. It is surrounded by grassland and woodland.
- 15.2 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting.

- 15.3 Policy N2(1) of the NPPF 2026 states that to contribute positively to the natural environment, and support nature's recovery, development proposals should:
- a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply).
- 15.4 Policies NH/4 and NH/5 of the Local Plan are relevant.
- 15.5 The original application and subsequent S73 application were not subject to the statutory biodiversity net gain condition which requires a 10% biodiversity net gain as the original application was received prior to the legislation being introduced. However, it was subject to the requirement for a measurable biodiversity net gain.
- 6.4 The changes to the biodiversity scheme are required for the following reasons: -
- to accord with advice from the Wildlife Trust;
 - reflect the development of habitats since the original scheme was prepared;
 - address conflicts between the approved biodiversity scheme and landscaping plans;
 - reflect the updated scheme under planning permission 25/02021/FUL; and,
 - address the practicalities of delivering the approved scheme due to position of the approved solar panels.
- 15.6 The Ecology Officer has commented that the application will deliver 37% and 167% of area habitat and hedgerow units respectively compared to the previous enhancements of 41% increase in habitat unit biodiversity, and a 208% increase in linear biodiversity.
- 15.7 Although it is noted that there would be some loss in the amount of enhancements, the revised biodiversity scheme is considered to provide significant biodiversity enhancements.
- 15.8 The development is not considered to adversely affect the Landbeach Willow Wood County Wildlife Site or any protected species. It would result in a net gain in biodiversity.

- 15.9 The proposal is compliant with the Environment Act 2021, 06/2005 Circular advice, policy N2 of the NPPF 2026, policies NH/4 and NH/5 of the Local Plan, and the Biodiversity SPD 2022.

16. Other Matters

- 16.1 The development is not considered to change in relation to the impacts upon trees, highway safety, flood risk, amenity, carbon reduction, and contamination.
- 16.2 The proposal is compliant with policies N2, TR6, F5, F6, F7, F8, P3, and CC2 of the NPPF 2026 and policies HQ/1, TI/2, CC/2, CC/7, CC/8, CC/9, and SC/11 of the Local Plan.

17. Planning balance

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

Summary of harm

- 17.2 The development would have a limited visual impact upon the character and appearance of the countryside and landscape character.

Summary of benefits

- 6.5 The development would result in enhancements to biodiversity which would: -
- accord with advice from the Wildlife Trust;
 - reflect the development of habitats since the original scheme was prepared;
 - address conflicts between the approved biodiversity scheme and landscaping plans;
 - reflect the updated scheme under planning permission 25/02021/FUL; and,
 - address the practicalities of delivering the approved scheme due to position of the approved solar panels.
- 17.3 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas)

Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

18. Recommendation

- 18.1 **Approve** subject to:
- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

19. Planning conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: -
CP/ADL/SFA/09 (21.05.2025)
HPE - WREN - M&E - 001 - REV8A excluding battery energy storage buildings and district substation transformer (11.08.2025)
HPE - WREN - M&E - 008 - REV2 (21.05.2025)
HPE - WREN - M&E - 09 - REV0 (31.07.2026)
CP/ADL/SFA/07 Revision A (31.07.2026)

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

2. Within 6 months of the cessation of energy generation from the site, or a period of 30 years and 6 months following commencement of construction, whichever is the sooner, all infrastructure associated with the solar farm (above and below ground) will be removed from the site and the former agricultural use reinstated.

Reason: The land should be reinstated to facilitate future beneficial use and prevent the permanent loss of agriculture in accordance with policy P3 of the NPPF 2026 and policy CC/2 of the South Cambridgeshire Local Plan 2018.

3. All development must be removed from site within 6 months of the solar farm ceasing to be operational.

Reason: The application site lies in the open countryside and it is important that once the development has ceased the site is brought back into a rural use in accordance with policy P3 of the NPPF 2026 and Policy CC/2 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with policy N2 of the NPPF 2026 and policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. The development shall be carried out in accordance with the badger protection details approved under application S/4028/19/CONDA.

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with policy N2 of the NPPF 2026, policy NH/4 of the South Cambridgeshire Local Plan 2018, and the Wildlife and Countryside Act 1981.

6. No works to or removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants if appropriate, or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with policy N2 of the NPPF 2026, policy NH/4 of the South Cambridgeshire Local Plan 2018, and the Wildlife and Countryside Act 1981.

7. The development shall be carried out in accordance with the biodiversity enhancement details approved on drawing number CP/ADL/SFA/07 Revision A.

Reason: To enhance ecological interests in accordance with policy N2 of the NPPF 2026 and policy NH/4 of the South Cambridgeshire Local Plan 2018.

8. The development shall be carried out in accordance with the surface water drainage details approved under application S/4028/19/CONDA.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with policies F5, F6, F7, and F8 of the NPPF 2026 and policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

9. The development shall be carried out in accordance with the surface water drainage maintenance details approved under application S/4028/19/CONDA.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with policies F5, F6, F7, and F8 of the NPPF 2026 and policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and the National Planning Policy Framework.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies P3 and DP3 of the NPPF 2026 and policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

11. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and

approved in writing by the Local Planning Authority prior to the operation of the development. The development shall be carried out in accordance with the approved details.

Reason: To minimise the effects of light pollution on the surrounding area in accordance with policy N2 of the NPPF and policy NH/4 of the South Cambridgeshire Local Plan 2018.

Informatives

1. Consent is required from the Internal Drainage Board for surface water discharge into its drain.

2. IDB Consent

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

3. Pollution Control

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

4. Construction Surface Water Maintenance Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned

5. The area of grass around the proposed development site should be mown/strimmed as short as possible before and during construction to ensure it remains/becomes unfavourable for great crested newts and reptiles.

6. Stored materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons; and any rubbish is cleared away to minimise the risk of great crested newts or reptiles using the piles for shelter; Trenches or excavations are backfilled before nightfall or a ramp left to allow great crested newts or reptiles to escape

7. Building work should (ideally) be carried out during April-June, when great crested newts are more likely to be found in ponds and less likely to be found on site. In the case of great crested newts or reptiles being found, work must stop immediately and ecological advice taken on how to proceed lawfully from Natural England (0300 060 3900) or an ecological consultant.

Background papers:

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

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

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Agenda Item 6



24/03961/FUL – Land At 56 Histon Road Cottenham Cambridgeshire

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Cottenham / Cottenham

Proposal: Demolition of existing dwellinghouse at 56 Histon Road and Timber Mill buildings and erection of 41 affordable dwellings with access from Histon Road, associated infrastructure and open space.

Applicant: Living Space Housing

Presenting officer: Alice Young

Member site visit date: 4th November 2026

Key issues: 1. Design

2. Water management and flood risk

Recommendation: Approve subject to conditions and S106 legal agreement

1. Reason for Referral

- 1.1 This is a Schedule 2 application under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026. It is referred to planning committee for determination in accordance with the decision of the Planning Committee Gateway Panel held on 21.10.2026. At that meeting, the Nominated Member and Officer agreed the Gateway Test is engaged because it raised significant planning matters having regard to the development plan and any other material considerations. A copy of the Gateway Meeting assessment form is included as Appendix A to this report.

Artificial Intelligence (AI)

AI may have been used as an administrative tool to assist in the drafting and formatting of this report. It has not been used to assess the planning merits of the application or to exercise professional planning judgement. The analysis, conclusions and recommendation are those of the case officer.

2. Executive summary

- 2.1 The application seeks planning permission for the demolition of the existing dwelling at 56 Histon Road and sawmill and the redevelopment of the site to provide 34 affordable dwellings, associated access, drainage infrastructure, public open space, landscaping and a Local Area of Play. The proposal comprises a 100% affordable housing rural exception site intended to meet identified local housing needs within Cottenham.
- 2.2 The site mostly lies outside the Cottenham development framework and within the Cambridge Green Belt. Officers consider the proposal constitutes a rural exception site, as it would deliver a proportionate amount of affordable housing directly responding to evidenced continued need for affordable homes in Cottenham, and therefore, is considered Green Belt exception development and not inappropriate development in the green belt.
- 2.3 The application has been amended during the assessment process to improve the design, layout and landscaping of the scheme. The revised development provides a more landscape-led layout with significant public open space, improved views through the site, enhanced biodiversity opportunities and a design which responds positively to the character of this part of Cottenham. Officers conclude the proposal would deliver a high-quality residential environment for future occupiers whilst safeguarding the amenity of neighbouring residents.
- 2.4 The proposal has been assessed by relevant technical consultees. No objections have been received from the Local Highway Authority, Lead Local Flood Authority, Ecology Officer, Tree Officer, Sustainability Officer, Environmental Health, Internal Drainage Board or Urban Design Officer, subject to conditions. A holding objection has been received from Anglian Water relating to wastewater treatment capacity at the Cambridge Water Recycling Centre. Officers acknowledge existing capacity constraints but conclude that the development's contribution to wastewater flows would be negligible and does not justify refusal of the application.

- 2.5 Concerns have been raised by third parties on flooding grounds. Both the Lead Local Flood Authority and Internal Drainage Board withdrew their objections and confirmed that surface water can be appropriately managed. On this basis, and the absence of any evidence to demonstrate otherwise, officers conclude that the development would not increase flood risk elsewhere and that detailed drainage designs can be secured through planning conditions.
- 2.6 The proposal would provide substantial public benefits, including the delivery of affordable housing to meet local needs, redevelopment of a previously developed and underutilised site, biodiversity enhancements, public open space and play provision, sustainable drainage infrastructure and financial contributions towards education, transport, sports, community facilities, green infrastructure and other local services. Officers conclude that these benefits significantly outweigh the limited harm identified in relation to wastewater treatment capacity.
- 2.7 Officers recommend that the Planning Committee approve the development subject to conditions and S106.

Consultee	Object / No objection / No comment	Paragraph Reference
Cottenham Parish Council	Objection	7.2
Access Officer	No comments	-
Anglian Water	Holding Objection	7.7
Archaeology	No Objection	7.10
County Education	No objection	7.12
County Highways Development Management	No Objection	7.13
County Transport Team	No comment	-

Ecology Officer	No Objection	7.15
Environment Agency	No comment	-
Environmental Health	No Objection	7.22
Internal Drainage Board	No Objection	7.26
Landscape Officer	No Objection	7.28
Lead Local Flood Authority	No Objection	7.29
Police Architectural Liaison Officer	No Objection	7.32
Sustainability Officer	No Objection	7.33
S106 Officer	No Objection	7.34
Tree Officer	No Objection	7.35
Urban Design Officer	No Objection	7.38
Third Party Representations (10)	10 in objection	8

Table 1 Consultee summary

3. Site description and context

- 3.1 The site comprises 56 Histon Road, a two-storey dwelling, and the Sawmill business which falls to the north-west of the dwelling, stretching approximately 165m beyond the residential curtilage. The site lies on the western side of Histon Road, Cottenham, and given it includes no. 56, the site has a street frontage. Within the site there is an existing dirt road which leads to the Sawmill buildings which lie adjacent to the southern boundary in a compact courtyard layout, behind the established building line fronting Histon Road. The rest of the site is scrubland with hedgerows on the western, southern and south-eastern site boundary.
- 3.2 The site falls partially within and partly outside of the development framework, with the boundary skirting the rear gardens of nos. 66-60 Histon Road along the eastern site boundary and dividing the plots of 52-

44 Histon Road and beyond. This means that the residential curtilage of 56 Histon Road, a small portion of the Sawmill scrubland and the majority of the dirt road fall within the development framework, but the buildings and wider Sawmill site fall outside of the village framework. The site also falls within the green belt which follows the development framework boundary.

- 3.3 The east and southeast of the site are residential dwellings predominantly fronting Histon Road, with rear gardens abutting the site on its eastern boundary. To the north too are residential gardens. To the west southwest and south is agricultural land which falls in the open countryside/ green belt. The topography slopes gently from a high point of 8.3m AOD on the northwest boundary down to 6.5m AOD on the southeastern boundary.
- 3.4 The site is located in Flood Zone 1, low risk, and a low risk of surface water flooding according to government data. While the site falls in flood zone 1 (low risk) and only small areas of the site fall within a low surface water flood risk, which a very small portion raises to medium between 2040 and 2060, properties adjacent to the site fall within an area of high, medium and low surface water flood risk. Current flood mapping shows that Histon Road properties to the south fall within a low, medium and high risk of surface water flooding with areas of high risk projected to enlarge between 2040 and 2060.

4. The Proposal

- 4.1 The proposal seeks planning permission for the demolition of existing dwellinghouse at 56 Histon Road and Timber Mill buildings and erection of 34 affordable dwellings with access from Histon Road, associated infrastructure, works and open space.
- 4.2 No. 56 is proposed to be demolished to make way for a larger vehicular access which curves behind the residential dwellings fronting Histon Road to provide 34 affordable dwellings behind the established building line. The proposed dwellings are arranged around a centrally located open space, containing a suds basin and a locally equipped area of play. All proposed houses would have two parking bays and a rear garden with the flats proposed to have one car parking space, an area of private amenity space and communal outdoor space. Bins and bike stores provided in the rear gardens and in a purpose built communal structure for the flats.
- 4.3 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:

- Location Plan
- Existing And Proposed Plans
- Planning And Design Statement
- Drainage Strategy
- Landscape And Visual Appraisal
- Biodiversity Metric
- Arboricultural Impact Assessment
- Affordable Housing Statement
- Alternative Site Assessment
- Archaeology And Heritage Assessment
- Demand And Need Report
- Flood Risk Assessment
- Ground Investigation Report

5. Relevant site history

Reference	Description	Outcome
S/0813/88/O	One dwelling and garage	Refused
S/0305/85/F	Erection of building for cutting wood and outside storage of wood	Permitted

Table 2 Relevant site history

- 5.1 The Sawmill use on site was granted permission under S/0305/85/F with condition one reading:

'The permission shall not endure for the benefit of the land, but for the benefit of the present applicant, Mr Bandorski, personally, and on the discontinuance of the permitted use of the land the buildings and works shall be removed from the site and the Local Planning Authority hereby permit the use of the land for agriculture to be resumed.'

Reason: To ensure that planning control is retained by the Local Planning Authority on the disposal of the present applicant's interest in the land or buildings.'

- 5.2 This means that the Sawmill use is a personal use to Mr Bandorski. The implications for the proposal in relation to this condition will be explored in the assessment section of this report.
- 5.3 A copy of the decision notice is appended at appendix B.

6. Policy

6.1 National policy

National Planning Policy Framework (NPPF) 2026

- 6.1.1 The updated NPPF, which was published on 17 August 2026, is a material consideration which must be taken into account where it is relevant to a planning application. It replaces the December 2024 with immediate effect for making decisions on planning applications. The document is intended to create a clearer, more rules-based planning system, accelerate housing delivery, support economic growth, and make planning decisions more predictable.
- 6.1.2 For the purposes of decision making on planning applications, the adopted local plans of the Councils remain the statutory starting point when considering planning applications. However, the updated NPPF is clear in Annex A that an existing development plan policy (or part of a policy) which is materially inconsistent with a new national decision making policy should be given *limited* weight.
- 6.1.3 A review of the adopted Local Plan policies has been undertaken in the context of the updated NPPF. This has found that the majority of policies in both adopted plans remain broadly consistent with national policy and can be given weight until replaced by policies in the Greater Cambridge Local Plan. A small number of policies, or parts of policies are materially inconsistent with national policy. Where appropriate, reference is made within the relevant sections of the assessment, to the appropriate policy weight which is attributed to local plan policies.
- 6.1.4 NPPF (2026) introduces a suite of national Development Management decision making policies – a set of procedural policies, and a number of thematic policies, structured around the respective document chapters, which must be taken into account where it is relevant to an application. This includes applying the presumption in favour of sustainable development found in Policies S3 and S4 of the NPPF, which requires approving development proposals that accord with an up-to-date development plan without delay, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 6.1.5 The NPPF lists the three dimensions to sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways to achieve sustainable development. These roles are considered in weighing up the benefits and dis-benefits of the development proposals, relative to all material considerations discussed in the report.

- 6.1.6 In following these requirements, the application proposals have been assessed against the NPPF (2026), and the relevant development plan policies.
- 6.1.7 In respect of this application, officers consider the below policies may be materially inconsistent with relevant NPPF 2026 decision-making policies. The weight attributed to any such policy is a matter of planning judgement and depends on the nature of the proposal under consideration:
- 6.1.8 South Cambridgeshire Local Plan 2018 policies: S/5, S7(Part 2), CC/3,H/8,

National Planning Practice Guidance

National Design Guide 2021

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

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

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

6.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)

- 6.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

- 6.2.2 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 6.2.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2024. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.
- 6.2.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

6.3 South Cambridgeshire Local Plan (2018)

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
S/8 – Rural Centres
CC/1 – Mitigation and Adaption to Climate Change
E/14 - Loss of Employment Land to Non Employment Uses
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
H/9 – Housing Mix
H/10 – Affordable Housing
H/11 – Rural Exception Site Affordable Housing
H/12 – Residential Space Standards
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals

SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/9 - Education facilities
TI/10 – Broadband

6.4 Neighbourhood plan

Cottenham Neighbourhood Plan (made 20 May 2021)

6.5 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

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

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

Listed Buildings SPD – Adopted 2009

Open Space in New Developments SPD – Adopted January 2009

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

Cottenham Village Design Statement SPD – Adopted November 2007

6.6 Other guidance

Greater Cambridge Housing Strategy 2024 to 2029

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Buildings of Local Interest (2005)

Cambridge and Milton Surface Water Management Plan (2011)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

7 Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y

Parish Council - Objection

- 7.2 The Parish Council strongly supports the concerns raised by the Lead Local Flood Authority regarding the proposed Sustainable Drainage System (SuDS).
- 7.3 The development relies on a new sewer that would be delivered through a separate development and relying on a third party to deliver it is unsound.
- 7.4 The Parish Council notes that the proposal offers 10% Biodiversity Net Gain which is below the South Cambridgeshire District Council's policy requirement of 20% and there is no robust justification has been provided for the shortfall.

- 7.5 The Council raises several highway concerns proposed dropped kerbs and tactile paving are not considered a genuine, controlled crossing and are viewed as insufficient to address pedestrian safety concerns.
- 7.6 Visibility splays for the site access are considered unrealistic because frequent on-street parking along Histon Road would obstruct sightlines and potentially create highway safety issues.

Access Officer – No comments received

Anglian Water – Holding Objection

Foul water

- 7.7 Following the recent announcement from the Ministry of Housing, Communities and Local Government (MHCLG) that the Housing Infrastructure Fund (HIF) will no longer be available to support the delivery of a new, modern Water Recycling Centre (WRC) for Greater Cambridge, Anglian Water has no choice but to submit a holding objection to all future planning applications until alternative plans to increase capacity at the existing Cambridge Recycling Centre to deal with wastewater from growth are confirmed.
- 7.8 The sewerage network at present has available capacity for the anticipated foul flows. However as advised above, any connection into our foul network from the proposed development will contribute to pollution and deterioration of the watercourse via the WRC as it cannot accommodate additional flows.

Surface water

- 7.9 The proposed method of surface water management does not relate to Anglian Water operated assets.

County Archaeology- No Objection

- 7.10 Subject to conditions/ informatives:
- Written scheme of investigation (WSI) condition
 - Associated WSI informative
- 7.11 Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving

archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.

County Education- No Objection

7.12 Subject to the below S106 contributions:

	Contribution	Project	Indexation date	Trigger
Early Years	£90,944	Additional Early Years places in Cottenham	1Q2024	100% prior to commencement
Primary	£341,585	Additional Primary School Places	1Q2024	
Secondary	n/a	n/a	n/a	
Libraries	£9,100	Additional capacity at Cottenham Library	1Q2021	100% prior to occupation of 50% of the development
Strategic Waste	n/a			
Monitoring Fee	£150			

County Highways Development Management - No Objection

7.13 Recommended conditions:

- Footway;
- Pedestrian crossing;
- CC specification;
- pedestrian visibility splays (bespoke);
- Traffic management plan;
- future management of streets.

7.14 The applicant has submitted a revised plan demonstrating that a footway can be provided to connect with the proposed footway secured under application 20/04906/OUT. Should that mitigation not be delivered before the occupation of this site, the applicant shall undertake the necessary highway works to ensure a continuous pedestrian route between the site and the existing footway on the western side of Histon Road without requiring pedestrians to cross Histon Road.

County Transport Assessment Team- No comments received

Ecology Officer- No Objection

7.15 Following the submission of a Preliminary Ecological Assessment, an updated Ecological Appraisal, a Bat and Reptile Survey Report, the Ecology Officer has no objections to the proposed development.

7.16 Subject to the following conditions:

- Ecology – Compliance (for both bat and reptile assessments)
- Ecology – Enhancement
- Lighting strategy for sensitive biodiversity

7.17 The Bat Survey report identifies a building with low suitability for roosting bats. A dusk emergence survey undertaken on 1 July 2026 recorded no bats emerging from the building. Common pipistrelle, soprano pipistrelle and noctule bats were recorded using the surrounding area. The report concludes that the proposed development is not expected to impact roosting bats and that no further roost surveys or specific roost mitigation are required.

7.18 The report identifies hedgerows and dense scrub as suitable for bat foraging and commuting. It is therefore recommended that retained ecological features are protected during construction and that external lighting is designed to minimise impacts on bats, particularly along retained and proposed green corridors.

7.19 The reptile report concludes that trapping and translocation are disproportionate given the low population recorded. Instead, a precautionary approach to site clearance and construction is proposed to minimise the risk of harm to reptiles. This includes phased vegetation clearance, ecological supervision of refuse and brash pile removal, and measures to prevent reptiles from recolonising the site during construction.

7.20 The findings are considered sufficient to inform the application, subject to the implementation of appropriate mitigation and enhancement measures.

7.21 The submitted metric is currently showing a 100% loss gain for area habitats and for hedgerows, however, no post development information has been included within this new submission. It is not entirely clear how the applicant will achieve the mandatory 10% gain. Options are either amending plans

and submit a metric that shows 10% can be achieved or purchase credits off-site. This can be dealt with by way of planning condition.

Environment Agency- No comments received

Environmental Health- No Objection

Air Quality

7.22 Recommended conditions:

- Construction and demolition environmental management plan **OR**
- Dust management plan

Contaminated Land

7.23 Recommended conditions:

- Phase 2 Intrusive site investigation report and remediation method statement.
- Works to be carried out in accordance with the remediation method statement and a verification report
- Unexpected contamination

7.24 Contamination sources are identified, including above ground fuel tanks and a former sawmill with dipping tank. Chemical analysis results only identified limited elevated samples around the former sawmill, however, it is noted in section 13.1.3 that “this investigation was restricted by the presence of existing buildings in the west and; therefore, further post-demolition investigation, soil chemical testing and risk assessment is recommended to complete the assessment of the site.” I agree that further investigation, soil chemical testing and risk assessment should be undertaken around the structures associated with the former sawmill, especially close to the former dipping tank.

Noise odour and vibration

7.25 Recommended conditions/ informatives:

- Construction hours and Piling OR CEMP
- Artificial lighting scheme
- SPD informative

- Noise informative
- Demolition informative

Internal Drainage Board- No Objection

7.26 Following submission of revised documentation, no objection in principle, subject to the applicant obtaining the Board's consent.

7.27 The LLFA recommended condition should be altered to include temporary surface water drainage disposal while the site is being constructed.

Landscape Officer- No Objection / Further information required

7.28 Support the revised site layout however there are some detailed elements of the design that need to be resolved

- arboricultural impact assessment requires update and re-submission
- Buried drainage crates in the southeast of the site appear to be too close to existing trees and are likely to constrain proposed tree planting in the green spaces. We recommend that the crates are located below the parking courtyard or below private driveway roads instead.
- Asphalt for the driveways is not appropriate for this rural location
- The Local Area of Play (LAP) is shown to be enclosed by boundary fencing. It should be more informal without fencing and bordered by hedging instead. Recommend using less formal play equipment such as play boulders, timber balancing pieces instead of the equipment currently included.
- Changes to the soft landscaping scheme.

Lead Local Flood Authority- No Objection

7.29 The documents demonstrate that surface water from the proposed development can be managed through the use of a detention basin, swales, rain gardens and attenuation tanks. Surface water discharge will be restricted to 0.67l/s into a newly constructed sewer along Histon Road, conveying water to the IDB drain. Three options are proposed regarding the newly constructed surface water sewer including an independent connection, delivering in conjunction with the other development site, or to request a connection via Anglian Water once the surface water sewer has been constructed by the other development site and adopted by Anglian Water. We strongly recommend early engagement with Cambridgeshire Highways, Anglian Water, the IDB and the other development site (where applicable) in the design and implementation of the structure.

7.30 The LLFA is supportive of the use of a detention basin, swales and rain gardens as in addition to controlling the rate of surface water leaving the site they also provide water quality, biodiversity and amenity benefits. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

7.31 Recommended conditions:

- Detailed surface water drainage scheme
- Surface water run off during construction
- Independent review upon completion of SuDs
- Informatives: IDB consent, pollution control, construction surface water maintenance

Police Architectural Liaison Officer- No Objection

7.32 The proposed location to be an area of medium risk to the vulnerability to crime. Recommendations:

- all adopted and un-adopted roads, private roads, shared drives, footpaths, open spaces, parking areas & courts, should be lit with columns to BS5489:1 2020.
- Specific standards for door sets and windows/ roof lights
- fencing should be 1.8m close boarded/walls, and all private gates must be fitted with a self-closer and are lockable from both sides and any shared gates must have a self-closer.
- Cycle stores should be in the rear garden, ground anchored fixed to a concrete sub-base or wall anchor in a robust structure with a gold rates hasp and lock.
- fire suppression measures for the charging and storage of lithium-ion e-bikes should be considered
- trees should not be planted close to any fencing as they can act as a climbing aid to gain entry to rear gardens.

Sustainability Officer- No Objection

7.33 Recommended conditions/ informatives:

- Carbon reduction statement (target of 10%)
- Water efficiency statement (better than 110 litres/person/ day)
- Water informative

S106 Officer- No Objection

7.34 Recommended obligations below; trigger point is all prior to first occupation to the 15th dwelling.

Contributions	Towards	£
Allotment and community orchard space	Provision of new or improvement of existing allotments and community orchards in Cottenham	£12,389.82
Burial Space Contribution	provision of new or improvement of existing burial spaces in Cottenham	£2,414.34
Community Transport Contribution	provision of new or improvement of existing community transport initiatives in Cottenham	£29,700
Green Space Contribution	provision of new or improvement of existing green infrastructure serving Cottenham	£32,096.52
Indoor Community Space Contribution	provision of new or improvement of existing indoor community spaces in Cottenham	£45,586.58
Indoor Sports Space Contribution	provision of new or improvement of existing indoor sports space serving Cottenham including but not limited to Cottenham Sports Centre	£13,136.85
Outdoor Sport Space Contribution	provision of new or improvement of existing outdoor sport spaces in Cottenham	£167,320.86
Swimming Contribution	provision of new or improvement of existing swimming pools serving Cottenham including but not limited to Impington Sports Centre	£15,977.25
District Council Monitoring	monitoring of the proper and timely performance of the Owners' covenants to the District Council under the terms of this Agreement	£3,250
Total		£321,872.22

Table 3: S106 contributions

Tree Officer- No Objection

7.35 Recommended conditions:

- Arboricultural method statement and tree protection plan.

7.36 The survey recorded 6no. individual trees comprising of 1no. category A, 1no. category B, 3no. category C and 1no. category U retention value. 6no. groups of trees of category C retention value. 3no. hedges, however these have not been attributed a BS5837 retention value.

7.37 No high value trees will be removed as part of the proposed development, therefore sufficient arboricultural information has been provided at this stage of the planning application.

Urban Design Officer - No Objection

7.38 From an urban design perspective, officers have no objections in terms of response to context, movement access, scale and massing, layout and residential amenity, functional design.

7.39 Further information can be secured by way of recommended condition:

- Materials

8 Third party representations

8.2 12 representations have been received, all in objection.

8.3 Those in objection have raised the following issues:

- Increased flooding
 - Increased surface water run off from built form to existing gardens and homes (Histon Road cottages) which experience flooding already, noting the site is higher than the surrounding properties
 - Increased groundwater flooding
 - Risk of damage to property
 - Reduction in property values
 - Health impacts arising from increased flooding
 - Economic impacts to businesses operating from these properties
- Inadequate sewage infrastructure to account for additional flows causing additional spills and environmental pollution
- Cumulative impact of development with 38 Histon Road scheme
- Highway safety due to poor junction design limiting visibility
- Congestion
- Construction traffic and parking impacts
- Pedestrian and cycle safety with the absence of a footway on the western side of Histon Road creating an unsafe environment
- Character, appearance and scale, green belt impact, loss of open countryside, urbanisation, erosion of Fen Edge character
- Sawmill site should be revert back to agricultural use in accordance with the historic permission
- Loss of / harm to biodiversity
- Additional pressure on community infrastructure (GP surgeries, schools, nurseries, public transport and village services)

- Loss of public right of way
- Boundary dispute
- Impact on and loss of trees / hedgerows
- Uncertain the development would meet local need given the recently built and approved developments in Cottenham

8.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9. Member Representations

9.1 None received.

10. Local Groups / Petition

10.1 None received.

10.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

11 Assessment

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Housing provision
 - Design, layout, scale and landscaping
 - Trees
 - Carbon reduction and sustainable design
 - Biodiversity
 - Agricultural land quality and soils
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Third party representations
 - Open space and recreation
 - Planning obligations

12 Principle of Development

Settlement strategy

- 12.1 The National Planning Policy Framework (NPPF) 2026 was published on 17 August 2026.
- 12.2 Policy S3 states that decisions on development proposals should apply a presumption in favour of sustainable development, meaning policy S4 should be applied when considering development proposals within settlements and outside settlements, policy S5 should be applied.
- 12.3 The falls both within and outside of the settlement boundary of Cottenham, however, only the access road would fall within the framework, all other development falls outside the village framework.
- 12.4 Policy S3 states that where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.
- 12.5 S4 supports development within the framework unless the benefits of doing so would be substantially outweighed by any adverse effects.
- 12.6 S5 states that only certain forms of development should be approved outside settlements and these should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. Included in the list of acceptable development outside the framework is criterion f, an exception site as provided for in policy HO10.
- 12.7 However, policy S5 goes on to state that this policy does not apply to development proposals in the Green Belt which should instead be determined in accordance with policies HC8, GB6, GB7 and/or GB8. However, where development would not be inappropriate in these locations (through the application of policies HC8 and GB7), proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework, and applying paragraph 2 of this policy.
- 12.8 The application site is within the green belt.
- 12.9 GB6 states development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in

very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

12.10 GB7 details development exceptions that are not inappropriate in the Green Belt and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances. One of these exceptions is (d) limited affordable housing for local community needs under policies set out in this Framework or the development plan (for instance, on a rural exception site).

12.11 The proposal is for 34 affordable homes. National or local policy do not detail what is considered 'limited', it is a matter of planning judgement. Officers consider that in order to be 'limited' the development should be proportionate to the existing settlement. Cottenham is identified as a Rural Centre in the settlement hierarchy, the largest category of village in South Cambridgeshire, and has a population of 6,200 people and approximately 2,500 households (as per the Cottenham Parish Council website). Officers consider that in this context, 34 dwellings would be considered limited compared to the size, population and number of dwellings in Cottenham village.

12.12 Officers then have to consider whether the proposal would meet local community needs.

12.13 According to the Housing Need Survey for Cottenham dated July 2022, 124 households were in housing need. This housing need is detailed in the table below:

	Affordable Rented	Shared Ownership
1-bed	47	0
2-bed	28	6
3-bed	30	1
4-bed	0	2
5-bed	1	0
Total	106	9

Table 4: Housing Need Survey results.

12.14 The Housing Needs Survey identifies that, despite there being historical large-scale developments on the edges of Cottenham which did provide a proportion of affordable housing for local residents, there is still an

identified need in Cottenham for affordable housing. It is noted that a recently approved neighbouring rural exception site at 34 Histon Road (20/04906/OUT & 25/000054/REM) is currently under construction. Nonetheless, even when taking this into account, there is still a housing need in Cottenham.

12.15 This is also demonstrated in the households on the housing register for Cottenham which is detailed below:

	June 2023	June 2024	June 2025	June 2026	October 2026
1-bed	45	59	65	72	72
1-2 bed	1		-		
2-bed	29	26	20	21	16
3-bed	31	28	24	28	29
3-4 bed	1	1	-		
4-bed	10	9	6	8	8
5-bed	1	1	1	3	3
6-bed	1	1	1	1	1
Total	119	125	117	133	129

Table 5: Households on the Housing Register in Cottenham since 2023.

12.16 The proposed development would provide the mix below:

	Affordable Rented	Social Rent	Shared Ownership
1-bed	0	8	0
2-bed	7	0	6
3-bed	5	0	6
4-bed	2	0	0
5-bed	0	0	0
Total	14	8	12

Table 6: Proposed Housing Mix.

12.17 The proposed housing mix above needs to be revised to reduce the proportion of shared ownership to ensure the proposed mix directly reflects the need in Cottenham. Nonetheless an appropriate tenure mix will be secured via the S106. Taking the above into account, officers are satisfied, as are the Housing Team, that there is evidence that the development would meet the identified needs of people in Cottenham.

12.18 By the proposed development both being considered limited and proportionate to Cottenham and meeting the identified need in the village, officers conclude that the proposed development falls under green belt

exception d) and is not considered inappropriate development in the green belt. Therefore, by definition, the proposed development is not harmful to the green belt.

12.19 As GB7 still refers to compliance with other policies in the framework, HO10 is relevant.

12.20 Policy HO10 supports development of housing outside the framework if they are a rural exception site (as defined in Annex B of the NPPF) that will provide affordable housing to meet identified local needs – as evidenced through a local housing needs survey or secondary data which is no more than five years old.

12.21 Annex B defines a rural exception site as:

Rural exception sites: Sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

12.22 As identified in paragraphs 10.12-10.16, the proposed development would meet an identified local housing need. The proposal is for 100% affordable houses in perpetuity which will be secured via S106 alongside the requirement for a local connection to ensure the identified need is met through the proposal. As such, officers consider that the proposed development would meet the definition of a rural exception site.

12.23 Part 2 of this policy states that development supported by HO10 should: a) adjoin **or** be physically well-related to a settlement; b) not involve built development which is greater than one hectare in extent **or** exceed 5% of the size of the existing settlement, **whichever is greater** and; c) include one or more types of affordable housing.

12.24 The site is directly adjacent to the settlement boundary and so criteria a) has been met. The application site is greater than 1 hectare, totalling 1.43 hectares, but does not exceed 5% of the built development contained within Cottenham development framework (which would be approximately 6.4ha). As such, criteria b) has been met. The proposal includes more than one type of affordable housing by providing social and affordable rented and shared ownership properties, therefore meeting criteria c). Therefore, the proposal would be in full compliance with NPPF policy HO10.

12.25 In regard to local plan development management policies, as the proposed development is for a rural exception site outside the development framework, policy S/7 and H/11 are relevant.

12.26 S/7 states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted. The proposed development is supported by H/11 as the site adjoins the Cottenham village boundary.

12.27 Policy H/11 details that affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary will be permitted subject to:

- a) The number, size, design, mix and tenure of affordable homes are confined to, and appropriate to, meeting identified local needs;
- b) The development is of a scale and location appropriate to the size, facilities and character of the settlement;
- c) For sites at settlements within or adjoining the Green Belt, that no alternative sites exist that would have less impact on Green Belt purposes;
- d) That the affordable homes are secured for occupation by those in housing need in perpetuity. Mortgagee in Possession clauses will be allowed where demonstrated to be necessary to enable development to proceed.

12.28 As discussed above, the number, size, mix and tenure of affordable housing is reflective of local needs, as emphasised by the Housing Officer. The design of the homes meets the requirements detailed in the Greater Cambridge Housing Strategy 2019-2023.

12.29 The scale and location of the development, as discussed above, is appropriate to the size of Cottenham. Cottenham has a wide range of facilities and services to meet the needs of the proposed occupiers, with primary, secondary and nursery schools, cafes, pubs, shops, GP, pharmacy and dentist in the village. There are also regular buses into and cycle infrastructure connecting to Cambridge. Officers are satisfied that the proposal meets criteria b.

12.30 An Alternative Sites Assessment has been submitted in support of the application. This assessment considered 22 sites in Cottenham, which included three sites allocated in the neighbourhood plan for development,

against eight criteria comprising size, access, distances to services, relationship to Cottenham, green belt, other planning constraints, availability and impact on character. The assessment concludes that no non-Green Belt site is a reasonable alternative as they are either too large, too small, outside of the applicants control constrained by landscape, heritage or flood risk issues or unavailable. While officers note that in several cases there is a heavy reliance on the argument that these alternative sites are not available as they are controlled by other developers, it is noted that the site has to be available to be considered a viable alternative. The assessment concluded that only the application site (COT1) and the nearby site at 38 Histon Road (COT17) are viable for development which are both in the green belt. COT17 recently gained reserved matters consent for a rural exception site delivering 34 affordable dwellings and work has started on site. On this basis, officers are satisfied that the assessment adequately demonstrates that there are no alternative sites available for development that would have less impact on green belt purposes than the development.

12.31 In terms of the last criteria, d), Flagship are the proposed registered provider and as with all rural exception sites, the affordable homes will be secured in perpetuity for those in housing need.

12.32 S/8 supports development of unlimited size in the development framework. While the site falls predominantly outside the framework, officers consider that the quantum proposed is proportionate to Cottenham village. Moreover, policy S5 of the NPPF encourages development to be of a scale which can be accommodated taking account of the existing infrastructure. Officers consider that the existing infrastructure in Cottenham would be capable of supporting the proposed development.

12.33 Taking all of these factors into account, the principle of housing in this location is acceptable and in accordance with NPPF policies S3-5, GB6-7 and HO10 and Local Plan policies S/2 S/4 S7 and H/11.

Existing use

12.34 The existing site is a disused Sawmill (industrial use). The Sawmill was granted permission under S/0305/85/F with condition one reading:

‘The permission shall not endure for the benefit of the land, but **for the benefit of the present applicant, Manfred Bandorski, personally**, and on the discontinuance of the permitted use of the land the buildings and works shall be removed from the site and the Local Planning Authority hereby permit the use of the land for agriculture to be resumed. Reason:

To ensure that planning control is retained by the Local Planning Authority on the disposal of the present applicant's interest in the land or buildings.'

12.35 Due to the wording above (bold emphasis added) while Manfred may want to close the business, this business could be taken over and still benefit him personally. Officers therefore consider E/14 is relevant.

12.36 Policy E/14 states that the conversion, change of use or redevelopment of existing employment sites to non-employment uses within or on the edge of development frameworks will be resisted unless one of the following criteria is met:

- a) It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. Applications will need to be accompanied by documentary evidence that the site is not suitable or capable of being made suitable for continued employment use. Evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises
- b) The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises.
- c) The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.

12.37 Only one of the criterion has to be met to comply with E/14. Officers consider that the proposal would meet criterion b of E/14, which as the overall benefit to the community of the proposal through the delivery of affordable housing to meet local needs, among other benefits outweighs any adverse effect of the loss of a small Sawmill business which did not significantly contribute to the employment opportunities and the range of available employment land and premises in Cottenham due to its size and the restrictive planning condition attached to the personal consent. It could also be argued that the use is not a neighbourly one given the noise, disturbance, dust and other environmental problems which may arise from its operation. As a result, officers feel comfortable with the loss of the employment use in this specific set of circumstances.

12.38 Taking all of these factors into account, the principle of the loss of the employment use is acceptable and in accordance with Local Plan policy E/14.

Conclusion

- 12.39 Officers consider the principle of development acceptable as the proposal comprises 34 affordable homes that meet an identified local housing need in Cottenham and qualify as both a Green Belt exception under Policy GB7(d) and a rural exception site under Policy HO10. The scheme is considered proportionate to the size of the village, would deliver 100% affordable housing in perpetuity, adjoins the settlement boundary, and responds to evidenced housing need. Furthermore, the community benefits of providing affordable housing are considered to outweigh the loss of the existing sawmill employment use, resulting in overall policy compliance and an acceptable principle of development. As a result, the proposal would be compliant with NPPF policies S3-5, GB6-7 and HO10 and Local Plan policies S/2 S/4 S7, H/11 and E/14.

13 Housing Provision

Density

- 13.1 The site measures approximately 1.43 hectares in area. The provision of 34 dwellings on the site would equate to a density of approximately 14.8 dwellings per hectare.
- 13.2 NPPF Policy L2 states that outside settlements, and on land at the edge of existing built-up areas which is allocated or has permission for development and so will form part of a settlement (as defined in the glossary at Annex B), development footprints should make the best use of a site's development potential, taking into account the policies in this Framework.
- 13.3 Officers have worked with the applicant team to refine the development to deliver as many affordable homes within the sensitive context of the site (within the green belt and relatively exposed). While the application site could have an increased density, this may well result in harm to the character and appearance of the area and landscape views. It is also important to note that as it is a rural exception site, the housing quantum and mix is to meet an identified need in Cottenham which includes a high need for 2 and 3 bedroom houses while ensuring a balanced community. As such, officers consider that the housing density is considered appropriate noting this context.

Mix

- 13.4 The housing mix of the rural exception site (100% affordable) and should be led by local housing need. As discussed above, officers are satisfied that the

proposed housing mix would directly respond to the local need in Cottenham and therefore the housing mix is acceptable.

No. beds	Affordable Rented	Social Rented	Shared Ownership	Total
1 bed	0	8	0	8
2 bed	7	0	6	13
3 bed	5	0	6	11
4 bed	2	0	0	2
Total	14	8	12	34

13.5 The mix of affordable housing is supported by the Council's Housing Team.

13.6 The Housing Team did express some concern regarding the proximity of the proposed development to the recently approved rural exception site at 38 Histon Road which works have started on site . Planning Officers do not consider that there would be any harm resulting from the proximity of the two sites. The sites are accessed separately from Histon Road, do not connect and there is some distance between the two sites. With this in mind, officers cannot identify material planning harm resulting from the sites proximity to 38 Histon Road.

13.7 Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.

14 Design, layout, scale and landscaping

14.1 NPPF (2026) policy DP3 details the key principles for well-designed places, stating developments should respond to their context so that they integrate with and enhance their surroundings.

14.2 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

14.3 Cottenham Neighbourhood Plan (2021) policy COH/1-5 requires proposals of this scale to retain, or where practicable enrich, the character of the neighbourhood area as appropriate to their location and scale by avoiding

groups of identical houses, responding to village characteristics, to maintain or create vistas between properties to the open countryside from publicly accessible land and development to have a sensitive relationship to car parking.

14.4 Cottenham Neighbourhood Plan (2021) requires development to use traditional vernacular materials, and be designed with subtle variations in proportion, architectural detail and finishes to avoid groups of identical houses.

14.5 The application has been subject to amendments following extensive engagement with Planners, Urban Designers and Landscape Architects to resolve various concerns with the proposed layout, appearance and landscaping. The original design created an overly urban and uniform appearance with open spaces cramped and pushed to the edges, which was considered harmful to the character and appearance of this part of Cottenham that is notably more rural, spacious and verdant than the original proposal.

14.6 Key changes have been made to better respond to this more rural character and introduce architectural variation to enrich the design:

- Reducing the quantum of dwellings and introducing an apartment block has increased the amount of open space within the site and introducing a locally equipped area of play;
- The road layout has changed to remove the cul-de-sac layout, locate the open space centrally and create a vehicular loop which has resulted in a more landscape led scheme and maintained views through the site to the countryside;
- The built form has been set away from the rear boundary and reorientated 90 degrees to limiting the mass along this sensitive landscape edge;
- The changes to the housing mix also better reflected the locally identified need in Cottenham;
- By reorientating the dwellings to predominantly face onto the open space, it has enhanced the amenity for future occupiers, with dwellings backing onto the countryside or open space;
- Parking has been altered to reflect the change in housing mix, relocated and redistributed, tucked to the side of dwellings to limit its prominence;
- The road hierarchy has created a more pedestrian friendly environment where the layout naturally reduces vehicle speeds;

- The revised house types to add architectural variety to the built form to strengthen the character of the site and directly respond to the Neighbourhood Plan.

14.7 As a result of these changes, the proposed layout is less cramped, rigid and urban in appearance, now appearing more informal, verdant and rural characterised by a generous centrally located 'village green', well landscaped routes and countryside views through the site. The existing views from Histon Road out to the countryside are oblique between street fronting dwellings but are important to the rural identity of this part of Histon Road. It is acknowledged that these oblique views of the countryside are less visible. However, by demolishing no. 56 Histon Road and locating the apartment block further into the site, this has opened up this area and created a generous, landscaped setting to the site entrance and the apartment block, softening its appearance and embedding the built form into the landscape. The proposed development pushes built form further away from the road and has opened up more public views of the countryside internally to the northwest while also being sensitive to the landscape glimpses between Histon Road properties by creating sufficient space for well landscaped edges. The proposal is now more contextually appropriate in terms of scale, mass, layout, and appearance directly responding to the village characteristics detailed in the Cottenham Village Design Statement and Cottenham Neighbourhood Plan.

14.8 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.

14.9 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges.

14.10 Neither the Landscape Officer and the Urban Design Officer have any objections to the overall proposal, however, do request further information or amendment on specific hard and soft landscaping matters and material samples. All of these details are important to ensure a high-quality development is delivered but can be secured via condition. The Landscape Officer has also requested an updated Arboricultural impact assessment, however, officers are satisfied that this can also be secured via condition.

14.11 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped.

The proposal is compliant with policies HQ/1, NH/2 and NH/6 of the Local Plan and the NPPF.

15 Trees

- 15.1 The application is accompanied by an Arboricultural Impact Assessment (1861-AIA-V1-A).
- 15.2 The Tree Survey contained in the Impact Assessment states that there are 6 individual trees (comprising one category A, one category B, 3 category C and one category U trees), 6 tree groups (all of category C) and 3 hedges (not attributed a BS5837 retention value) within the site.
- 15.3 3 of these trees are proposed to be removed to facilitate the development, two category C trees and one category U tree. The rest are proposed to be retained.
- 15.4 The Council's Tree Officer has no objections to the proposal subject to a condition requiring submission and approval of an arboricultural method statement and tree protection strategy. This condition is considered reasonable and necessary, particularly noting the site falls within the green belt and the established western and southern site boundaries.
- 15.5 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan and the NPPF.

16 Carbon reduction and sustainable design

- 16.1 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency. These conditions are considered reasonable and necessary, given the policy context.
- 16.2 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies CC/1 and CC/4 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

17 Biodiversity

17.1 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by the following documentation:

- Preliminary Ecological Appraisal – BWB (October 2023)
- Ecological Appraisal - BWB (June 2026)

And subsequently as recommended by the Preliminary Ecological Appraisal and Ecological Appraisal:

- Bat Survey Report - BWB Consulting Ltd (October 2026)
- Reptile Survey Report - BWB Consulting Ltd (October 2026)

17.2 The application has been subject to formal consultation with the Council's Ecology Officer, who now raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered. These conditions comprise:

- Ecology – Compliance (for both bat and reptile assessments)
- Ecology – Enhancement
- Lighting strategy for sensitive biodiversity
- Statutory Biodiversity Net Gain

17.3 All of these conditions are considered reasonable and necessary given the scale, context and site characteristics.

17.4 The Ecology Officer is satisfied that the proposed development would include appropriate mitigation and enhancement measures to ensure the development would conserve and enhance biodiversity, including protected and priority species and priority habitats.

17.5 While the BNG metric has not been updated to account for the most recent changes to the proposed layout, scale and appearance of the dwellings, the Ecology Officer considers that mandatory BNG can be delivered either on or off site and this can be dealt with via the statutory planning condition. Monitoring will be secured via the section 106 legal agreement.

17.6 In consultation with the Council's Ecology Officer, subject to the recommended conditions, officers are satisfied that the proposed development complies with policy NH/4 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

18 Agricultural land quality and soils

18.1 The land is classified as grade 1 agricultural land.

18.2 NPPF policy N2 states that development proposals should take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible.

18.3 The land is not allocated for development in the Local Plan (as per policy N1(c) of the NPPF) and the sustainability considerations and the lack of need for the development are not considered to outweigh the irreversible loss of the best and most versatile agricultural land.

18.4 The application site was used a timber mill and a residential dwelling. Therefore, officers consider that there will not be an irreversible loss of agricultural land as the site is not in agricultural use. As such the proposal's failure to comply with paragraph N2 of the NPPF 2026 in respect of loss of agricultural land, is not significant in the planning balance.

19 Water management and flood risk

19.1 The site is located in Flood Zone 1, low risk, and very low and low risk of surface water flooding according to government data. While the site falls in flood zone 1 (low risk) and only small areas of the site fall within a low surface water flood risk, which a very small portion raises to medium between 2040 and 2060, properties adjacent to the site fall within an area of high, medium and low surface water flood risk. Current flood mapping shows that Histon Road properties to the south fall within a low, medium and high risk of surface water flooding with areas of high risk projected to enlarge between 2040 and 2060. These properties have flooded historically, and these properties have written strongly in objection to the application on increasing the flood risk to these properties, among other matters.

19.2 NPPF Policy F4 requires specific proposals to be accompanied by a Flood Risk Assessment (FRA). Policy F5 aims to steer new development to areas with the lowest risk of flooding from any source and indicates that in certain circumstances a sequential test is required. Policy F7 seeks to ensure development is safe from flooding and that development should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere. It states that development known to be in a

location at risk from any form of flooding now or in the future it should be refused unless: the development will be safe throughout its lifetime; any residual risk can be safely managed and safe access and escape routes are included; the development is appropriately flood resistant and; it can be demonstrated that flood risk will not be increased elsewhere. South Cambridgeshire Local Plan Policies CC/8 and CC/9 aligns with this statutory advice.

Surface water

- 19.3 The applicants have submitted a revised flood risk and drainage strategy including drainage calculations, impermeable area plans, sustainable drainage maintenance schedule and exceedance flow plans in response to the original Lead Local Flood Authority (LLFA) and Internal Drainage Board (IDB) objections and third-party concerns.
- 19.4 Both the LLFA and IDB are now supportive of the flood risk and drainage strategy proposed on site. The strategy uses a detention basin, swales, rain gardens and attenuation tanks to manage surface water from the proposed development and slow the flow out to the discharge connection. It is proposed that this surface water would flow into a newly constructed sewer along Histon Road at a restricted rate of 0.67l/s, conveying water into the nearby IDB drain.
- 19.5 There are three options in terms of delivering this newly constructed surface water sewer: providing an independent connection, delivering in conjunction with the other development site (at 38 Histon Road), or to request a connection via Anglian Water once the surface water sewer has been constructed by the other development site and adopted by Anglian Water. The LLFA and IDB are satisfied that this is therefore deliverable.
- 19.6 Anglian Water has advised that as the surface water connection would be to private infrastructure until it is adopted, they do not have any comment to make on the proposed surface water drainage scheme.
- 19.7 Officers note the strength of the concerns raised by third parties regarding the flooding currently experienced within the area and officers have visited these properties and seen and heard the flooding experiences of Histon Road properties. Officers, in consultation with the LLFA and IDB, are now satisfied that the submitted documentation demonstrates that this method of surface water management would adequately manage flows and prevent flooding elsewhere. Furthermore, there is no technical evidence to demonstrate that the proposal would give rise to flooding. As such, officers consider the proposal acceptable in flood risk terms.

19.8 As a result, the development complies with NPPF policy F4 and F7 and policy CC/8 and CC/9 of the Local Plan.

Foul Water

19.9 Under Section 106 of the Water Industry Act 1991, all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer. The duty imposed by section 94 of the 1991 Act requires these companies to deal with any discharge that is made into their sewers.

19.10 NPPF P3 states development proposals should take in to account any likely effects of pollution on health and living conditions whether these effects are onsite or off site. Paragraph f. of this policy requires developments to assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality.

19.11 The application site is located within the Cambridge Water Recycling Centre (CWRC) catchment area. Anglian Water has objected to any connection into our foul network from the proposed development, due to capacity constraints and pollution risk. This is on the grounds that any connection into the foul network will contribute to pollution and deterioration of the watercourse via the WRC as it is unable to accommodate additional flows.

19.12 Wastewater infrastructure capacity has become a strategic issue for many local planning authorities across the south-east of England over the last year. At a local level, the MHCLG decision in August 2025 not to support the delivery of the Cambridge WRC has resulted in objections being raised by Anglian Water to planning applications.

19.13 Whilst Anglian Water's consultation response is described as a 'objection' with regard to wastewater treatment, officers note that Anglian Water does not have the statutory power to issue a 'holding direction' or directly prevent the local planning authority from determining the planning application. Officers consider that the availability of treatment capacity at CWRC, and any environmental or amenity harm caused by increased discharges from storm overflows associated with the application proposals is a material planning consideration in the assessment of this planning application. The weight to be attached to this matter is for the decision maker.

- 19.14 Officers do not consider it reasonable to withhold the consideration of this planning application until the conclusion of Anglian Water's feasibility review to determine how future growth can be supported at the Cambridge WRC (expected by June 2026).
- 19.15 Foul water produced on site would fall within the catchment of and would therefore be treated by CWRC. CWRC lacks capacity and is exceeding its DWF permit.
- 19.16 Upon request, Anglian Water has now provided data on to substantiate their position that the treatment works currently lacks capacity to treat additional flows. The current Dry Weather Flow (DWF) permit for Cambridge WRC is for 37,330m³ per day. With DWF flow data the past 3 years was: 2025: 35,733m³ per day; 2024: 39,354m³ per day; 2023: 47,543m³ per day.
- 19.17 Officers have undertaken a desktop exercise and reviewed datasets published by the Environment Agency which relate to the monitoring of storm overflows at Cambridge WRC. The results are extracted below:

Year	Number of spills	Duration (hours)
2021	0	0
2022	0	0
2023	74	1476.22
2024	23	295.17
2025	4	39.93

Table 7: Cambridge WRC Storm Overflow, Spill frequency event duration monitoring data (Source: Environment Agency Storm Overflow – Spill Frequency Portal)

- 19.18 The data indicates that storm overflows at Cambridge WRC are being used in circumstances other than the exceptional storm conditions for which they were designed. This would appear to confirm Anglian Water's position that there is currently inadequate capacity to deal with existing waste flows in normal non-storm circumstances, and that – for a limited number of spills

and for a specified duration - untreated sewerage is being discharged into the receiving water course (The River Cam).

19.19 The desktop exercise indicates that as Cambridge WRC is currently operating above its operational capacity, additional flows could worsen the situation.

19.20 The applicant has indicated that the proposed development will result in a net increase in wastewater rates equating to approx. 0.04% of the daily existing dry weather water processing at Cambridge WRC.

19.21 Anglian Water has not provided any specific evidence to demonstrate the harm to the environment that the additional foul flows arising from this development would cause to the receiving watercourse. As a proportion of the existing overall processing at CWRC, officers consider that the net increase of foul flow rates from the application site would be negligible and that it would not be possible to attribute any meaningful or significant harm arising from this scheme to the water environment beyond that already occurring. Notwithstanding that there would be a cumulative effect with other development, the scheme is not EIA development and there is no requirement for such an assessment to be undertaken by the applicants.

19.22 The risk of harm is capable of being mitigated significantly by investment in and implementation of a suitable scheme to upgrade the capacity of the Cambridge wastewater treatment works. As such, in light of the statutory obligations imposed on Anglian Water, the lack of evidence concerning attributable harm arising from this development and its nominal contribution to the daily dry weather WRC processing, mean that a planning condition to restrict occupation until net capacity is improved is not necessary. The proportionate impact of 0.04% renders any harm negligible. Whilst the proposal would result in degree of conflict with the development plan and the NPPF, such conflict is miniscule and should not bear any significant material weight in favour of a condition being considered necessary to limit occupation until Cambridge WRC capacity is improved.

19.23 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies CC/7, CC/8 and CC/9 of the Local Plan and NPPF advice.

20 Highway safety and transport impacts

20.1 Access to the site would be via Histon Road, replacing the existing track access to the sawmill and the separate access to the residential property. A footpath on the western side of Histon Road connecting the site to the neighbouring 34 Histon Road site and the village to the north is proposed. Plans have been submitted to demonstrate that this footpath link can be provided to County Council standard.

20.2 The new site access would be of sufficient width (5m) with adequate visibility splays and would have footpaths either side along the length of the central spine road. Two shared surface road connect to this main spine road and serve the properties abutting the south-western site boundary (plots 15-30).

20.3 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions. These conditions include:

- securing the footpath along Histon Road,
- a pedestrian crossing over Histon Road,
- ensuring the vehicular access is to County standards,
- pedestrian visibility splays
- a traffic management plan condition
- management and maintenance condition

20.4 All of these conditions are reasonable and necessary to make the development acceptable in highways terms.

20.5 Subject to conditions, the proposal accords with the objectives of policy TI/2 of the Local Plan of the Local Plan and is compliant with NPPF advice.

21 Car and cycle provision

21.1 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

Cycle parking

21.2 TI/3 requires 1 cycle space per bedroom.

21.3 The proposed development provides the following levels of cycle parking:

No. beds	No. of dwellings	Ratio (space per dwelling)	No. cycle spaces	Plots
1 bed	8	1	10	1-6; 15-16
2 bed	13	2	26	7-8; 13; 17-20; 23-24; 27-28; 31; 33
3 bed	11	3	33	10-12; 21-22; 25-26; 29; 32; 33-34
4 bed	2	3	6	14; 30
Total	34		75	

Table 8: Proposed cycle parking provision

21.4 The cycle parking spaces would be in the form of cycle sheds located in the private gardens of the respective dwellings, aside from for the flats which the sheds would be sited in the communal gardens. The cycle sheds proposed for the flats would not be secure as these would be shared sheds with no way of securing the bikes individually. Therefore, officers consider that a condition securing the cycle details for these flats is required and meets the six tests. Officers are satisfied with the quantum and design of all of the remaining cycle parking aside from the provision for the 4 bed houses. A condition will also secure an uplift of provision for these houses.

21.5 The proposed cycle parking, subject to conditions, is compliant with policy TI/3 of the Local Plan.

Car parking

21.6 Indicative standards referred to in policy TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The policy requires a design led approach and supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues. The Cottenham Neighbourhood Plan (2021) does not detail different parking standards to the Local Plan.

21.7 The proposed development provides 56 parking spaces. This provides a ratio which is shown in the table below:

No. beds	No. of dwellings	Ratio (space per dwelling)	No. parking spaces	Plots
1 bed	8	1	8	1-6; 15-16

2 bed	13	1.69	24	7-8; 13; 17-20; 23-24; 27-28; 31; 33
3 bed	11	2	22	10-12; 21-22; 25-26; 29; 32; 33-34
4 bed	2	3	2	14; 30
Total	34		56	

21.8 While this is below the indicative standards referred to in policy TI/3, these are indicative standards only and do not differentiate between provision for one-bedroom properties and larger 4-bedroom dwellings which the latter are more likely to be occupied by a family with two cars. Paragraph 2 of policy TI/3 states that provision should take into consideration various factors such as car ownership levels, local services, facilities and public transport.

21.9 In terms of ownership levels, average car ownership levels in South Cambridgeshire are 1.6 cars per household and when looking at the super output area which includes Cottenham, this was reduced to 1.55 cars per household (Cambridge & Peterborough Combined Authority, 2024; ONS, 2021). This is an average across the whole of South Cambridgeshire and across all house types and sizes. The development delivers more than 1.6 spaces per dwelling across the whole site and officers note the site is for 100% affordable housing and the car parking ratios are graduated so that the smaller properties have less spaces and the larger properties would have more.

21.10 Cottenham is a Rural Centre as defined in the settlement hierarchy and has a variety of facilities within the village including two pubs (one operating as an Indian restaurant), a bakery, coffee shop, fish and chip shop, Cottenham Social Club (licensed bar), Village Hall and recreation ground, Pre, Primary and Secondary Schools, 3 small food shops, two doctors surgeries and a dentist alongside several churches. Cottenham Neighbourhood Plan (2021) COH/1-5 states proposal should be within easy walking distance from the village centre and later suggests 800m is an easy walking distance. The village centre is defined in the Neighbourhood Plan (in Figure 11, among others) as approximately where the High Street meets Denmark Road. While the site is located 700m away from this village centre, officers consider it is only marginally in excess of what Cottenham Neighbourhood Plan defines as 'easy walking distance' from these local facilities. Officers also note that footpath improvements are proposed to ensure safe crossing of Histon Road to get into the village centre.

21.11 There are also regular bus services to Cambridge via Histon (every 40mins) and to Milton, Chatteris and March via Landbeach among other villages (twice a day in rush hour). The site is also opposite a designated cycle path which connects to Cambridge City Centre (approximately 30mins into the city centre). Officers consider that Cottenham village services are likely to meet the day-to-day needs of occupants and that there are good sustainable transport alternatives to car to access further facilities. Taking the above factors into account, officers consider that the parking provision proposed is reasonable and justified. Officers consider that the proposed layout prevents rouge parking within the site, the final landscaping proposals can further prevent rouge parking and the 'back land' nature of the site disincentivises a significant parking overspill that would impact on surrounding residents' amenity.

21.12 The proposed car parking arrangement is compliant with policy TI/3 of the Local Plan of the Local Plan.

EV charging

21.13 All dwellings would have access to an EV charger to their allocated parking spaces. Further details are required as to whether these are singular or dual and fast or slow chargers. A scheme for EV charging will be secured via condition.

21.14 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

22 Amenity

22.1 Local Plan Policy HQ/1 (n) sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

22.2 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms. It advises that a 12-metre

separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

Neighbouring properties

- 22.3 The site is behind the building line of Histon Road properties and so the main neighbours affected by the development are 60 – 80 Histon Road (odd) to the west of the site access, although they all abut to the site to the south-east too, and 52 and to a lesser degree 50 Histon Road east of the site access.
- 22.4 The proposed development has been amended to address various concerns including the impact on character. As a result of these changes, the built form has been moved closer to the rear boundaries of 66-78 Histon Road. Nonetheless, officers consider that there is still a significant separation distance between the proposed dwellings and the existing dwellings (ranging from 64m- 91m) which would mitigate against any significant overshadowing, overbearing or sense of enclosure to these properties. The intervening rear gardens would also not, by virtue of the scale of the development (two storey) and the separation distance, result in harm to amenity. It is noted that 68 Histon Road has a rear outbuilding which is set close to the boundary with the application site, approximately 16.5m from plot 31. While officers acknowledge this is used as a music room which has amenity value to the occupants, officers consider that the building is a secondary space, and the intervening public open space and the separation distance would alleviate any adverse impacts. Similarly, these generous separation distances would be substantially in excess of the District Design Guide standards, retaining surrounding neighbours privacy and ensuring a nod to the established rural village edge character.
- 22.5 The apartment block (plots 1-6) would be located over 50m from the rear of 51 Histon Road. Given this, alongside the two storey block being set away from the common boundary diagonally to the west of 51 Histon Road, officers consider that no adverse impact would result to these occupiers in terms of overbearing, overshadowing or enclosure. Any views would be mitigated by the generous separation distance. The impact to 50 Histon Road would be lesser given the increased distance.
- 22.6 Officers acknowledge that the proposal would increase vehicular movements between 52 and 60 Histon Road through beyond the rear boundaries of Histon Road properties. However, when compared to the existing sawmill site, officers do not consider that the proposal would result

in a harmful noise or disturbance impact to neighbours beyond the existing use.

- 22.7 Officers have visited the site and surrounding properties. Given the adjacent context, location, size, and design of the proposal, it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with policy HQ/1 of the Local Plan.

Future occupants

- 22.8 All dwellings meet the Nationally Described space standards as required by policy H/12.

- 22.9 All apartments are dual aspect which allows for cross ventilation to cool down in hot weather.

- 22.10 All properties would receive good light levels and outlooks by virtue of their design, layout and orientation. It is acknowledged that the back to back distances between plots 31-34 is below the District Design Guide, however, officers do not consider that there is any material harm, resulting from the proposed back-to-back distances.

Garden size

- 22.11 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 80m² in rural settings.

- 22.12 All houses would meet the above standards, aside from plot 32 and 34 which is shown below.

Plot	No. beds	DD standard	Garden size	Difference
32	3	80	63	-17
34	3	80	63	-17

- 22.13 The District Design Guide is an adopted SPD, however, it states that gardens **should** be 80m², so officers consider that there is flexibility in applying this standard in certain contexts. Paragraph 6.72 details all the uses a garden should be able to accommodate such as socialising, drying washing, play and gardening.

22.14 However, officers consider that plots 32 and 34 which are three-bedroom family dwellings would have sufficient garden sizes to accommodate all of the uses detailed in paragraph 6.72 (sitting out, socialising, play for children, growing vegetables / plants, drying washing). The gardens are also not considered to be unduly overshadowed or enclosed. Officers therefore consider no harm to arise from the smaller gardens provided for plots 32 and 34, especially taking into account the proximity to the public open space.

Flats / maisonettes

22.15 The District Design Guide states that ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.

22.16 All first-floor flats have a balcony which complies with the minimum standard of 3m² and will have use of the communal garden which is approximately 170m², in excess of the 25m² per apartment detailed in the District Design Guide. Upon request, due to concerns that the ground floor flats did not have any private amenity space, the plans have now been amended to provide a garden area to the front of the respective ground floor flats. These areas are sufficient in size to create a good sized well landscaped area for each flat. To ensure the quality of these spaces, along with the public open spaces, is high, officers consider it reasonable and necessary to impose a condition requiring details of hard and soft landscaping and boundary treatments.

22.17 The two maisonettes would have access to a garden that would exceed the standards, and while the first-floor maisonette would not have direct access from their living room accommodation, the entrance to this flat is within a reasonable walking distance and is relatively private. This is considered satisfactory.

22.18 The proposal would provide a good standard of living for future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and H/12 of the Local Plan and the aspirations of the District Design Guide 2010.

Accessible design

22.19 The proposed layout plan shows that all dwellings would comply with Building Regulations requirement part M4(2), aside from 4 which would be part M4(1) compliant. This exceeds the minimum of 5% of homes meeting M4(2) detailed in policy H/9. Officers consider that the layout and configuration enables inclusive access and future proofing.

22.20 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with policy H/9 of the Local Plan. A condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.

Construction and environmental health impacts

22.21 The Council's Environmental Health Team have assessed the application and have no objections to the proposed development subject to conditions. These conditions include:

- construction hours restriction
- piling
- construction environmental management plan
- artificial lighting strategy
- informatives on best practices, demolition and general noise

22.22 These conditions are considered reasonable and necessary to protect residential amenity.

Summary

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

23 Third party representations

23.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Flooding, drainage, risk of damage and foul water	See section 20 (Water Management and Flood Risk).

Traffic, congestion and highway safety	See section 21 (Highway Safety and transport impacts).
Character, appearance scale and impact on the countryside	See section 15 (Design, layout, scale and landscaping).
Biodiversity	See section 18 (Biodiversity).
Additional pressure on community infrastructure	Officers consider that the proposed development would not lead to a significant pressure on community infrastructure in Cottenham, given the proposals scale, and the range of services and facilities in Cottenham. It is important to note that the Heads of Terms details financial contributions that the proposed development would be required to fulfil to make the development acceptable, including contributions to the local library, pre-school and primary school.
Loss of public right of way	Council records do not show a public right of way along the eastern boundary of the site or within 100m of the site boundaries. As a result there would be no loss of public right of way.
Trees / hedgerows	See section 16 (Trees).
Need	See section 13 (Principle of Development) specifically paragraph 13.13-13.18.
Sawmill site should be revert back to agricultural use in accordance with the historic permission	See section 13 (Principle of Development) specifically paragraph 10.36-10.41. While the historic permission requires the site to return back to agricultural use following the cessation of the Sawmill use, it does not prevent a planning application for the redevelopment of the site to come forward.
Cumulative impact with the development at 38 Histon Road	As the development at 38 Histon Road is soon to commence, the assessment above has taken into consideration the cumulative impacts of the 38 Histon Road site and the proposed development. Officers do not consider that the proposed development would result in significant harm to warrant refusal of the application.
Ownership	No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served.

Table 9 Officer response to third party representations

24 Open space and recreation

24.1 Policy SC/7 requires all housing developments to contribute towards sports facilities and informal open space in accordance with the following minimum standards: Formal Children's Play Space 0.4ha. per 1,000 people v. Informal Children's Play Space vi. Informal Open Space 0.4ha. per 1,000 people 0.4ha. per 1,000 people.

24.2 Only family dwellings of two or more bedrooms will be required to contribute to the provision of Children's Play Space.

24.3 The proposal would provide in excess of 2,700m² of open space with a Local Area of Play which exceeds the standards detailed in policy SC/7. The specific details of the local area of play will be secured via S106.

24.4 The proposal accords with policy SC/7 of the Local Plan.

25 Planning obligations (S106)

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

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

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

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

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

Heads of terms

25.5 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary table below:

Obligation	Contribution / Term	Project	Trigger
Education:	£90,044 pre-school	Additional early years places in Cottenham	100% prior to commencement
	£341,585 Primary	Additional primary school places in Cottenham	100% prior to commencement
	n/a Secondary	n/a	n/a
Allotment and community orchard space	£12,389.82	Provision of new or improvement of existing allotments and community orchards in Cottenham	100% prior to first occupation of the 15th dwelling
Burial Space Contribution	£2,414.34	provision of new or improvement of existing burial spaces in Cottenham	100% prior to first occupation of the 15th dwelling
Community Transport Contribution	£29,700	provision of new or improvement of existing community transport initiatives in Cottenham	100% prior to first occupation of the 15th dwelling
Green Space Contribution	£32,096.52	provision of new or improvement of existing green infrastructure serving Cottenham	100% prior to first occupation of the 15th dwelling
Indoor Community Space Contribution	£45,586.58	provision of new or improvement of existing indoor community spaces in Cottenham	100% prior to first occupation of the 15th dwelling
Indoor Sports Space Contribution	£13,136.85	provision of new or improvement of existing indoor sports space serving Cottenham including but not limited to Cottenham Sports Centre	100% prior to first occupation of the 15th dwelling
Outdoor Sport Space Contribution	£167,320.86	provision of new or improvement of existing outdoor sport spaces in Cottenham	100% prior to first occupation of the 15th dwelling
Swimming Contribution	£15,977.25	provision of new or improvement of existing swimming pools serving Cottenham including but not limited to Impington Sports Centre	100% prior to first occupation of the 15th dwelling
Libraries	£9,100	Additional capacity at Cottenham Library	100% prior to 50% occupation
Waste	£96 per house £380 per 1100 litre bin to serve flats.	Additional waste generation	100% prior to occupation

Biodiversity	TBC	Monitoring	TBC
Monitoring	£3,250 (District) £150 (County)	monitoring of the proper and timely performance of the Owners' covenants to the District Council under the terms of this Agreement	100% prior to commencement

Table 10 Heads of terms for S106 agreement

25.6 The above obligations have been recommended by the Council's S106 Officer, the 3C Waste Service and the County Council.

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

26 Other matters

Bins

26.1 3C Waste have do not currently support the waste strategy and have expressed concerns regarding the lack of refuse vehicle tracking and refuse strategy. Officers highlight that in appendix D of the most recent Highways Technical Note there is refuse vehicle tracking which confirms the road layout and design enables a Dennis Eagle refuse vehicle to adequately manoeuvre through the site on collection days. While this is based on a 3 axel vehicle, officers are confident that a 4 axel vehicle will be able to be accommodated and by planning committee will have a drawing which demonstrates this. The LPA is satisfied that the site can be serviced by 3C Waste if selected by the applicant.

26.2 All houses aside from two would be within the 30m drag distance to the roadside collection point but in the cases of these two properties it would be marginally longer (34m and 36.6m away) and considered on balance acceptable.

26.3 The Waste team also have sought for clarification on whether the proposed access road will be adopted by the County Council. The Technical Note confirms that the main internal roads would be adopted by the County Council as shown in Appendix J.

26.4 There were also concerns raised regarding the waste strategy for the flats. Officers note however that the Waste Officer recommends a waste strategy condition in the event that the LPA are minded to approve the application.

Officers consider this condition meets the tests of a planning condition and is included in the list of conditions at the end of this report.

Fire access

26.5 Fire tender access has been tracked and officers are satisfied that access can be gained in the event of a fire.

27 Planning balance

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

Summary of harm

27.2 The proposed development would generate additional foul water flows to Cambridge Wastewater Recycling Centre which is currently operating above capacity. However, officers consider that given the development would generate only 0.04% additional flows, the tangible environmental impact would be negligible, and the cumulative impact would be limited.

Summary of benefits

27.3 The proposal redevelops previously developed land and removes the disused sawmill buildings for housing in turn making more efficient use of the land. This is given moderate weight.

27.4 The proposal would deliver 34 affordable dwellings, a mix of social and affordable rented and shared ownership properties of varying size, that directly responds to and meets the locally identified need in Cottenham, supporting the long-term sustainability of Cottenham village enabling local people to remain in the village. These homes would be located in a sustainable village where there are facilities to meet day to day needs and public transport and active travel links into Cambridge to reduce the dependency on the car. This is given substantial weight.

27.5 There have been significant positive amendments to create a place responsive and well landscaped proposal with generous open space provision including a local equipped area of play. The architectural appearance of the dwellings draw inspiration from Cottenham village. Parking has been designed to be as recessive. Together officers consider that the proposal a contextually appropriate high-quality development. In line

with DP3(3) of the NPPF, substantial weight is given to the design quality of the development.

27.6 The homes themselves would meet or exceed the national space standards, with the occupiers having a good internal living environment and good-sized private amenity space. The homes would also be water efficient and have a reduced carbon footprint. This is given moderate weight.

27.7 No harm to the amenity of neighbours would result from the development.

27.8 The scheme would deliver statutory biodiversity net gain and on-site biodiversity enhancements. This is given moderate weight.

27.9 The benefits of the development clearly outweigh the harm identified and on this basis officers consider the proposed development acceptable. Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

28 Recommendation

28.1 **Approve** subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.
- Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.
- -A deadline for completion of the S106 agreement by 5th February 2027 (date being 12 weeks later). If the S106 is not completed within this period, delegated authority is given to officers to refuse the application based on a lack of secured mitigation contrary to the Local Plan 2018 or to set any such extended period for completion of the S106 as appropriate.

29 Planning conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

LS0061-P-311 E1 1B2P MAISONETTE & B3 2B4P HOUSE TYPE
ELEVATIONS PLOTS 15-18 23.12.2025

LS0061-P-320 B3 2B4P HOUSE TYPE FLOOR PLANS PLOTS 19 & 20, 27
& 28 23.12.2025

LS0061-P-321 B3 2B4P HOUSE TYPE ELEVATIONS PLOTS 19 & 20, 27 &
28 23.12.2025

LS0061-P-300 E1 1B2P MAISONETTES HOUSE TYPE GROUND FLOOR
PLAN PLOTS 1-6 23.12.2025

LS0061-P-301 E1 1B2P MAISONETTES HOUSE TYPE FIRST FLOOR
PLAN PLOTS 1-6 23.12.2025

LS0061-P-302 E1 1B2P MAISONETTES HOUSE TYPE ELEVATIONS
PLOTS 1-6 23.12.2025

LS0061-P-303 E1 1B2P MAISONETTES HOUSE TYPE ELEVATIONS
PLOTS 1-6 23.12.2025

LS0061-P-320 B3 2B4P HOUSE TYPE PLOTS 19 & 20, 27 & 28 23.12.2025

LS0061-P-333 B3 2B4P HOUSE TYPE PLOTS 23 & 24 23.12.2025

LS0061-P-347 C4 3B5P & B3 2B4P HOUSE TYPE PLOTS 31 & 32
23.12.2025

LS0061-P-351 C4 3B5P & B3 2B4P HOUSE TYPE PLOTS 33 & 34
23.12.2025

LS0061-P-355 C4 3B5P & B3 2B4P HOUSE TYPE PLOTS 7-9 23.12.2025

LS0061-P-343 C4 3B5P HOUSE TYPE 3 PLOTS 10-12 23.12.2025

LS0061-P-340 C4 3B5P HOUSE TYPE PLOTS 21 & 22, 25 & 26 23.12.2025

LS0061-P-364 D3 4B6P & B3 2B4P HOUSE TYPE PLOTS 13 & 14
23.12.2025

LS0061-P-360 D3 4B6P & C4 3B5P HOUSE TYPE PLOTS 29 & 30
23.12.2025

LS0061-P-310 E1 1B2P MAISONETTE & B3 2B4P HOUSE TYPE PLOTS
15-18 23.12.2025

LS0061-P-300 E1 1B2P MAISONETTES HOUSE TYPE PLOTS 1-6
23.12.2025

LS0061-P-104-P SITE LAYOUT 28.05.2026

LS0061-P-102B LOCATION PLAN 1:500 (Revision REV B) 21.11.2024

LS0061-P-101B LOCATION PLAN 1:1250 (Revision REV B) 21.11.2024

LS0061-P-360 D3 4B6P & C4 3B5P HOUSE TYPE FLOOR PLANS PLOTS
29 & 30 23.12.2025

LS0061-P-361 D3 4B6P & C4 3B5P HOUSE TYPE ELEVATIONS PLOTS
29 & 30 23.12.2025

LS0061-P-364 D3 4B6P & B3 2B4P HOUSE TYPE FLOOR PLANS PLOTS
13 & 14 23.12.2025

LS0061-P-365 D3 4B6P & B3 2B4P HOUSE TYPE ELEVATIONS PLOTS
13 & 14 23.12.2025

LS0061-P-347 C4 3B5P & B3 2B4P HOUSE TYPE FLOOR PLANS PLOTS 31 & 32 23.12.2025
 LS0061-P-348 C4 3B5P & B3 2B4P HOUSE TYPE ELEVATIONS PLOTS 31 & 32. 23.12.2025
 LS0061-P-351 C4 3B5P & B3 2B4P HOUSE TYPE FLOOR PLANS PLOTS 33 & 34 23.12.2025
 LS0061-P-352 C4 3B5P & B3 2B4P HOUSE TYPE 3 BLOCK ELEVATIONS PLOTS 33 & 34 23.12.2025
 LS0061-P-355 C4 3B5P & B3 2B4P HOUSE TYPE FLOOR PLANS PLOTS 7-9 23.12.2025
 LS0061-P-356 C4 3B5P & B3 2B4P HOUSE TYPE 3 BLOCK ELEVATIONS PLOTS 7-9 23.12.2025
 LS0061-P-333 B3 2B4P HOUSE TYPE FLOOR PLANS 23.12.2025 PLOTS 23 & 24
 LS0061-P-334 B3 2B4P HOUSE TYPE ELEVATIONS PLOTS 23 & 24 23.12.2025
 LS0061-P-340 C4 3B5P HOUSE TYPE FLOOR PLANS PLOTS 21 & 22, 25 & 26 23.12.2025
 LS0061-P-341 C4 3B5P HOUSE TYPE ELEVATIONS PLOTS 21 & 22, 25 & 26 23.12.2025
 LS0061-P-343 C4 3B5P HOUSE TYPE 3 BLOCK FLOOR PLANS PLOTS 10-12 23.12.2025
 LS0061-P-344 C4 3B5P HOUSE TYPE 3 BLOCK ELEVATIONS PLOTS 10-12 23.12.2025
 LS0061-P-310 E1 1B2P MAISONETTE & B3 2B4P HOUSE TYPE FLOOR PLANS PLOTS 15-18 23.12.2025

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
 - a) the statement of significance and research objectives;
 - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that before any demolition and or development commences an appropriate archaeological investigation of the site has been implemented before development commences in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

- 4 No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

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

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

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

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

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

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority

- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.

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

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

- 6 No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/14 of the South Cambridgeshire Local Plan 2018.

- 7 No development (or phase of) other than above ground demolition shall take place, unless otherwise agreed, until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.

b) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has been submitted to and approved 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 identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

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

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; or cause detriment to water quality; recognising that initial works to prepare the site could bring about unacceptable impacts (South Cambridgeshire Local Plan 2018, policies CC/8 and CC/9).

- 9 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.
The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by OES Consulting (ref: 24193-C210 Rev P1) dated 12 August 2026 and shall also include:

a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;

- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Permissions to connect to a receiving watercourse or sewer;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The development shall be carried out in accordance with the approved details prior to occupation of the first dwelling and thereafter retained in perpetuity.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts (South Cambridgeshire Local Plan 2018, policies CC/8 and CC/9).

- 10 Prior to commencement of development, including demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and agreed in writing by the local planning authority before any tree works are carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The development shall be carried out fully in accordance with the approved AMS and TPP.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (South Cambridgeshire Local Plan 2018 Policy HQ/1 and NH/4 and Section 197 of the Town and Country Planning Act 1990).

- 11 Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;

c) detail all building design measures to minimise light spillage;

d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4).

- 12 Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in the Preliminary Ecological Appraisal (BWB Consulting, June 2026), the Bat Survey Report (BWB Consulting, October 2026) and the Reptile Survey Report (BWB Consulting, October 2026), including the precautionary working measures for

reptiles during site clearance. The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests. (South Cambridgeshire Local Plan 2018, policies HQ/1 and NH/4).

- 13 No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

- 14 No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 15 No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority.

The assessment shall include the following:

- a) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)
- b) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

Where required, the mitigation scheme shall be carried out as approved and retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 16 If, during development, any additional or unexpected contamination is identified, then remediation proposals for this material should be submitted to and approved in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the development hereby approved.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

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

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
- f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

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

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

shall be provided in accordance with the approved details and shall be retained as such.

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

- 19 Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development (South Cambridgeshire Local Plan 2018, policies CC/8 and CC/9).

- 20 No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property, as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this, shall be submitted to and approved in writing by the Local Planning Authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To ensure an energy efficient and sustainable development. (South Cambridgeshire Local Plan 2018 policy CC/3 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 21 2.0 x 2.0 metres pedestrian visibility splays shall be provided as shown on Technical Note 02 Highways Response Appendix H Drawing 240177-RAP-XX-XX-DR-TP-5001 Rev P04. These areas shall be kept clear of all planting,

fencing, walls and the like exceeding 600mm high and retained as such throughout the lifetime of the development.

Reason: in the interests of pedestrian safety to secure adequate visibility for the lifetime of the development (Policy TR3 NPPF 2026).

- 22 Water efficiency measures for the approved scheme shall be implemented in accordance with the optional requirement set out in Part G of the Building Regulations, requiring all dwellings to achieve a water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction. (South Cambridgeshire Local Plan 2018 Policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD).

- 23 Prior to the first occupation of the development hereby permitted, an uncontrolled pedestrian crossing will be provided to the south of the proposed access arrangement to connect to the existing shared cycleway / footway on the eastern side of Histon Road, in accordance with the principles set out within Technical Note 02 Highways Response Appendix C Drawing 240177 RAP-XX-XX-DR-TP-3201Rev P04.

Reason: In the interests of highway safety (Policy TR3 NPPF 2026).

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

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

- 25 Prior to first occupation of the development, continuous footway provision along the western side of Histon Road shall be delivered to connect with existing footway provision. This is to enable continuous pedestrian provision to the development without the need to necessitate crossing Histon Road. Works shall be provided in accordance with Technical Note 02 Highways Response Appendix C Drawing 240177-RAP-XX-XX-DR-TP-3201 but may require additional works to connect with existing provision if necessary.

Reason: In the interests of pedestrian safety (Policy TR3 NPPF 2026)

- 26 No brickwork above ground level shall be laid until a sample panel has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning ****, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works

for comparative purposes, and works will take place only in accordance with approved details.

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

- 27 Prior to the occupation of the development, the vehicular accesses where it crosses the public highway shall be laid out and constructed in accordance with Cambridgeshire County Councils construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site (Policy TR3 NPPF 2026).

- 28 Prior to the first occupation of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 29 The development (or each phase of the development where phased) shall not be occupied until the works specified in the approved Remediation Method Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

- 30 No development above ground level until a waste management strategy has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure the development can be adequately serviced and there is provision of facilities for future occupiers (South Cambridgeshire Local Plan 2018 policies HQ/1 and TI/3)

INFORMATIVES

- 1 Partial discharge of the condition 3 can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

- 2 Before the existing property 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.
- 3 The applicant shall have due regard to current government / industry standards, best practice and guidance and the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020 Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 -113) and appendix 8.
- 4 The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.
- 6 This site proposes to drain to the Old West Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.
- 7 Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase.
This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.
- 8 Better than 110 litres/person/day. In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, the Council seeks to encourage all applicants to achieve a design standard of water use of no more than 100 litres/person/day.

Biodiversity Net Gain Condition

Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Biodiversity Net Gain Informative

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition (as set out above at the end of this decision notice) is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Cambridge City Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.

In the opinion of the Local Planning Authority, the approved development is engaged by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, is subject to the statutory Biodiversity Gain Condition and none of the statutory exemptions or transitional arrangements are considered to apply.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was

approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Advice on information required to discharge Biodiversity Gain Condition

A Biodiversity Gain Plan to secure at least 10% increase in biodiversity value relative to the predevelopment biodiversity value of the onsite habitat as per the statutory condition as set out on this Decision Notice must be submitted to the Local Planning Authority and approved before the development can commence. In order to discharge the condition, the following information will be required:

-details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site, costings and evidence of appropriate legal agreements to guarantee delivery of ongoing habitat management requirements specifically:

- i. Identification of receptor site or sites with associated plans;
- ii. Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric;
- iii. The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
- iv. A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:
 - a) Description of all habitat(s) to be created / restored / enhanced within the scheme including expected management condition and total area;
 - b) Review of Ecological constraints;
 - c) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;
 - d) Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;

- e) Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;
- f) Identification of persons responsible for implementing the works;
- g) A timetable of ecological monitoring to assess the success of all habitats creation / enhancement.
- h) The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.
- i) Evidence that appropriate arrangements are in place to ensure the Council is funded to monitor the proposed biodiversity gain from the site(s) proposed over a period of 30 years. This would normally be in the form of a freestanding S106 agreement with a biodiversity provider which has already secured on-going monitoring contributions for the Council.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.

Greater Cambridge Shared Planning offer pre-application guidance regarding Biodiversity Net Gain here: [Apply for Biodiversity Net Gain advice](#)

Background papers:

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

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



NATIONAL SCHEME OF DELEGATION

SCHEDULE 2 APPLICATION GATEWAY ASSESSMENT FORM

APPLICATION DETAILS:

Item	Details
Application Reference	24/03961/FUL
Site Address	Land At 56 Histon Road Cottenham Cambridgeshire
Proposal Description	Demolition of existing dwellinghouse at 56 Histon Road and erection of 34 affordable dwellings with access from Histon Road, associated infrastructure and open space.
Applicant	Living Space Housing
Ward	Cottenham
Parish/Town Council	Cottenham
Application type	Q7 Dwellings Major Housing
Case Officer	Alice Young
Date of Assessment	21.10.2026
Nominated Officer	Rebecca Smith
Nominated Member	Anna Bradnam

1. Schedule 2 Qualification:

☒ Major planning application (inc. 10 or more residential dwellings/site area of more than 0.5 hectares)

☐ Section 73 application relating to a Schedule 2 permission

☐ Section 73A retrospective application

☐ Reserved Matters relating to a large outline permission

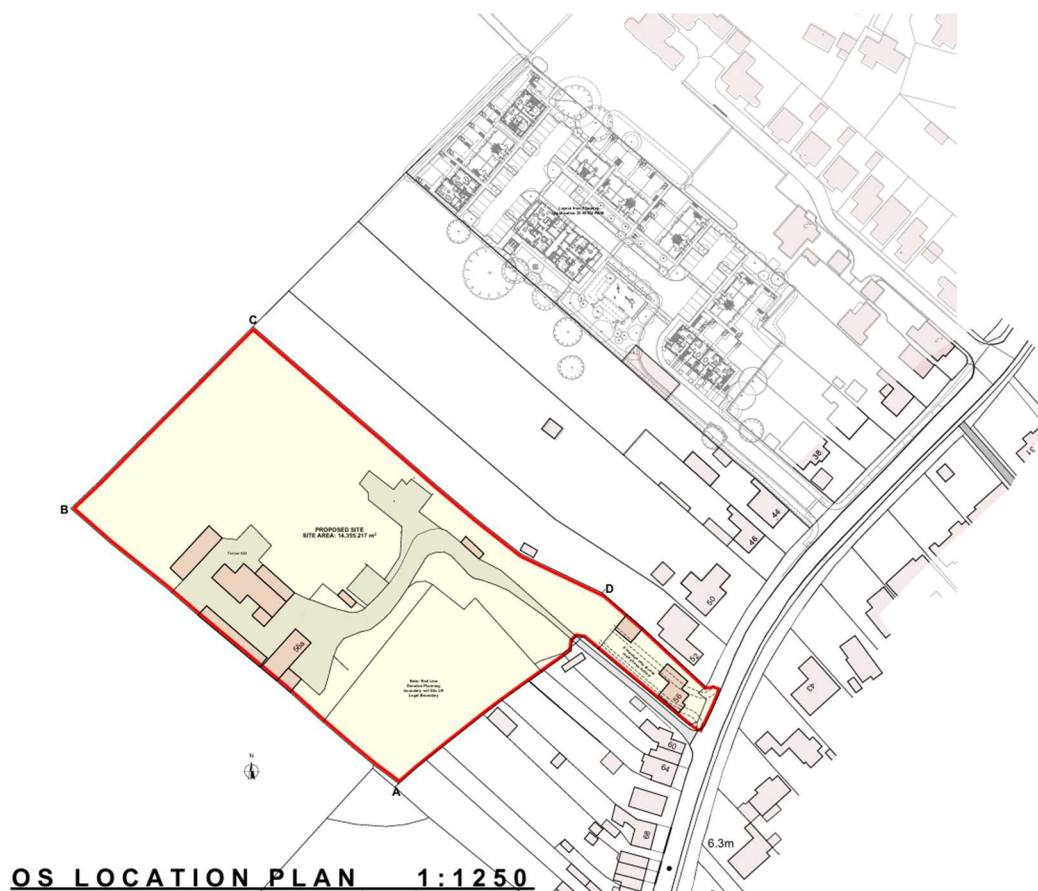
☐ Other – please specify

2. SUMMARY OF DEVELOPMENT PROPOSAL:

Key Facts

Matter	Details
Site area	1.43ha
Existing use	Sawmill (Sui Generis) & C3 residential
Proposed use	C3 residential dwellings - affordable
Number of dwellings	34
Floorspace proposed	
Heritage designation(s)	n/a
Environmental designation(s)	Partially green belt and outside development framework, flood zone 1 (low risk), low risk of surface water flooding
Policy allocation status	n/a
EIA Development	No
Major Infrastructure Implications	No

Site location plan



Officer Summary

The proposal seeks planning permission for the demolition of existing dwellinghouse at 56 Histon Road and Sawmill buildings and erection of 34 affordable dwellings with access from Histon Road, associated infrastructure and open space.

The principle of development is acceptable as the proposal comprises 34 affordable homes that meet an identified local housing need in Cottenham and qualify as both a Green Belt exception under NPPF Policy GB7(d) and a rural exception site under NPPF Policy HO10 and Local Plan policy H/11. The loss of the existing Sawmill use is accepted as the overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises in compliance with policy E/14 of the Local Plan.

The proposal is considered compliant with design, sustainability, ecology, landscape, flood risk and drainage requirements. Aside from an objection from Anglian Water on foul water capacity, there are no objections from consultees. Concerns regarding flood risk have been resolved and officers consider that the proposed development would not lead to flood risk for existing or future occupiers both now and in the future.

The principal planning issues include:

- Principle of development
- Flooding and foul water discharge

3. CRITERION A ASSESSMENT:

Does the application raise an economic, social or environmental issue of significance to the local area?

Economic Significance:

Consideration	Assessment
Employment creation/loss	Very limited job losses, the Sawmill is a personal consent related to the benefit of a single individual. Temporary job creation through construction work as no employment being delivered on site. No permanent jobs created, as housing delivered.
Impact on local economy	Additional people to sustain local services in Cottenham albeit limited due to scale (34 dwellings)
Impact on town/village centres	See impact on local economy. Delivery of footway extension along Histon Road and crossing over Histon Road, improving access for existing residents.

Officer Commentary

There are two parts to the site, the Sawmill industrial site and the residential dwelling. While the proposed development results in the loss of an employment use, this Sawmill Sui Generis use was operational under a historic personal consent to the benefit of an individual. As such, the use would not be permitted to continue on site without it benefiting that individual. It would be reverted back to agricultural use. Furthermore, the employment generated by the existing use would be negligible in terms of the local market. Therefore, it is unlikely to indicate significant economic impacts resulting from the development.

Social Significance:

Consideration	Assessment
Housing delivery significance	Small scale boost to affordable housing district wide.
Affordable housing implications	Small scale delivery of affordable homes to local need in Cottenham (34 dwellings).
Community facilities/services	Given the scale, limited impact on community services through contributions and delivery of open space.

Officer Commentary

The scale of the development is considered small in the context of Cottenham village which has seen larger scale development on its edges. While the development would deliver affordable homes which is of some social benefit, the size of the site limits the significance attached to this social benefit in this assessment context. Therefore, the implications for housing delivery are unlikely to indicate significant social significance even at a local Cottenham level.

Environmental Significance:

Consideration	Assessment
Climate change implications	No significant climate change implications due to scale
Biodiversity impacts	No impact on SSSI or other designated sites. Limited biodiversity impact on site due to size; suitable mitigations can be secured via conditions
Landscape/townscape effects	Considered appropriate development in the green belt. Limited landscape impact which can be mitigated through planting secured via condition. Townscape impacts are not significant due to design.
Heritage impacts	No heritage impacts
Flood risk considerations	Not in flood zone 2 or 3 or an area designated as high surface water flood risk. However, there have been flooding events to properties on Histon Road adjacent to the site. 10 objections on increased flood risk. Objections from LLFA and IDB have been resolved and the applicant has demonstrated that a robust and resilient drainage scheme can be delivered on site to mitigate the impacts of the development and prevent posing a flood risk to surrounding properties. Anglian Water object on foul water capacity issues.

Officer Commentary

The development is considered appropriate development in the green belt and the scheme has been sensitively redesigned to limit the visual and landscape impact, therefore no significant green belt or landscape impacts would arise from the development.

While the site falls in flood zone 1 (low risk) and only small areas of the site fall within a low surface water flood risk, which a very small portion rises to medium between 2040 and 2060, properties adjacent to the site fall within an area of high, medium and low surface water flood risk. Current flood mapping shows that Histon Road properties to the south fall within a low, medium and high risk of surface water flooding with areas of high risk projected to enlarge between 2040 and 2060. These properties have flooded historically, and these properties have written strongly in objection to the application on increasing the flood risk to these properties, among other matters.

Nonetheless, after significant consideration and revised detailed technical drainage information, the Lead Local Flood Authority (LLFA) and Internal Drainage Board (IDB) now have no objections to the proposed development subject to conditions which include a detailed surface water drainage scheme. These technical consultees are satisfied that the development can come forward without additional flood risk to surrounding properties and adequate controls would be in place to secure the detailed design of the drainage infrastructure. The drainage design proposed has been demonstrated to be deliverable. Taking this all into account, officers consider that the development is unlikely to result in a significant environmental effect.

Overall Criterion A Conclusion

- ☒ Criterion A NOT met
- ☐ Criterion A MAY be met
- ☐ Criterion A clearly met

Reasons

The development would not bring significant economic impacts, given its scale and despite there being a loss of employment on site, given this employment only can operate lawfully under a personal consent. No significant impacts on a designated town centre or strategic employment provision.

The development would not bring significant social impacts. Even though the development would deliver affordable homes which is of some social benefit, the proposal is policy compliant and is small scale in the context of Cottenham village, there are no substantial public infrastructure implications.

The development would not bring significant environmental effects. Technical consultees and officers are satisfied that the proposed development can be accommodated without additional flood risk to existing and proposed occupiers now and in the future. Conditions would secure the detailed drainage design. There is an existing building on site and the additional foul flows from the development are unlikely to cause significant environmental impacts.

4. Criterion B Assessment

Does the application raise a significant planning matter having regard to the Development Plan and other material considerations?

Development Plan Considerations

Factor	Assessment
Departure from Development Plan	No
Departure from Site Allocation	No
Conflict with Strategic Policies	No
Conflict with Neighbourhood Plan	No

Material Considerations

Statutory Consultation Issues

Consultee	Objection Outstanding?
Highways Authority	No
Environment Agency	No
Historic England	No
Lead Local Flood Authority	No
Other	

Other consultee (Anglian Water)

Anglian Water have objected to the proposals. They have stated that the receiving wastewater infrastructure currently has insufficient capacity to accommodate additional flow without an unacceptable risk to the environment and existing customers. Consequently, Anglian Water must consider the cumulative impact of all additional flows entering the wastewater system, regardless of whether the increase arising from an individual development is relatively small.

Whilst the provisions of housing is supported, AW objection remains due to the lack of capacity at Cambridge WRC

Officer Commentary

The site is not allocated in the Local Plan or emerging Local Plan. However, the proposal accords with design, sustainability, ecology, landscape, flood risk and drainage requirements. The development, given its constraints, would not give rise to any heritage impacts.

Surface water impacts can be mitigated by planning conditions. There are no significant planning matters beyond those routinely addressed through the development management process.

The application does not involve a substantial departure from policy, any novel planning issues or a complex heritage or planning balance. Majority of matters can be resolved through conditions or obligations. However, Anglian Water have raised objections on the foul water flows from the development and their objection remains due to the lack of capacity at the Cambridge WRC and is an important material planning consideration.

Overall Criterion B Conclusion

☐ Criterion B NOT met

☐ Criterion B MAY be met

☒ Criterion B clearly met

Reasons

The application is considered to raise a significant planning matter in respect of the objection from Anglian Water

5. Gateway Recommendation

Officer View

☐ Neither Criterion A nor B met

☐ Criterion A met

☒ Criterion B met

☐ Both Criteria met

6. Nominated Officer and Nominated Member Decision

☒ Refer to Planning Committee

☐ Delegate to Officers

Date of Gateway Panel Meeting:

.....21.10.2026.....

Notes for Assessors

- The presumption under the National Scheme of Delegation is **officer determination of Schedule 2 applications**, with referral occurring only in exceptional circumstances.
- The number of objections received is **not, by itself, a reason for referral**.
- The assessment should focus on the **significance** of the issue rather than the popularity or controversy of the proposal.

For criteria A significance, **Note:** *The statutory guidance states that significance will vary according to local circumstances and should be assessed on a case-by-case basis. Examples may include major allocated developments, significant community facilities, or notable heritage assets.*

-
- **For criteria B significance**, Government guidance advises that significant planning matters are unlikely where a proposal broadly complies with an adopted allocation and relevant planning policies unless new material considerations arise.
- This written record should be retained explaining how the gateway tests were applied.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
DETAILS OF PLANNING APPLICATION

Applicant M. Bandorski	Ref: S/0305/85														
Description erection of building for cutting wood and outside storage of wood.	XX/F/DX/1B/XX														
	Date Rec'd 22.2.85														
Location 56 Histon Road	Parish Cottenham														
Previous Applications affecting this land	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td>Grid E</td> <td>4</td> <td>4</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ref: N</td> <td>6</td> <td>6</td> <td>7</td> <td></td> <td></td> <td></td> </tr> </table>	Grid E	4	4	6				Ref: N	6	6	7			
	Grid E	4	4	6											
Ref: N	6	6	7												
	Map Ref: 75(98/3)														
Other related files	D.o.E. Coding M/3														
Amendments & date received															
Development Control Sub-Committee/Delegation and date	Date of Notice														
	31 5 85 5 6 85														
Decision: Part/Approved/with conditions/Refused/Deferred/Withdrawn															
D.o.E. Action: Appeal Lodged/Application Referred	Date														
Decision: Part Allowed/with conditions/Dismissed	Date														
Directions:	Date														
NOTES: <div style="border: 1px solid black; padding: 10px; margin-top: 20px; width: fit-content; float: right;"> CHARGE AND FEE PAID £ RECEIPT NO. </div>															

Per 31.5.85

Form 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE

REF. S/0305/85/F

TOWN AND COUNTRY PLANNING ACT, 1971

PLANNING PERMISSION
SUBJECT TO CONDITIONS

TO M. Bandorski Esq.,
56 Histon Road,
Cottenham,
Cambridge.

The Council hereby grant permission for the erection of building for cutting wood and outside storage of wood.

at 56 Histon Road, Cottenham, Cambridge

in accordance with your application dated 21st February, 1985 and the plans, drawings and documents which form part of the application, subject to standard conditions C set out overleaf and to the additional conditions set out below.

ADDITIONAL CONDITIONS

1. The permission shall not endure for the benefit of the land, but for the benefit of the present applicant, Manfred Bandorski, personally, and on the discontinuance of the permitted use of the land the buildings and works shall be removed from the site and the Local Planning Authority hereby permit the use of the land for agriculture to be resumed.
2. The use hereby approved shall apply only to the land outlined in red on the attached plan.
3. Noise from operations conducted on the premises shall not exceed 53dB(A) as measured at 3 metres from the rear back addition wall of 68 Histon Road, Cottenham, between the hours of 8.00 a.m. and 6.00 p.m. from Monday to Saturday.

Dated: 5th June, 1985
Council Offices, Hills Road, Cambridge. CB2 1PB.

E. J. Wilson

Planning Officer
XXXXXXX.

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE

REF. S/0305/85/F

TOWN AND COUNTRY PLANNING ACT, 1971

PLANNING PERMISSION

SUBJECT TO CONDITIONS (CONTINUED)

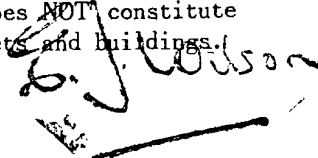
4. No power operated machinery shall be operated on the premises between the hours of 6.00 p.m. and 8.00 a.m. from Monday to Saturday or at any time on Sundays or Bank Holidays, unless it is during hours agreed in writing by the Council's Planning Officer and in accordance with any additional noise conditions he may require.

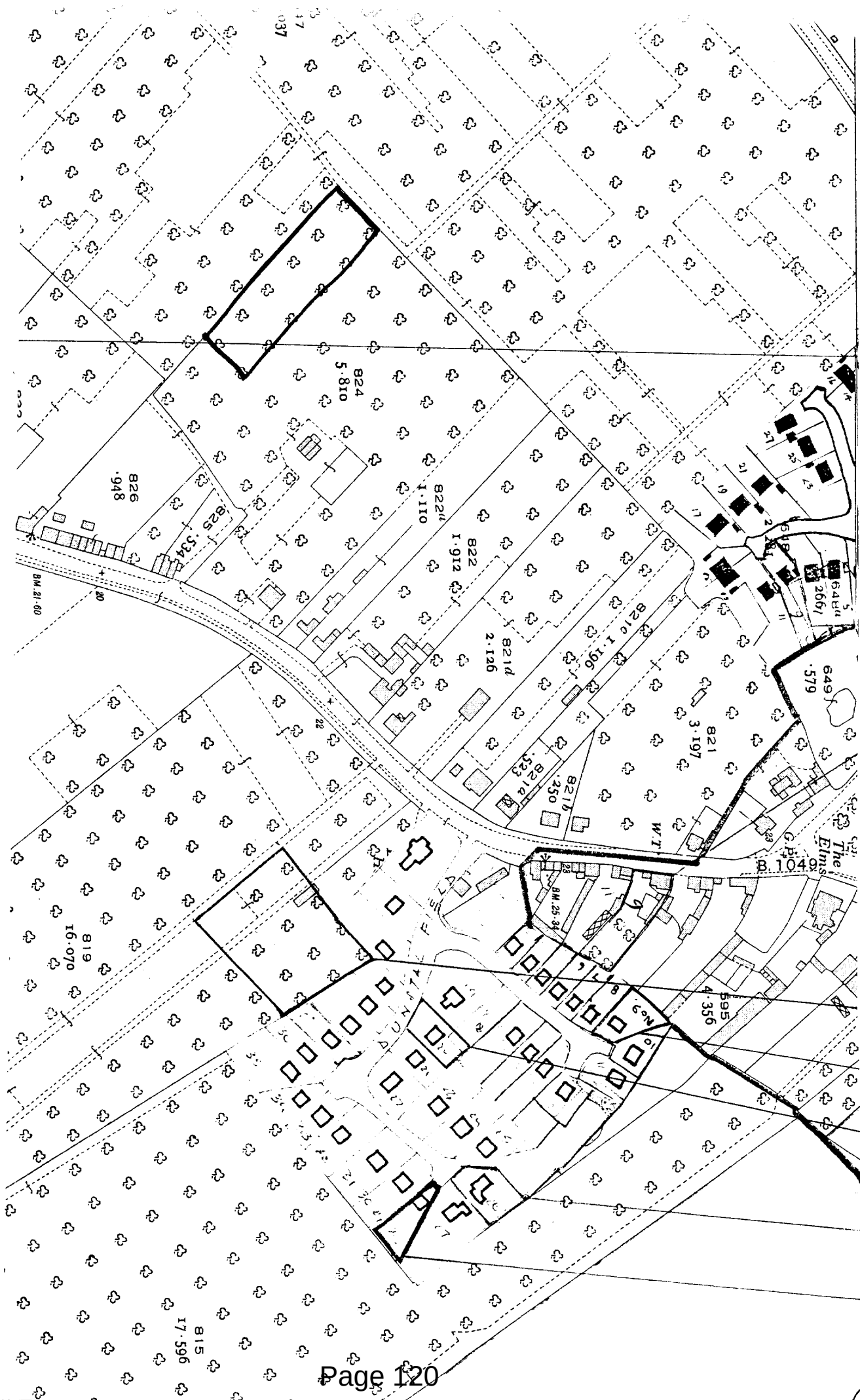
Reasons for Conditions

1. To ensure that planning control is retained by the Local planning Authority on the disposal of the present applicant's interest in the land or buildings.
2. To ensure the cutting and storing of wood does not extend over a wider area where it may become a problem to adjoining residential properties.
3. To ensure no disturbance to residential properties ensues.
4. As reason 3 above.

This permission is granted subject to due compliance with the bye-laws and general statutory provisions in force in the district and does NOT constitute approval under Building Regulations and bye-laws relating to new streets and buildings.

Dated: 5th June, 1985
Council Offices, Hills Road, Cambridge. CB2 1PB


Planning Officer
XXXXXXXXXX
Secretary



Agenda Item 7



**26/02810/CL2PD – 25 Denmark Road, Cottenham,
CB24 8QS**

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Cottenham / Cottenham

Proposal: Certificate of lawfulness under S192 for the replacement of 2no velux rooflights including external blinds to side elevation.

Applicant: Mr Nicholas Wilson

Presenting officer: Lydia Green

Member site visit date: N/A

Key issues: Permitted Development Rights

Recommendation: Approve Certificate of Lawful Development.

1. Reason for Referral

- 1.1 This is a Council Own-Interest Application. To ensure openness, transparency and probity in the decision-making process, the application is reported to Planning Committee in accordance with the National Scheme of Delegation and the Greater Cambridge Shared Planning Scheme of Delegation.

Artificial Intelligence (AI)

AI may have been used as an administrative tool to assist in the drafting and formatting of this report. It has not been used to assess the planning merits of the application or to exercise professional planning judgement. The analysis, conclusions and recommendation are those of the case officer.

2. Executive summary

- 2.1 The application seeks a certificate of lawful development under S192 of the Town and Country Planning Act (1990) for the proposed replacement of 2no Velux rooflights including external blinds to side elevation.
- 2.2 Officers have reviewed the application with a view to establishing whether the proposal falls within works permitted under Schedule 2, Part 1, Class C of the General Permitted Development Order 2015.
- 2.3 Due to the nature of the application, Cottenham Parish Council were the only consultees notified of the proposed works.
- 2.4 Officers consider the proposed works to fall within permitted development and therefore recommend to the Planning Committee that a certificate should be granted.

Consultee	Response	Paragraph reference
Cottenham Parish Council	No comment received	6.1

3. Site description and context

- 3.1 The application property is a two-storey dwelling located within a residential setting. The character of the street scene is predominantly two-storey

detached or semi-detached dwellings. The properties along Denmark Road are predominantly finished in brick.

3.2 To the east, south, and west of the site are residential dwellings. To the north of the site is the car park associated with the Co-op on Cottenham High Street.

3.3 The application property is situated within the Development Framework and Cottenham Conservation Area. The site is within Flood Zone 1, and the rear of the site is identified as in an area of low (1 in 1000) to medium (1 in 100) surface water flood risk. There are no other site-specific constraints.

4. The proposal

4.1 Certificate of lawfulness under S192 for the proposed replacement of 2no velux rooflights including external blinds to side elevation.

5. Relevant site history

Reference	Description	Outcome
S/0523/78/F	Erection of Four Dwellings	Approved
S/0924/99/O	Dwelling	Approved
S/1922/99/RM	Sitting of the building design and external appearance of the building means of access thereto	Approved
S/2406/02/F	Garage	Approved

6. Consultations

Publicity

Neighbour letters – N

Site Notice – N

Press Notice – N

Parish Council – No comment

6.1 No comment received.

- 6.2 Consultee responses are material considerations. They assist the Local Planning Authority in reaching its planning judgement but do not determine the outcome of the application

7. Considerations and Assessment

- 7.1 The application seeks a certificate of lawful development under S192 of the Town and Country Planning Act (1990) for the proposed replacement of 2no Velux rooflights including external blinds to side elevation. In this instance, Schedule 2, Part 1, Class C of the General Permitted Development Order of 2015 would apply.

7.2 Rights to Permitted Development

- 7.3 Development is not permitted by Class C if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; F36...
- (d) it would consist of or include—
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment [F37; or]
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

- (a) obscure-glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

7.4 Assessment

- 7.5 The application seeks to establish that the proposed replacement of 2no Velux rooflights including external blinds to the side (south-western) elevation of the host dwelling would fall under permitted development rights as established under Schedule 2, Part 1, Class C of the General Permitted Development Order 2015.
- 7.6 The dwelling was not granted by virtue of Class M, N, P, or Q of Part 3 of this schedule (changes of use) nor was it built under Part 20 of this schedule.
- 7.7 Officers are satisfied that the replacement velux rooflights and external blinds would not protrude more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. In addition, the replacement rooflights and external blinds would not result in the highest part of the alteration being higher than the highest part of the original roof.
- 7.8 The development does not include the installation, alteration, or replacement of a chimney, flue or soil and vent pipe or the installation, alteration or replacement of solar photovoltaic panels or solar thermal equipment.
- 7.9 It should be noted that the Condition C.2 does not apply in this context as the rooflights are a like-for-like replacement with the addition of external blinds rather than the introduction of two new rooflights on the south-western roof slope. Therefore, they do not need to be obscure-glazed and non-opening.
- 7.10 As a result of the above, it is considered that the proposal does not conflict with criteria established by Class C and would fall under permitted development rights established under Schedule 2, Part 1, Class A of the General Permitted Development Order (2015).

8. SUMMARY

- 8.1 It appears to the Local Planning Authority that the proposed works would fall within the provisions of permitted development, in accordance with

Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

9. RECOMMENDATION

- 9.1 That the Committee resolves to certify that the proposed works would be lawful and the certificate should be granted
- 9.2 Reason for Lawfulness: It appears to the Local Planning Authority that the proposed works would fall within the provisions of permitted development, in accordance with Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The decision notice relates to the following drawings:

Reference/Document/Drawing Title	Date Received
Existing and Proposed Rear and Side Elevations	10 th August 2026
Existing and Proposed Elevations with Annotations	10 th August 2026
Section Drawing and Proposed Rear Elevation	24 th October 2026
LPA Red Line Location Plan	27 th October 2026

Greater Cambridge Shared Planning

South Cambridgeshire District Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
25/04653/PRIOR (6007424)	CPC4 Car Park Capital Park Cambridge Road Fulbourn Cambridgeshire CB21 5XE	Installation of a 20m telecommunications pole supporting 6no. antennas, 1no. 0.3m dish, installation of 2no. equipment cabinets, 1no. meter cabinet and associated ancillary development.	Appeal Allowed	30/09/2026	Refusal of planning permission (Delegated Decision)
26/01207/PIP (6011365)	Land Adjacent To North Grove Long Lane Fowlmere Cambridgeshire SG8 7TG	Permission in Principle: development for up to seven self/custom-build dwellings	Appeal Dismissed	02/10/2026	Refusal of planning permission (Delegated Decision)
25/03217/FUL (6010543)	Bridgefoot Farm Barley Road Flint Cross Great And Little Chishill Cambridgeshire SG8 7PU	Change of use of part of the former poultry farm from agriculture to the keeping and training of a small number of dogs for security purposes (retrospective).	Appeal Allowed	16/10/2026	Refusal of planning permission (Delegated Decision)

25/03082/OUT (6011793)	Land At The Rear Of The Queen Adelaide 24 High Street Croydon Cambridgeshire SG8 0DN	Outline application for up to 3 No. self/custom build dwellings with associated garden / amenity areas and parking with all matters reserved.	Appeal Dismissed	16/10/2026	Refusal of planning permission (Delegated Decision)
26/00586/OUT (6010417)	Land To West Of 7 Brewery Lane Meldreth Cambridgeshire	Outline application for one self-build dwelling with all matters reserved apart from access.	Appeal Dismissed	19/10/2026	Refusal of planning permission (Delegated Decision)
25/04084/OUT (6008631)	19 Church Street Steeple Morden Cambridgeshire SG8 0NJ	A hybrid planning application for full planning permission for access road and new pub car park and outline planning permission for erection of 3 self-build dwellings with all matters reserved except access.	Appeal Dismissed	20/10/2026	Refusal of planning permission (Delegated Decision)
25/03315/OUT (6005101)	Land West Of Moorefield Close Off Pampisford Road Great Abington Cambridgeshire	Outline Planning Application for residential development of up to 40 dwellings and associated infrastructure with all matters reserved except for access.	Appeal Allowed	23/10/2026	Refusal of planning permission (Delegated Decision)

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
26/00415/OUT (6017225)	Land Off Horseheath Road Linton Cambridgeshire	Outline application for the development of up to 100 residential dwellings along with associated infrastructure including provision of new site access, internal access roads, parking, drainage, public open space, landscaping and biodiversity enhancements and other associated works with all matters reserved except for the primary point of access onto Horseheath Road.	02/10/2026

26/02008/S73 (6017644)	Evergreens, Annexe Newmarket Road Stow Cum Quy Cambridgeshire CB25 9AQ	S73 to vary condition 2 (approved drawings) for ref: S/3997/19/FL (Proposed extension and associated works) to show new bedroom 4 and a single storey front extension.	12/10/2026
25/03525/FUL (6017665)	1A Moor Drove Histon Cambridgeshire CB24 9AN	Change of use from green space to partial residential including new scheme and the creation of a day room, 2 No. static caravans, parking for 2 touring caravans and 4 No. Vehicles.	12/10/2026
25/03512/FUL (6017917)	2B Moor Drove Histon Cambridgeshire CB24 9AN	Change of use from green space to partial residential including new scheme and the creation of a day room, 2 No. static caravans, parking for 2 touring caravans and 4 No. Vehicles.	16/10/2026
26/00465/FUL (6018267)	4D Moor Drove Histon Cambridgeshire CB24 9AN	Change of use from green space to partial residential including a new access road and the creation of a day room/utility block, with 2no. static caravans, parking for 2no. touring caravans and parking for 4no. vehicles.	22/10/2026
25/03527/FUL (6018293)	3C Moor Drove Histon Cambridgeshire CB24 9AN	Change of use from green space to partial residential including new scheme and the creation of a day room, 2 No. static caravans, parking for 2 touring caravans and 4 No. Vehicles.	23/10/2026

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
26/00610/OUT (6014493)	Land Between Hinton Way And Mingle Lane, Great Shelford And Stapleford	Nightingale Land	12/01/2027

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
22/03877/LBC (APP/W0530/Y/23/3315154)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02091/LBC)	Refusal of planning permission (Delegated Decision)
22/03876/FUL (APP/W0530/W/23/3315158)	Barn Adjacent To 19 Main Street Stow Cum Quy Cambridgeshire CB25 9AB	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02090/FUL).	Refusal of planning permission (Delegated Decision)
25/01108/CLUED (:APP/W0530/X/25/3367242)	18 Frog End Great Wilbraham Cambridgeshire CB21 5JB	Certificate of lawfulness under S191 for the continued use and operational development of the driveway to the side of the property, accessed from the supply road.	Refusal of planning permission (Delegated Decision)
25/02319/CL2PD (APP/W0530/X/25/3370797)	Seven Stars View 7 The Mount Litlington Cambridgeshire SG8 0QG	Certificate of lawfulness under S192 to spray render the front and side elevations of the dwelling.	Refusal of planning permission (Delegated Decision)
EN/00604/23 (APP/W0530/C/26/3378048)	14 Giffords Way Over Cambridgeshire CB24 5UB	Appeal against	Appeal against enforcement notice
(6009875 6009876 6009877 6009878 6009874)	In Between Caravan Park And Highland Cow Farm Earith Road Willingham Cambridgeshire	Appeal against - Without planning permission, the carrying out of operational development including engineering operations, importation of rubble and hardcore, formation of hardstanding and concrete, creation of an access and internal roadway, digging of trenches, installation of services, and installation of septic tanks.	Appeal against enforcement notice
25/03843/FUL (6010055)	FORMER Papworth Everard Fire Station Elm Way Papworth Everard Cambridgeshire CB23 3RH	Change of use from fire station to convenience store including new fencing and gates.	Non-determination within statutory period (Delegated Decision)
25/03847/ADV (6010057)	FORMER Papworth Everard Fire Station Elm Way Papworth Everard Cambridgeshire CB23 3RH	Installation of 1 No. illuminated Fascia signs.	Non-determination within statutory period (Delegated Decision)
(6011005)	20 The Copse Cambridge Cambridgeshire CB5 8XU	Without planning permission, the carrying out of extensions, alterations, and building	Appeal against enforcement notice

(6011637)	22 Button End Harston Cambridgeshire CB22 7NX	Appeal against - Without planning permission, the material change of use of the land and buildings from a single dwellinghouse to the creation of two independent residential planning units, arising from the separate and independent occupation of the main dwellinghouse and the caravan within the curtilage of the main dwelling	Appeal against enforcement notice
26/01063/LBC (6011880)	100 High Street Balsham Cambridgeshire CB21 4EP	Change of use from office (Class E) to four-bed dwellinghouse (Class C3). Alterations to internal arrangement, including removal of modern partition walls, the erection of stud walls to create habitable rooms, installation of extractor fans and vents, installation of air source heat pump with associated pipework, alterations to fenestration including insertion of first-floor window and stopped-up doorway in side (north) elevation.	Refusal of planning permission (Delegated Decision)
26/01062/FUL (6011881)	100 High Street Balsham Cambridgeshire CB21 4EP	Change of use from offices (Class E) to two four-bed dwellinghouses (Class C3), together with the installation of two air source heat pumps, alterations to fenestration, and associated alterations.	Refusal of planning permission (Delegated Decision)
25/05020/PIP (6012227)	Land To The Rear Of 27 Cootes Lane Fen Drayton Cambridgeshire	Permission in principle for development of upto 2no. self-build dwellings.	Refusal of planning permission (Delegated Decision)
25/04513/FUL (6013162)	Land To The North Of 14 Chalky Road Great Abington Cambridgeshire CB21 6AT	Change of land to residential use and erect two-storey self/custom build dwelling.	Refusal of planning permission (Delegated Decision)
EN/00210/26 (6012681 6012682 6012683 6012684)	Land To The North Of Shepreth Road Shepreth Cambridgeshire	Appeal against - Land sold, on 08/04/25 it was noted that one mobile static caravan was delivered to site on a low loader, plus 2 touring caravans.	Appeal against enforcement notice
25/02685/OUT (6013908)	Land Between 18 And 40 Newton Road Little Shelford Cambridgeshire CB22 5HL	Outline application with some matters reserved except for access for a residential development of up to 6 No dwellings, formation of access, landscape planting and ancillary development.	Refusal of planning permission (Committee Decision (Area/Main))

Appendix 5: Appeals Pending Statement from the Local Planning Authority

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
25/04407/LBC (6016571)	36 High Street Balsham Cambridgeshire CB21 4DJ	Replacement of existing single glazing with double glazing within the retained frames and general repair work to eight sash windows	12/11/2026
26/00610/OUT (6014493)	Land Between Hinton Way And Mingle Lane, Great Shelford And Stapleford	Outline planning application (all matters reserved except means of access) for residential development of up to 110 houses, including affordable dwellings, together with open space, play areas, landscaping, land for ecological purposes, drainage and associated works.	17/11/2026

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Agenda Annex

South Cambridgeshire Local Plan (2018)

S/1 – Vision of the Local Plan

Policy S/1 of the Local Plan sets out the vision of the Local Plan which is for South Cambridgeshire to continue to be the best place to live, work and study in the country. The district will demonstrate impressive and sustainable economic growth. The residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

S/2 – Objectives of the Local Plan

Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).

S/4 - Cambridge Green Belt

Policy S/4 of the Local Plan states that the Green Belt will be maintained around Cambridge that will define the extent of the urban area. The detailed boundaries of the Green Belt in South Cambridgeshire are defined on the Policies Map, which includes some minor revisions to the inner boundary of the Green Belt around Cambridge and to the boundaries around some inset villages. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

S/6 The Development Strategy to 2031

Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

S/7 – Development Frameworks

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

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

S/8 - Rural Centre

Policy S/8 of the Local Plan states that in Rural Centres that development and redevelopment without limit on individual sites will be permitted within the development framework, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

The supporting text to policy S/8 sets out that rural centres are the largest, most sustainable villages of the district. They have good access to a secondary school (either within the village or accessible by good public transport), employment opportunities, a variety of services and facilities and have good public transport services to Cambridge or a market town.

S/10 – Group Villages

Policy S/10 of the Local Plan states that in Group Villages states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.

The supporting text to policy S/10 sets out that group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.

CC/1 - Mitigation and Adaptation to Climate Change

Policy CC/1 states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. Applicants must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal. The level of information provided in the Sustainability Statement should be proportionate to the scale and nature of the proposed development.

CC/2 – Renewable and Low Carbon Energy Generation

Policy CC/2 states that requires that proposals to generate energy from renewable and low carbon sources, with the exception of proposals for wind turbines, will be permitted provided that: a) The development, and any associated infrastructure, either individually or cumulatively with other developments, does not have unacceptable adverse impacts on heritage assets, natural assets, high quality agricultural land, the landscape, or the amenity of nearby residents; b) The development can be connected efficiently to existing national energy infrastructure, or by direct connection to an associated development or community project, or the energy generated would be used for on-site needs only; c) Provision is made for decommissioning once the operation has ceased; and d) Developers have engaged effectively with the local community and local authority.

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

Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

CC/4 – Water Efficiency

Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 162 – 167 of the NPPF are relevant.

CC/6 – Construction Methods

Policy CC/6 requires construction impacts and traffic to be appropriately managed.

CC/7 – Water Quality CC/8 – Sustainable Drainage Systems CC/9 – Managing Flood Risk

Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

HQ/1 – Design Principles

Policy HQ/1 ‘Design Principles’ provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context

Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

HQ/2 – Public Art and New Development

Policy HQ/2 encourages the provision of public art as part of major developments.

NH/2 – Protecting and Enhancing Landscape Character

Local Plan policy NH/2 requires that development respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.

NH/3 – Protecting Agricultural Land

Local plan policy NH/3 ‘Protecting Agricultural Land’ states that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:

- a) Land is allocated for development in the Local Plan;
- b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land...

NH/4 – Biodiversity

Policy NH/4 outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat and states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in no net loss.

NH/6 – Green Infrastructure

Policy NH/6 requires that all new developments contribute towards the enhancement of the green infrastructure network within the district.

NH/8 - Mitigating the Impact of Development In and Adjoining the Green Belt

Policy NH/8 states that development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt. Where development is permitted, landscaping conditions, together with a requirement that planting is adequately maintained, will be attached to permissions to mitigate the impact. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of high quality.

NH/14 – Heritage Assets

Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

H/8 – Housing Density

Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

H/9 – Housing Mix

Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs

evidence. Policy H/9 requires that the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances

Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number.

H/10 - Affordable Housing

Policy H/10 states that all developments of 11 dwelling or more on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000m², will provide 40% on site affordable housing, to address an evidence of housing need in small groups or clusters distributed throughout the site.

There are expectations to the above. If it can be demonstrated it would not be viable to provide 40% affordable housing, then a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. If off-site provision of affordable dwellings can be demonstrated to have benefits such as additional affordable units or betterment of existing housing stock, or if an affordable housing contribution can be secured.

H/11 - Rural Exception Site Affordable Housing

1. Affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary will be permitted subject to:

- a. The number, size, design, mix and tenure of affordable homes are confined to, and appropriate to, meeting identified local needs;
- b. The development is of a scale and location appropriate to the size, facilities and character of the settlement;
- c. For sites at settlements within or adjoining the Green Belt, that no alternative sites exist that would have less impact on Green Belt purposes;
- d. That the affordable homes are secured for occupation by those in housing need in perpetuity. Mortgagee in Possession clauses will be allowed where demonstrated to be necessary to enable development to proceed.

2. In order to facilitate the delivery of significant additional affordable housing the Council will consider allowing some market housing on rural exception sites on viability or deliverability grounds.

H/12 – Residential Space Standards

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

SC/2- Health Impact Assessment

Policy SC/2 states that new developments will have a positive impact on the health and wellbeing of the new and existing residents. Planning applications for developments of 20 or more dwellings or 1,000m² or more floorspace will be accompanied by a Health Impact Assessment to demonstrate this.

SC/4 – Meeting Community Needs

Policy SC/4 states all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The supporting text clarifies that the Council will not seek tariff style Section 106 contributions for general off site infrastructure improvements from sites under 10 dwellings (and which have a combined gross floor space of no more than 1,000m²).

SC/6 – Indoor Community Facilities

1. All housing developments will contribute towards the provision of indoor community facilities to meet the need generated by the development.
2. Developments of sufficient scale to generate the need for new on-site facilities will be required to do so, unless it can be demonstrated that there would be advantages in delivery off-site such as a more accessible location or the delivery of a larger and better facility.
3. Other developments will contribute to off-site provision, through planning obligations or through the Community Infrastructure Levy as appropriate. Contributions will be based on a standard of 111m² of such floorspace per 1,000 additional population.

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

Policy SC/7 states that all housing developments will contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development

SC/9 – Lighting Proposals

Policy SC/9 requires external lighting proposal to be at the minimum level required for public safety/crime prevention. Lighting should be designed to minimise glare and

spill and to ensure there is no adverse impact on amenity of surrounding occupiers or the countryside. Road and footway lighting must meet the County Councils adopted standards.

SC/10 – Noise Pollution

Policy SC/9 seeks to protect against adverse impacts associated with noise. Development must not result in an adverse impact to surrounding occupiers, future users and for wildlife and countryside recreation.

SC/11 – Contaminated Land

Policy SC/11 requires where contaminated land is suspected that assessment of the extent of contamination and any possible risks is provided. Proposals will only be permitted where it has been demonstrated that land is or can be made suitable for the proposed use. Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source.

SC/12 - Air Quality

Policy SC/12 requires developments to ensure air quality standards.

TI/2 – Planning for Sustainable Travel

Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.

TI/3 – Parking Provision

TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

TI/3 requires 2 car parking spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues

TI/8 – Infrastructure and New Developments

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

TI/10 – Broadband

Policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District.

NPPF (2026)

Out of date policies:

Policy S3 of the NPPF 2026 states that decisions on development proposals should apply a presumption in favour of sustainable development, (Policy S3 (1)). Policy S3 (1a), (1b), (1c) (2) applying to whether the development is inside, outside or part in and out of a settlement, as defined in the glossary (Annex B).

The NPPF Glossary (Annex B) defines settlements as including cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents where boundaries have yet to be defined).

Policy S/7 of the Local Plan is partially consistent with this in that Development Frameworks have been defined to take into account the present extent of the built up area, and planned development. However, the NPPF's definition of settlements as including but not limited to built up areas defined in the development plan could potentially include sites affordable housing schemes permitted under the rural exceptions policy, which S/7 did not include.

Policy S4 of the NPPF 2026 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Policy S/7 of the Local Plan point 1 is consistent with this, in that the criteria included all relate to elements of the NPPF that could form adverse impacts.

Policy S4 of the NPPF allows any scale of infilling in any settlement, rather than allowing control of the scale of proposals.

Policy S/10 of the Local Plan seeks to limit the scale of development to be permitted within Group Villages, which is materially inconsistent with national policy.

Scale of development relative to the location could still be a material consideration, with the policy indicating the scale of scheme likely to be suitable, but refusal would require benefits being substantially outweighed by adverse effects.

Policy CC2 of the NPPF 2026 states that development proposals should, where relevant to the proposal:

c. Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b).

Policy DP3 (2) states that to create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location.

b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating.

Policy DP3(3) states that development proposals should be refused if, without clear justification, they conflict with relevant aspects of the principles in paragraph 2.

Policy CC/3 of the Local Plan requires a proportion of carbon emissions to be reduced by on-site technologies and can be read as complimentary to support in national policy.

However, by setting a specific, mandatory standard not tested against the new NPPF, it could be regarded as materially inconsistent unless reasonable grounds to justify the application of the policy can be secured through a combination of CC2, DP3(2)(b) and DP3(3).

Policy L3(2)(a) of the NPPF 2026 states that to contribute to making efficient use of land:

a. Within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated. The only exception is where there is a clear justification that this is either inappropriate or not possible (for example, where the prevailing density is already very high, the nature of the accommodation required precludes higher densities, or where it would conflict with other policies in this Framework). In considering the potential to increase densities, the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential.

Policy H/8 of the Local Plan sets average net density expectations, but is materially inconsistent with the NPPF policy requirements.

Policy S4(2)(ai) of the NPPF 2026 states that a situation where a benefit is substantially outweighed by adverse effects includes where the proposal would have a substantial adverse impact in relation to the allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate.

Policy NH/3 of the Local Plan states that development that leads to the irreversible loss of Grade 1,2 and 3a land will not be permitted unless it allocated land or sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land. The Local Plan policy is more restrictive on the use of the best and more versatile agricultural and is therefore materially inconsistent will the NPPF.

Policy N2 of the NPPF 2026 states that development proposals should take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible. Part 2 of policy NH/3 states that uses not involving substantial built development but which take agricultural land will be regarded as permanent unless restricted specifically by condition. The NPPF is silent on this aspect of the policy.

This approach is considered to be consistent with the NPPF, but consideration of 'substantial adverse effects' will be required.

S3: Presumption in favour of sustainable development

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

S5: Principle of development outside settlements

1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

a. Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;

b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;

c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building²⁵. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;

d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);

e. Limited infilling within groups of houses;

f. An exception site as provided for in policy HO10, or development brought forward under a Community Right to Build Order or Neighbourhood Development Order;

g. Development which would address an evidenced unmet need for gypsy, traveller or travelling showpeople accommodation, provided it meets the criteria in policy HO12;

h. Residential and mixed-use development which would:

- i. Be within reasonable walking distance of a well-connected station (applying the definitions in the glossary at Annex B);
- ii. Be physically well-related to the station or the settlement within which the station is located;
- iii. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and
- iv. Not prejudice any proposals for long-term comprehensive development in the same location.

i. The development of land allocated for that purpose in the development plan (where this lies outside settlements); and

j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test²⁷), and where the development would:

- i. Be physically well-related to an existing settlement²⁸ (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or
- ii. Comprise major development for freight and logistics purposes which accords with policy E3.

2. In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

3. Development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11.

4. Development proposals which do not fall within one of the categories set out in this policy should only be approved in exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.

5. This policy does not apply to development proposals in the Green Belt or on land designated as Local Green Space, which should instead be determined in accordance with policies HC8, GB6, GB7 and/or GB8 (as appropriate). However, where development would not be inappropriate in these locations (through the application of policies HC8 and GB7), proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework, and applying paragraph 2 of this policy.

E2: Meeting the need for business land and premises

- 1. To support business growth, substantial weight should be given to:
 - a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area, the implementation of the Industrial Strategy, support improvements in freight and logistics and/or reflect proposals for Industrial Strategy Zones and AI Growth Zones;

L3: Achieving appropriate densities

1. Development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places.

2. To contribute to making efficient use of land:

a. Within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated. The only exception is where there is a clear justification that this is either inappropriate or not possible (for example, where the prevailing density is already very high, the nature of the accommodation required precludes higher densities, or where it would conflict with other policies in this Framework). In considering the potential to increase densities, the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential;

HO5 Meeting the Needs of different groups

1. The development plan should, at the most appropriate level, set out policies to address the housing needs of different groups (including, but not limited to, those assessed under policy HO1). This should include:

a. In relation to affordable housing: i. Setting requirements for the type and mix of affordable housing (applying the definition in the glossary at Annex B) required to meet identified local needs, including the minimum proportion of Social Rent homes required as part of major development. In Designated Rural Areas development plans may set affordable housing requirements for residential developments which are not major development; and

ii. Setting a specific affordable housing requirement (or requirements) for major development involving the provision of housing on land which is proposed to be released from the Green Belt, or which may be approved on land within the Green Belt²⁹.

DP3: Key principles for well designed places

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

N2 Improving the natural environment

1. To contribute positively to the natural environment, and support nature's recovery, development proposals should:

a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);

b. Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

N3 Trees in new development

1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;

b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice

should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and

c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation 95 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.
2. Development proposals which would have a positive effect on a designated heritage asset should be supported.
3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.
4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

TR6: Assessing transport impacts

1. Development proposals that are likely to generate significant amounts of movement should be supported by:
 - a. A transport statement or transport assessment (depending on the extent and significance of the transport issues involved), which is proportionate to the nature and scale of the development, so that the likely impacts of the proposal for transport can be assessed and monitored; and
 - b. A travel plan, which indicates how sustainable transport objectives will be delivered, monitored and managed over time.

F5 The Sequential Test

The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding which the test is applied should not be greater than the anticipated catchment of the development in terms of its likely occupiers or users.

2. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for:

a. Sites allocated in the development plan which were subject to the sequential test during plan preparation;

b. Sites where a site-specific flood risk assessment demonstrates clearly that:

i. No built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk); or

ii. Where the site would be at risk of surface water flooding only, the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere in accordance with policy F7.

c. For the following types of development:

i. Householder development;

ii. Small non-residential extensions (with a footprint of less than 250m²); and

iii. Changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site.

3. The strategic flood risk assessment covering the area of the proposed development and the Flood Map for Planning should provide the evidential basis for applying the sequential test.

F6: Development in areas at risk of flooding from rivers or the sea

1. In areas falling within flood zones 2, 3a, or 3b (as defined in Annex F, table 1):

a. Development proposals should be refused if the use is incompatible with the risk from river or sea flooding, as set out in Annex F, table 3; and

b. In certain other circumstances set out in Annex F, table 3, in addition to satisfying the sequential test in policy F5 where applicable, development will only be appropriate where an 'exception test' is satisfied. The exception test involves demonstrating that the development would meet all the following criteria:

- i. Provide wider sustainability benefits to the community that outweigh the flood risk;
 - ii. Be safe for its anticipated lifetime in accordance with policy F7; and
 - iii. Not increase flood risk elsewhere and, where possible, reduce flood risk overall.
- 2. The application of the exception test should be informed by a site-specific flood risk assessment. The exception test does not need to be applied:
 - a. To those forms of development, or in those circumstances, where the sequential test is not required, as set out in policy F5;

F7: Ensuring development is safe from flooding

1. Development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.
2. Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless:
 - a. Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement;
 - b. The development will be safe throughout its lifetime taking account of the vulnerability of its users;
 - c. Any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan;
 - d. The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and
 - e. It can be demonstrated that flood risk will not be increased elsewhere

F8: Sustainable drainage systems and watercourses

1. Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.

P2: Ground conditions

1. Sites proposed for development should be suitable for their proposed use taking into account:

a. Ground conditions, including any risks arising from land instability or contamination (whether due to natural hazards or current and former activities such as mining or fuel storage); and

b. The extent to which any such risks can be mitigated, and the potential impacts on the natural environment arising from remediation.

P3: Living conditions and pollution

1. Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).

2. Within this context development proposals should:

a. Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of acceptable living conditions;

b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);

c. Sustain and contribute to compliance with relevant limit values or national objectives and targets for air pollutants including PM2.5. Development proposals should take account of Air Quality Management Areas and be consistent with the objectives of relevant Air Quality Action Plans, Clean Air Plans and Local Air Quality Strategies;

d. Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);

e. Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature; and

f. Assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially in relation to sensitive water bodies such as chalk streams.

CC2: Mitigation of climate change

1. In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:

a. Accord with policies TR3 and TR4 so that sustainable patterns of movement are 28 prioritised, opportunities are taken to improve walking, wheeling, cycling and public transport, and infrastructure is provided to support the transition to zero-emission vehicles;

b. Support good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;

c. Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b).

3. Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit

from permitted development rights) where this would be achieved through proposals for development.

GB6: Control of development in the Green Belt

1. Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.
2. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.
3. In the case of proposals for renewable and low carbon energy development, very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

GB7: Development which is not inappropriate in the Green Belt

1. The following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances:
 - a. Development which is for agriculture, horticulture and forestry, or which is solely for nature conservation, restoration and/or enhancement;
 - b. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building⁴⁰. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;
 - c. Limited infilling in villages lying within the Green Belt;
 - d. Limited affordable housing for local community needs under policies set out in this Framework or the development plan (for instance, on a rural exception site);

- e. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;
- f. Certain other forms of development, provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes. These are:
 - i. Mineral extraction and processing, engineering operations, and transport, electricity network, water and telecommunications infrastructure required in a Green Belt location);
 - ii. Development brought forward under a Community Right to Build Order or Neighbourhood Development Order;
 - iii. Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - iv. The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments.
- g. Development where all of the following apply:
 - i. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - ii. There is an evidenced unmet need for the type of development proposed⁴¹;
 - iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework⁴²; and
 - iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.
- h. Residential or mixed-use development which would:
 - i. Be within reasonable walking distance of a well-connected station (applying the definitions in the glossary at Annex B);
 - ii. Be physically well-related to the station or the settlement within which the station is located;

- iii. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure;
- iv. Not prejudice any proposals for long-term comprehensive development in the same location; and
- v. In the case of proposals for major development, comply with policy GB8.

HO10: Exception sites

1. Development proposals for housing on land not already allocated for this purpose, and which are located outside settlements, should be supported where they are:
 - a) A rural exception site (as defined in the glossary at Annex B) that will provide affordable housing to meet identified local needs – as evidenced through a local housing needs survey or secondary data which is no more than five years old; or
 - b) Sites which comprise community-led development as defined in the glossary at Annex B.
2. Unless otherwise specified in the development plan, exception sites brought forward in accordance with paragraph 1 of this policy should:
 - a) Adjoin or be physically well-related to a settlement;
 - b) Not involve built development which is greater than one hectare in extent, or exceed 5% of the size of the existing settlement, whichever is greater (unless specific provision to exceed these limits is made in the development plan); and
 - c) Include one or more types of affordable housing. A proportion of market homes may be allowed on the site where essential to enable the delivery of affordable units without grant funding.

Annex B (Definitions)

Settlement: Includes cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents where boundaries have yet to be defined). Settlements do not include hamlets and

scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan. For the purpose of this Framework they also exclude villages which lie within and are defined as part of the Green Belt in the development plan.

Other

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.

Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The Greater Cambridge Sustainable Design and Construction SPD (2020)

The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1 of the South Cambridgeshire Local Plan / Policy 28 of the Cambridge Local Plan.

The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.

The Greater Cambridge Biodiversity SPD (2022)

The Councils' Biodiversity SPD (2022) is in line with the Environment Act 2021 and requires that development proposals deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting.

The District Design Guide (2010)

The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.

The Community Infrastructure Levy Regulations (2010)

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

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