

Written Statement

South Cambridgeshire Local Plan Examination

Matter SC1: Development Frameworks, Strategy for Rural Area, and Omission Sites

Client: Solopark Ltd (formerly Yardline Ltd)

Site: Land east of High Street, Pampisford

Rep ID No.: 58735

This Written Statement has been prepared on behalf of Solopark Ltd, who owns land east of High Street in Pampisford; the parcel of land immediately to the rear of 2-10 High Street. This Statement is focussed on the development framework boundary around Pampisford, and specifically that the boundary excludes land east of High Street. The representations submitted to the draft Local Plan in October 2013 remain valid, and are relevant to other questions in Matter SC1, and in particular that there has been no assessment of the capacity of individual villages to accommodate the minimum scheme size thresholds. There have been material changes since SCLP was submitted for examination. It has been confirmed that the Council cannot demonstrate a five year housing land supply. Planning permission has been granted for a single dwelling at land east of 2-10 High Street in Pampisford (Ref. S/3600/16/FL) which is located outside the village framework boundary.

1.5 INFILL VILLAGES

1.51 Pampisford

i. Development framework boundary

Should the development framework boundary be extended to include the following sites?

a. Land East of High Street

Introduction

1. In summary, the submitted South Cambridgeshire Local Plan (SCLP) is unsound unless the framework boundary is amended to enable more development to take place in the Infill Villages, including in the vicinity of land east of High Street in Pampisford. The Council acknowledge that it cannot demonstrate a five year housing land supply, and the land supply position has deteriorated since SCLP was submitted for examination. The outcome of recent appeal decisions and decisions on planning applications demonstrate that residential development on the edge of villages are sustainable; the SCLP adopts a different approach and makes only a limited number of residential allocations in the villages despite these being identified at appeal and in decisions on planning applications as sustainable locations. The failure to allocate sufficient sites for residential development in the villages would not support the rural economy and the existing services and facilities within villages, and would not meet

rural housing and affordable housing needs. A range of sites are needed to meet the housing land supply, including small and medium sized housing sites in the villages which are typically less complex and can be delivered quickly and as such would make an early contribution to the housing land supply shortfall. A recent planning permission at land east of High Street in Pampisford for a single dwelling located outside the development framework boundary demonstrates that land in this location is suitable for additional development, and the boundary should be amended accordingly.

Housing Land Supply Position

2. The Council acknowledge that it cannot demonstrate a five year housing land supply. The calculated supply is 3.7 years when correctly applying a 20% buffer because of persistent under-delivery and the Sedgefield approach to meet the current housing shortfall - see table on pg.62 and table in Appendix 3 pg.200 in the Annual Monitoring Report 2016 [Doc Ref. RD/AD/480]. The 20% buffer and Sedgefield approach were accepted as the appropriate method for calculating the housing land supply for South Cambridgeshire in the two Waterbeach appeals in 2014 [Doc Refs. RD/Strat/330 and RD/Strat/340] and there has been no change in circumstances since to suggest a different approach. The table in Appendix 3 pg.200 in the Annual Monitoring Report 2016 [Doc Ref. RD/AD/480] shows that the Council does not expect to be in a position to demonstrate a five year housing land supply until the period 2020-2025. The housing land supply position has deteriorated since SCLP was submitted for examination. The housing land supply has been boosted by appeal decisions in the last three years, but these are insufficient to address the shortfall. Paragraph 47 of the NPPF seeks to boost significantly the supply of housing, and expects local planning authorities to identify deliverable sites to maintain a five year housing land supply; the Council is clearly not meeting this requirement. The fact that a significant number of residential developments in Minor Rural Centres and Group Villages have been allowed on appeal in the last three years demonstrate that the Council has adopted a negative approach towards developments which have been found acceptable in terms of constraints, potential impacts and sustainability. The Council's inability to demonstrate a five year housing land supply is unsound because it demonstrates that SCLP is not consistent with national policy and is not positively prepared. Additional sites in the more sustainable villages, and in particular small and medium sites which can be delivered quickly and easily, need to be identified in SCLP to address the current housing land supply shortfall.
3. We are aware that there are a number of matters which have not yet been confirmed as sound which could affect the housing land supply position, including the following: the preferred housing target (including modifications) in Policy S/5: Provision of New Jobs and Homes; and, the proposed strategy for the new settlements, including infrastructure requirements and delivery assumptions, at Waterbeach (Policy SS/5: Waterbeach New Town) and Bourn Airfield (Policy SS/6: New Village at Bourn Airfield). A higher housing target would make the housing land supply position worse than it currently is. Any amendments to the delivery assumptions, and delays in particular, at the new settlements (if accepted as sound) would have a significant detrimental effect on the housing land supply position; the delivery of new settlements is

complex and it typically takes much longer for development to commence than first predicted e.g. Northstowe.

Development Strategy for Infill Villages

4. In summary, the development strategy for Infill Villages is based on the following: a defined Development Framework boundary for the villages to distinguish the urban area from the countryside – see Policy S/7; and, identify an indicative maximum scheme size of 2 dwellings, and exceptionally 8 dwellings on previously developed land, within the Development Framework boundary of Infill Villages – see Policy S/11. There has been no assessment undertaken to determine whether capacity exists within any Infill Villages to accommodate the maximum site size threshold, and in most cases including Pampisford the Development Framework boundaries are unchanged from the 2004 Local Plan. The previously developed sites and the easily deliverable sites within the Development Framework boundaries would already have come forward since 2004. It is not clear whether any sites within the villages are still available to meet future housing needs, and if so how many sites and how many dwellings could be provided. The development strategy for the villages provides no or limited support for existing services and facilities in villages including schools and would not deliver additional affordable housing.

Allocations in Infill Villages

5. We note that modifications are proposed to SCLP to insert two parish council-led housing allocations in Infill Villages: H/1:k Land at Bancroft Farm, Church Lane, Little Abington for 6 dwellings; and, H/1:l Land at Toseland Road, Graveley for 6 dwellings. The allocation for each site specifies the requirements for development, including that potential impacts on landscape, heritage assets, and trees for example are addressed. It is an inconsistent approach to allocate sites in these categories of village because they are proposed by the relevant parish councils, but reject other sites at a similar level of the settlement hierarchy. The benefits associated with the proposed allocations at Little Abington and Graveley could equally apply to other Infill Villages e.g. contribute to the housing land supply, meet local housing needs, and support the rural economy and local services and facilities. The national policy requirements to support the economy of rural areas and promote additional housing in those areas to enhance and maintain the vitality of rural communities have been ignored in Infill Villages such as Pampisford.

Conclusions on Soundness

6. The overall development strategy and the failure to consider any amendments to the development framework boundary to accommodate small scale development in Pampisford is unsound because:
 - it fails to consider all three dimensions of sustainable development jointly and simultaneously (NPPF Paras. 7 and 8);
 - it is contrary to the core planning principles (NPPF Para.17);
 - it does not support the economy of the rural area (NPPF Para. 28);

- it will not address the housing supply and demand in South Cambridgeshire, and significant affordability pressures (NPPF Para. 47); and
- it will not promote sustainable development in rural areas that meets local housing needs and that maintains and enhances the vitality of rural communities (NPPF Para. 55).

7. The positive benefits of meeting housing and affordable housing needs including local needs in villages such as Pampoisford have not been properly factored in to the development strategy.
8. Policy H/1: Village Housing Allocations is not sound because it is not positively prepared, not justified, not effective, and not consistent with national policy. Policy H/1 can only be made sound by amending the framework boundary in suitable locations around Infill Villages to enable more development to take place, including at land east of High Street in Pampisford.

Land East of High Street, Pampisford – Site Assessment

9. The site is an undeveloped parcel of land which is overgrown with vegetation. It has vehicular access from the High Street. The site is currently located outside, but immediately adjacent to, the development framework boundary of Pampisford. It is not within the Green Belt but is within the village Conservation Area. Pampisford is classified as an Infill Village in the current settlement hierarchy, and it would remain at this level in draft SCLP. Infill Villages are considered suitable for small scale development only on sites within the development framework boundary; a scheme size limit of 2 dwelling or 8 dwellings on brownfield sites.
10. On 23rd April 2017 planning permission was granted for a single dwelling on part of the site promoted by Solopark Ltd (Ref. S/3600/16/FL - land at the back of 2-10 High Street, Pampisford). The application site is also located outside the development framework boundary of Pampisford. The Application Site Location Plan is provided in **Appendix 1**, and covers part of the site to the rear of 2-10 High Street. The Delegated Report for the application is provided in **Appendix 2** and the Decision Notice is provided in **Appendix 3**.
11. The assessment of the land to the rear of 2-10 High Street in the Delegated Report is particularly relevant – see pg. 7 to 14 of the Delegated Report. The assessment acknowledged that the Council could not demonstrate a five year housing land supply making the defined development framework boundary around Pampisford out of date. The impact of development at the site on the Conservation Area and Listed Buildings in the vicinity, landscape and visual impact, trees, and ecology were all assessed and considered acceptable. The highway access to the land to the rear was accepted with no impacts on safety or visibility, and the access arrangements would be suitable for a small number of additional dwellings on the land. There would be no impact on residential amenity associated with residential development at the site.
12. As set out above, the parish-led housing allocations in Infill Villages identified factors such as landscape and heritage assets that would need to be taken into account in development at those sites. For the recent planning application at land to the rear of 2-10 High Street it was accepted that development outside the village framework boundary in this location

represents a suitable and sustainable site. As such, we conclude that the decision not to review the Development Framework boundary on land to the east of High Street in Pampisford is not robust, and the strategy in Policy H/1 for village housing allocations is not justified. In addition, it appears that there have been no planning permissions for new residential development in Pampisford recently, with the exception of the application described above at land to the rear of the High Street, and as such no new affordable housing will have been delivered. The Conservation Area will limit opportunities for the redevelopment of existing sites within the village. It is likely that the only opportunities for new housing in Pampisford will come from sites on the edge of the village and outside the currently defined framework boundary.

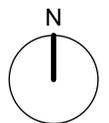
Requested Change

13. We request that a review of the Development Framework boundary at land to the rear of 2-10 High Street in Pampisford is undertaken. As demonstrated by the decision to grant planning permission for a single dwelling in this location, outside the village framework boundary, the site is a suitable location for further development at the Development Framework boundary should be amended in this location to enable small scale development to come forward.

Carter Jonas – 2nd May 2017

Appendix 1

Application Location Plan



Land to the rear of Nos 2-10 High St, Pampisford

Location Plan

Scale: 1:1250 @ A4

March 2017

Drawing No. 15/914/23

© Graham Handley Architects Ltd - Do not scale from this drawing.



Appendix 2

Delegated Report

Delegation Report

S/3600/16/FL

Land at the back of 2-10 High Street, Pampisford, CB22 3ES

Erection of dwellinghouse (Use Class C3) along with associated parking and soft landscaping. Access to be achieved from High Street.

SITE AND PROPOSAL

The site comprises a small area of land to the rear of no.s 2-10 High Street, Pampisford. The land was formerly extended garden for the thatched cottages along the High Street which are all Grade II listed and within the Conservation Area. There is an existing access between 8 and 10 High Street to the rear which contains modern single storey garages. The site is also located outside of the village framework of Pampisford.

The proposed development is for erection of dwellinghouse (Use Class C3) along with associated parking and soft landscaping. Access to be achieved from High Street.

RELEVANT PLANNING HISTORY

S/0313/84/O – R/O 2-10 High Street – erection of four houses - refuse

S/1779/82/O – Land adjacent 2 High Street - approved

S/0838/85/D – Adjacent 2 High Street – house - approved

POLICIES

National Planning Policies and Guidance

National Planning Policy Framework (NPPF) 2012

National Planning Practice Guidance

Development Plan Policies

The extent to which any of the following policies are out of date and the weight to be attached to them is addressed later in the report

South Cambridgeshire LDF Core Strategy, adopted July 2007:

ST/2 Housing Provision

ST/7 Infill Villages

South Cambridgeshire LDF Development Control Policies, adopted July 2007:

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and New Developments

DP/7 Development Frameworks

HG/1 Housing Density

CH/4 Development Within the Curtilage or Setting of a Listed Building

CH/5 Conservation Areas

GB/3 Mitigating the Impact of Development adjoining the Green Belt

NE/1 Energy Efficiency

NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

District Design Guide SPD – adopted March 2010
Development Affecting Conservation Areas SPD – adopted January 2009
Listed Buildings: Works to or affecting the setting of SPD – adopted July 2009
Landscape in New Developments SPD – adopted March 2010
Open Space in New Developments SPD – adopted January 2009
Biodiversity SPD – adopted 2009
Trees and Development Sites SPD – adopted March 2010

South Cambridgeshire Local Plan Proposed Submission July 2013

S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/11 Infill Villages
H/7 Housing Density
H/11 Residential Space Standards
HQ/1 Design Principles
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/14 Heritage Assets
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/8 Sustainable Drainage Systems
SC/7 Outdoor Playspace, Informal Open Space and New Developments
SC/8 Open Space Standards
SC/11 Noise Pollution
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

CONSULTATIONS AND REPRESENTATIONS

Pampsiford Parish Council – made the following comments/ concerns:

- Will consideration be given to the limited visibility and safety on exit splays onto High Street
- Due to proximity of the proposed building site to other properties nearby, the council ask that the building contractors will have a 'considerate construction' mandate in place.
- Will consideration be given to where refused collection bins will be located and so they don't block visibility on collection days?
- Comment that although the property will be in keeping with the High Street properties, the site is outside the village framework and in the Conservation Area.

No further comments were received from the Parish Council in relation to the amended location plan and site plan.

Environmental Health commented:

Conditions were requested regarding no construction site machinery or plant shall be operated, no noisy works and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday-Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays. No burning of waste or other materials on site and should driven pile foundations be these details should be submitted to the Environmental Health Department. An informative regarding the requirement to minimise noise and dust during the construction phase of development.

Contaminated Land commented:

The sites proposed end use is sensitive to potential contamination but the current and former uses of the site and surrounding area appear relatively innocuous. Available records including the submitted Heritage Statement (John Selby, 16 December 2016) appears to suggest the former use of the site is private gardens and rough grassland.

We don't consider that any further works or remedial measures are likely to be necessary to ensure safe development for ground works and end users we would recommend attaching an informative that if contamination is present then no further development shall carried out until this has been submitted to the Local Planning Authority.

Historic Buildings Officer commented:

This application seeks to build a new dwelling to the rear of the High Street. The site is within the conservation area, and close to several listed buildings, including St John the Baptist Church (grade II*). At the access to the site, the High Street is lined with thatched grade II listed cottages. The site is accessed via a driveway between no's 8 and 10 High Street, and the new dwelling will sit to the rear of numbers 2-8.

The proposals for this site have been amended in response to the pre-app advice, which suggested that a single dwelling was preferred to a pair of dwellings.

The High Street at this point, has a very strong character and clear built linear form that hugs the road, one single plot deep. The new development does not respect this character, and represents back land development which will cause harm to the character of the conservation area. However, there are a number of factors which prevents me from objecting to this application on that basis. These are:

- this is a modest, single storey house which will not be visible in long range views in or out of the conservation area
- there is already an existing access road to the plot
- there are already substantial garage blocks to the rear of the existing housing
- the design of the dwelling has been carefully considered so that it relates positively to the existing architecture
- The site is currently cleared scrub land, and in its current state, does not enhance the conservation area

The harm caused to the conservation area is therefore limited, and I do not consider that these proposals will harm the setting of any of the neighbouring buildings, including the grade II* listed church.

I recommend the following conditions are applied to any approvals:

- Fenestration details
- Garage door shall be constructed of vertical timber boards and be side hung with the proposed paint finish submitted
- Proposed weatherboarding and all external joinery shall be stained black

- Details of boundary walls, access gates and hardstanding
- Details of all new gutters and drainpipes
- Roof shall be thatched in longstraw with a flush ridge
- Sample of the roof tiles

Historic England summary:

The new dwelling would be laid out behind the listed cottages and would be accessed from High Street. The proposed dwelling would go against the settlement pattern which would detract from the character and appearance of the Conservation Area. The proposed dwelling has been designed to reflect the materials, style and massing of the adjacent thatched cottages. This would consist of the main element that would be rendered with a thatch rood then extending from this would be side and rear elements that would be timber clad with a pantile rood. The scale and massing of the thatched element would be appropriate to the character and appearance of the Conservation Area, however, the timber clad elements appear out of proportion with the main element and would have a cumulative impact.

The National Planning Policy Framework establishes a presumption in favour of sustainable development. In pursuit of this it requires economic, social and environmental gains to be pursued together, an exercise which entails seeking positive improvements to the quality of the built, natural and historic environment (NPPF 8, 9). The Framework requires, in the pursuit of good design, the development should establish a strong sense of place and respond to local character and history (NPPF, 58). In respect of the historic environment, the Framework requires local planning authorities to give great weight to the conservation of heritage assets and their significance (NPPF 132). Harm to such assets and their significance should require clear and convincing justification (NPPF, 132). Should proposals give rise to harm, planning authorities should weight that harm against such public benefits as would also arise (NPPF, 134).

Historic England questions the conformity of the proposed development with the Framework's approach to sustainable development. Although the proposed dwelling is designed to reflect the existing development it would go against the historic development pattern and erode the character and appearance of the Pampisford Conservation Area. Your authority should consider whether the resultant harm would be justified or outweighed by a public benefit in accordance with paragraphs 132 and 134 of the NPPF.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order of the application to meet the requirements of paragraphs 132 and 134 of the NPPF.

Historic England commented on the revised site plan on 14 March 2017 stating this does not affect our advice on this application and to refer to the advice given above.

Representations:

BCM, The Old Diary, Sutton Scotney, Winchester, SO21 3NZ commented:
Concerns the application includes land owned by his client

8 High Street, Pampisford, CB22 3ES commented:

The applicant should resubmit plans to consistently refer to a two bedrooled property. Many references remain to an earlier 3-bed design contrary to the plans included; there must be no ambiguity or the applicant will exploit this.

Local Highways Authority commented:

Requested Traffic management plan condition. The Local Highways requested the same condition on the revised site plan.

Trees Officer commented:

I have no objection to the application in principle. There are trees on site and it is located in a Conservation Area. The application doesn't have the benefit of any form of arboricultural assessment or tree survey which it should have considering trees are to be removed and others could be affected by construction. Requested conditions requiring an arboricultural assessment and tree protection strategy which shall be implemented prior to commencement, site preparation or the delivery of materials to the site.

Stated they provided comments on the application on 23 January and still cannot see any tree information on the application.

Ecology commented:

An ecological survey is not required to inform this application because:

- There are no buildings or trees within the site with potential to support roosting bats;
- There are no records for protected or notable species of relevance (e.g. great crested newt or reptiles) within the vicinity; and
- There do not appear to be habitats of ecological importance such as hedgerows within the site.

Aerial photographs and Google Streetview show that the site was formerly dense scrub highly suitable for nesting birds. It is stated in the Design and Access Statement that the site was 'recently cleared'. The timing of this should be confirmed to demonstrate that this was outside of the nesting bird season and therefore compliant with the Wildlife and Countryside Act 1981 (as amended). If any evidence of other protected or notable species e.g. holes in the ground which may indicate badger sett entrances was found during site clearance, this should also be indicated.

Assuming that the site clearance was legally compliant and that there is no evidence of protected species being present, please attach the following condition if consent is granted:

1) Biodiversity Enhancement

No development shall commence until a scheme for ecological enhancement including a location plan and specification for native planting and habitat for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

Reason: To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007.

Enhancement should include a scheme of native planting to provide habitat for wildlife and compensate for the dense scrub habitat which has been lost. Bird and/or bat boxes should also be included in the scheme. All applications should demonstrate no net loss of biodiversity and net ecological gain to meet the NPPF and SCDC planning policy including Biodiversity SPD.

The amended location and site plan do not have a significant impact on site ecology. Ecological enhancement measures should be proportional to the scale of the proposals and potential impacts. Therefore, although a scheme for ecological enhancement measures will still be required, the scope of acceptable enhancement can be proportionate to the size of the site

Highways safety considerations should be sought concerning 1) the exit into High Street (which is often densely parked) with limited access, turning space and visibility and 2) the permitted access to the additional parking and existing garages between the garage building of 6 and 8 High Street and the proposed property. In both cases there is a proposed doubling of vehicular activity with narrow access and poor visibility.

Consideration should be given to the driveway material as the current driveway is in a poor state and covered in gravel which is noisy when used by vehicles. There is also considerable water runoff on the driveway. Any surface needs to be porous to cope with the run-off but quieter surface would be appreciated.

10A High Street, Pampisford, CB22 3ES commented:

The proposed development is to be built outside the village envelope and in a conservation area which is not suitable for development.

Application form:

- Concerns about the application form stating a 3 bedroom dwelling is proposed and the plans show a two bedroom dwelling leading to misrepresentation.
- Pre-application advice has been sought but there are no details about what advice has been given.
- Under biodiversity and geological conservation section, the applicant states there is no impact on biodiversity. This is incorrect as the land is currently in a conservation area and several protected species of conservation concern use the area to nest and feed.
- Existing use of the land is not vacant grassland. There is plenty of shrubs, bushes and trees as evidenced in the Heritage Report which have been destroyed over the last year sometimes during the bird breeding season

Proposal:

- There should be no development on the site as it is in a Conservation Area, the access from the site to the High Street is unacceptable.
- Concerns about the turn from the existing private road between number 8 and no 10 High Street. Request the Highways Agency deem the turning circle to be acceptable and safe when parked cars are present.
- Increase in traffic would be detrimental to the character of the village.
- Additional six cars in the proposed parking area would increase noise levels and create additional pollution for existing residents.
- Issue of waste collection as the wheelie bins would be placed at the entrance to the access which would block access to the existing residences that have garages round the back and cause a pedestrian safety issue

The White House, High Street, Pampisford, CB22 3ES commented:

- Concerns about the application form stating a 3 bedroom dwelling exists and that a 3 bedroom dwelling is proposed whereas the plans show 2 bedrooms.
- Due to a potential loss of privacy, we would be opposed to the possibility of retrospectively adding a third bedroom to the property.
- Questioned whether the car parking spaces will be in addition to the existing situation.
- Concerned about highway safety and are opposed to any scheme that does not address the need for improving the physical access and visibility at the junction of High Street and the new development's access road given the additional traffic flow.

4 High Street, Pampisford, CB22 3ES commented:

Objects for the following reasons:

- The proposal is to the rear of Grade 2 listed building built in the 16th century and maintained to a very high standard of historical importance
- Overshadow the existing properties that are already in a dark location and spoil the privacy and would result in loss of light.
- Parking is already an issue in the area as parking is prohibited to the rear of the properties and parking is insufficient for the pub on the corner.
- This is a conservation area home to a wealth of wildlife and rare summer plants.
- Noise and disturbance

Unknown representation commented:

This application has now been amended twice. However, the confusion in the planning application form has still not been corrected. The description of the proposal (box 3) says "Erection of a detached THREE bedroom dwellinghouse (Use Class C3)..." but the plans show TWO bedrooms.

That this has still not been corrected, despite other items being amended, suggests an intention rather than an oversight.

I am concerned that the application is not clear in its intention.

PLANNING ASSESSMENT

The main issues to consider in the determination of this application are 1) principle of development, 2) density, 3) impact on the character and appearance of the area, Conservation Area, setting of the Grade II listed buildings and Green Belt setting, 4) residential amenity impact, 5) parking and highway safety, 6) developer contributions and 7) other matters.

1) Principle of the Development:

The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.

The Local Planning Authority accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.7 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2016 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory November 2015). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.

Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF. However even where policies are considered 'out of date'

for the purposes of NPPF paragraph 49, a decision maker is required to consider what (if any) weight should attach to such relevant policies.

In the case of this application policies which must be considered as potentially influencing the supply of housing land include ST/7 of the adopted Core Strategy and adopted policies DP/1 (by virtue of criterion 1a) and DP/7 of the adopted Development Control Policies. It also includes CH/4 (Development Within the Curtilage or Setting of a Listed Building) and CH/5 (Conservation Areas) of the Development Control Policies Development Plan Document adopted July 2007. Policies S/7 (Development Frameworks), S/11 (Infill Villages) and NH/14 (Heritage Assets) of the draft Local Plan are also material considerations and are also considered to be relevant (draft) policies for the supply of housing.

Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted.

The site is located outside of Pampisford Village Framework boundary which abuts the site. Paragraph 55 of the National Planning Policy Framework (NPPF) states that new housing in rural areas should be located where it will enhance or maintain the vitality of rural communities, and new isolated homes in the countryside should be avoided unless there are special circumstances. Local Policies DP/1 and DP/7 share this aim in restricting development outside of urban and village frameworks to agricultural, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside, as well as reducing car dependency and the need to travel.

It falls to the Council as decision maker to assess the weight that should be given to the existing policy. The Council considers this assessment should, in the present application, have regard to whether the policy continues to perform a material planning objective and whether it is consistent with the policies of the NPPF. Pampisford is designated as an Infill Village under policy ST/7 of the Core Strategy and under policy S/11 of the Draft Local Plan. These villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. The planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development by restricting development outside development frameworks in unsustainable locations. Therefore existing policies ST/7 and DP/7 which form a suite of policies to control the distribution and scale of new housing can be afforded considerable weight.

Paragraph 7 of the NPPF defines sustainable development as having three elements: economic, social and environmental. These aspects are considered in the assessment below:

Economic:

The provision of a new dwelling will give rise to some employment during the construction phase of the development, however, this will be limited. It will also have a limited increase in the use of local services and facilities, in terms of enhancement to the local economy due to the provision of one dwelling being low in scale and will also not result in a significant reduction to the Council's 5 year housing land supply deficit.

Social:

Paragraph 7 of the NPPF states that the social dimension of sustainable development includes accessible local services. There is a mobile library service which operates on the second Tuesday of the month, a farm shop, dentist, garage, public house, vets and a village hall which is considered to be a limited range of services. Therefore there will be reliance on travelling to larger service centres to meet the daily needs of the occupiers of the dwelling. The access to these services will be discussed below in the environmental section.

Environmental:

Paragraphs 6-9 of the NPPF indicates that 'sustainability' should not be interpreted narrowly. The site exits onto a tarmacked footpath with street lights into the heart of the village. At the end of High Street, less than a five minute walk away there is access to the Citi 7 bus service which provides an hourly service to and from Cambridge from Monday-Saturday with one bus on a Sunday.

Therefore the addition of one dwelling in the location proposed is considered to be sustainable in line with paragraph 7 of the NPPF.

2) Density and Housing Mix:

Policy HG/1 of the Local Development Framework, Development Control Policies DPD adopted July 2007 is applicable in this instance and seeks a minimum density of between 30-40 dwellings per hectare of a site, unless there are exceptional local circumstances that require different treatment. The proposed one dwelling equates to a density of 5 dwellings per hectare. Due to the sensitive location of the site within the Conservation Area and in the setting of Grade II listed dwellings this level of density is considered to be acceptable.

3) Impact on the character and appearance of the area, Conservation Area, setting of the Grade II listed buildings and Green Belt setting:

With regard to policy CH/5 (Conservation Areas) of the LDF and policy NH/14 (Heritage Assets) of the draft Local Plan relate to the supply of housing, and are therefore considered as being out of date. However, the aims of the policy are to ensure development in Conservation Areas which are areas of special architectural or historic interest and because the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces preserve or enhance the character and appearance of the area.

These policies are consistent with the NPPF paragraph 129 which seeks to ensure the significance of the heritage asset is taken into consideration that may be affected to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal. It is also consistent with paragraph 131 of the NPPF which states in determining planning applications local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Therefore existing policy CH/5 which affects the scale and density of new housing can be afforded considerable weight.

With regard to policy CH/4 (Development Within the Curtilage or Setting of a Listed Building) of the LDF and policy NH/14 (Heritage Assets) of the draft Local Plan relate to the supply of housing, and are therefore considered as being out of date. However, the aims of the policy are to ensure development does not cause adverse harm by dominating the Listed Building or building in its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape surroundings.

These policies are consistent with the NPPF paragraph 129 which seeks to ensure the significance of the heritage asset is taken into consideration that may be affected including development affecting the setting of a heritage asset to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal. Therefore existing policy CH/4 which affects the scale and density of new housing can be afforded considerable weight.

Policies DP/2 and DP/3 are not considered to be housing supply policies and are not therefore considered to be out of date. Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area and be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions and materials.

Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on the countryside and landscape character as well as village character.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to preserving or enhancing the character or appearance of a Listed Building.

The *Barnwell* judgement indicates that any harm caused to a listed building via its setting should be given great weight in any such balancing process derived from paragraph 134. This directly stems from S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a statutory duty on the decision maker to 'have regard to the desirability of preserving', i.e. keeping from harm.

Paragraph 128 of the National Planning Policy Framework 2012 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of details should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The site is within the conservation area and close to several listed buildings which includes the thatched cottages along the High Street. The site is accessed via a driveway between no's 8 and 10 High Street, and the new dwelling will sit to the rear of numbers 2-8. To the north of the site is the mediaeval parish church of St John the Baptist which is Grade II* listed with only the tower visible from the site.

The Heritage Statement produced by John Selby dated 16 December 2016 details the history of the thatched cottages along the High Street which formed part of the manor estates originally. The cottages were sold in the 1980s and the land to the rear was separated from the curtilages. The first edition of the Ordinance Survey in 1886 shows the cottage and the land to the rear with a number of outbuildings in the vicinity of the proposed dwelling.

The Conservation Area is characterised by pairs or single thatched cottages hard on the edge of the road on the east side of the High Street and set behind small gardens on the west. The outbuildings shown on the 1886 Ordinance Survey map have been replaced in the late twentieth century by brick garages. Number 2A is a relatively modern dwelling sited between the Chequers and no 2 High Street which consists of a 1 ½ storey rendered dwelling with tiled roof set back further from the High Street. The Chequers pub is a one and a half storey building with dormers in the roof on the corner with Town Lane with the access and car parking off Town Lane. There is also a detached black stained weatherboard outbuilding set back 5m. The dwellings adjacent to the Chequers are detached dwellings set back by varying degrees. The

coach house to the vicarage is in residential use and is perpendicular to the dwellings on the High Street at the northern end of the High Street which is set back with the gable end to the street and the vicarage itself set further back still.

The designated heritage assets of the Grade II listed buildings are of high significance as set out in the Heritage Statement due to their architectural value. Their close proximity gives a visually significant group to the Conservation Area and glimpses of other buildings between the cottages set back from the road which give visual interest.

The site which is currently scrub land also contains modern garages which detracts from the setting of the Grade II listed buildings architectural value. A new dwelling in this location represents back land development which does not respect the relatively linear character of the Conservation Area.

Paragraph 132 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significant of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The proposed development consists of a single thatched cottage, single storey with attic including a lower pantiled extension to the rear and set down single storey attached garage on the western side. It is modest in scale consisting of two bedrooms. The timber clad elements are set down in height from the main thatched cottage and are set in which is how development might evolve in a dwelling of this nature. The design of the dwelling although it will be modern is of traditional design which respects the setting of the Grade II listed thatched cottages along the High Street. It is positioned close to the existing garages which are modern in form. Therefore the proposed dwelling is not considered to cause significant harm to the setting of the Grade II listed buildings.

The location of the new dwelling does represent back land development and does not respect the relatively linear character of the Conservation Area. Therefore the development is considered to represent less than substantial harm to the setting of the heritage assets. In accordance with paragraph 134 of the National Planning Policy Framework where a development proposal would lead to less than substantial harm this should be weighed up against the public benefits of the proposal.

The public benefits include clearing up the scrub land and adding a dwelling which is modest in form and respects the architectural character of the Grade II listed dwellings along the High Street. This is combined with the limited visibility of the dwelling from the Conservation Area which outweigh the harm identified in accordance with paragraph 134 of the NPPF.

It would be reasonable to add the conditions set out by the Historic Buildings Officer to ensure there is not significant harm to the setting of the Grade II listed buildings and Conservation Area in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007. It would also be reasonable to condition details of the hard and soft landscaping as well as boundary treatments to ensure the development is properly assimilated into the area in accordance with policy DP/2 and DP/3 of the adopted LDF 2007.

The site is located in the open countryside and the Green Belt is located further east from the site which begins along the boundary with number 11 Town Lane. There are

currently some trees along the eastern boundary with development to the north, south and west. Due to the small scale of the dwelling proposed there is not considered to be significant harm to the open countryside and setting of the Green Belt due to the relatively contained nature of the site.

4) Residential Amenity Impact:

In terms of any overlooking, overbearing or overshadowing impact due to the single storey nature of the dwelling and its position, to the rear of the single storey garages which abut the rear gardens of numbers 2-10 High Street there is not considered to be a significant overlooking, overbearing or overshadowing issue.

In terms of any noise disturbance to the amenity of numbers 8 and 10a there is access for cars to the garages serving numbers 10a and 10b. Whilst there will be an increase in noise the introduction of one dwelling and four car parking spaces, one each for numbers 2, 4, 6 and 8 High Street there would not be considered to cause a significant harm in accordance with policy NE/15 of the adopted LDF 2007.

Conditions were requested from Environmental Health regarding no construction site machinery or plant shall be operated, no noisy works and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday-Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays. It would be reasonable to add this condition to protect residential amenity in accordance with policy DP/3 of the adopted LDF. However, it would only be reasonable to add no burning of waste or other materials on site and should driven pile foundations be these details should be submitted to the Environmental Health Department as an informative.

5) Parking and Highway Safety:

Under Policy TR/2 there should be 1.5 car parking spaces per dwelling and one secure cycle parking space per dwelling. The proposed development will have a single garage which does not meet the District Design Guide Standards and cannot be classed as a garage and could be used to accommodate bicycles. There is space for a car to park and reverse adjacent to the dwelling and four further spaces, one each for numbers 2, 4, 6 and 8 High Street. Whilst these properties enjoy a right of access to their rear garages there is no right to park and this would improve highway safety along the High Street. The access is wide enough to enable cars to enter and exit the site without causing a significant highway safety issue.

The Local Highways Authority have not objected to the application on the grounds of highway safety and have requested a traffic management condition which it would be reasonable to condition in the interests of highway safety in accordance with policy DP/3 of the adopted Local Development Framework 2007.

There is considered to be ample space for the storage of bins within the new dwelling curtilage. The bins would only temporarily be located at the entrance to the site and would then be removed. It is therefore not considered to cause a significant highway safety or pedestrian safety issue significant to sustain a refusal of the application.

6) Developer Contributions:

Government planning policy that sought to introduce a new national threshold on pooled contributions was introduced on 28 November 2014 but has since been quashed. Policies DP/4, SF/10 and SF/11 therefore remain relevant in seeking to ensure the demands placed by a development on local infrastructure are properly addressed.

There remains restrictions on the use of section 106 agreements, however, resulting from the Community Infrastructure Levy Regulations 2010 (amended). CIL Regulation 122 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is (i) Necessary to make the development acceptable in planning terms, (ii) Directly related to the development; and (iii) Fairly and reasonably related in scale and kind to the development.

CIL Regulation 123 has the effect of restricting the use of pooled contributions. In accordance with Planning Practice Guidance "When the levy is introduced (and nationally from April 2015), the regulations restrict the use of pooled contributions towards items that made be funded via the levy. At that point, no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a section 106 agreement, if five or more obligations have already been entered into since 6 April 2010, and it is a type of infrastructure that is capable of being funded by the levy." The pooling is counted from 06 April 2010.

The Council can confirm that there has only been 1 section 106 agreement in respect of developments in the village of Pampisford. The South Cambridgeshire District Council Recreation and Open Space Study (2013) assessed the sports provision which has a deficit of -0.54. In terms of play space there is a surplus of +0.07, and informal open space has a surplus of +1.15 against the recommended standards. The Study did not highlight any improvements.

In line with CIL Regulation 122 an obligation towards recreation and community facilities would not be necessary to make the development acceptable in planning terms. This is due to the private garden space associated with the low scale of development of one dwelling providing informal open space and there would be space for play space for the occupiers of the dwellings. No project was identified by the Parish Council that was fairly and reasonably related in scale and kind.

As such, the Council cannot enter into a section 106 agreement to secure developer contributions as per Development Control Policies DP/4, SF/10, SF/11.

7) Other Matters:

It would be reasonable to condition a scheme for the provision and implementation of surface water and foul water drainage to ensure there is a satisfactory method in accordance with policy DP/1, NE/9 and NE/10 of the adopted Local Development Framework 2007.

It would also be reasonable to add an informative if any contamination is found in accordance with policy DP/1 of the adopted Local Development Framework 2007.

With regard to ecology the Ecology Officer has confirmed an ecological survey is not required to inform this application because there are no buildings or trees within the site with potential to support roosting bats; there are no records for protected or notable species of relevance (e.g. great crested newt or reptiles) within the vicinity; and there do not appear to be habitats of ecological importance such as hedgerows within the site.

The site was formerly dense scrub highly suitable for nesting birds and was recently cleared. It would be reasonable to add an informative drawing the applicants attention to the need to ensure the clearing was outside of the nesting bird season and therefore compliant with the Wildlife and Countryside Act 1981 (as amended). It would be reasonable to add a condition to regarding a scheme of biodiversity

enhancement to provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007.

With regard to the impact on trees the Trees Officer has no objection to the application in principle. There are trees on site on the eastern boundary which it would be reasonable to condition are protected. As no trees are proposed to be removed from the site it would not be reasonable to request a full survey.

Concerns were raised regarding the ownership of land which is a civil matter and is not a material planning reason sufficient to sustain a refusal of the application. The location plan and site plan were amended to ensure the land is in the ownership of the application and was sent out for 14 days consultation.

The agent requested the description was amended to ensure it is consistent with the plans for a two bedroom house and not a three bedroom dwelling which was sent out for formal consultation. The application has been assessed as a two bedroom dwelling and as the plans clearly show two bedrooms the plans will be conditioned for the avoidance of any doubt.

Conclusion

Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be approved in this instance.

RECOMMENDATION

APPROVE

CONDITIONS

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 15/914/23, 15/914/21 Rev B, 15/914/20**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- 3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.**
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- 4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 6. No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted 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 appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 7. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
- 8. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and

9. **No development shall take place until a scheme of ecological enhancement including a location plan and specification for native planting and habitat for nesting birds and roosting bats has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.**
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
10. **No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Local Highway Authority. The principle areas of concern that should be addressed are:**
(i) **Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)**
(ii) **Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street**
(iii) **Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)**
(iv) **Control of dust, mud and debris, in relationship to the functioning of the adopted public highway**
Development shall be carried out in accordance with the approved details.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
11. **No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.**
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
12. **No development shall commence until 1:20 scale drawings of the proposed windows have been submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details.**
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of

the adopted Local Development Framework 2007.)

13. **No development shall commence until details of all new gutters and drainpipes have been submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details.**
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)
14. **During the period of demolition and construction, no power operated machinery shall be operated on the site, and there shall be no demolition or construction related deliveries taken at or dispatched from the site, before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
15. **The proposed garage doors shall be constructed of vertical timber boards and be side hung unless otherwise submitted to and approved in writing by the Local Planning Authority.**
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)
16. **The longstraw thatched roof shall be finished with a flush ridge unless otherwise agreed in writing by the Local Planning Authority. Development shall commence in accordance with the approved details.**
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)
17. **The roof shall be thatched in longstraw, which has been shaken into a bed, dampened to make it pliable and pulled into yealms before being laid and securely fastened to the roof and shall remain as such thereafter.**
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)

Informatives

1. **Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.**
2. **It should be drawn to the applicants attention that any past or future removal of trees, scrub or hedgerow should not take place in the bird breeding season between 15 February and 15 July inclusive to avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 (as amended)**
3. **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 to the Local Planning Authority. Reason: To ensure the risks from land contamination to the future users of the land, site construction workers and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DP/1 of the adopted Local Development Framework 2007.
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 Environmental Health Service.
 5. There shall be no burning of any waste or other materials on the site, without prior consent from the Environmental Health Department to ensure nuisance is not caused to local residents.

Signature of Delegation Officer



Lydia Pravin
Senior Planning Officer

Date

25.4.17

Appendix 3

Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 25 April 2017

Matt Hare,
Carter Jonas LLP
6-8 Hills Road
Cambridge
CB2 1NH

The Council hereby grants permission for Erection of dwellinghouse (Use Class C3) along with associated parking and soft landscaping. Access to be achieved from High Street.

At: Land at the back of 2-10 High Street, PAMPISFORD, CB22 3ES
For: C/o Agent, Solopark Ltd

In accordance with your application dated 22 December 2016 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 15/914/23, 15/914/21 Rev B, 15/914/20
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a

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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 Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted 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 appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
7. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
9. No development shall take place until a scheme of ecological enhancement including a location plan and specification for native planting and habitat for nesting birds and roosting bats has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
10. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Local Highway Authority. The principle areas of concern that should be addressed are:
 - (i) Movements and control of muck away lorries (all loading and unloading shall be

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undertaken off the adopted highway)

(ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street

(iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)

(iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway

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

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

11. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

12. No development shall commence until 1:20 scale drawings of the proposed windows have been submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details.
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)

13. No development shall commence until details of all new gutters and drainpipes have been submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details.
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)

14. During the period of demolition and construction, no power operated machinery shall be operated on the site, and there shall be no demolition or construction related deliveries taken at or dispatched from the site, before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

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15. The proposed garage doors shall be constructed of vertical timber boards and be side hung unless otherwise submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)

16. The longstraw thatched roof shall be finished with a flush ridge unless otherwise agreed in writing by the Local Planning Authority. Development shall commence in accordance with the approved details.
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)

17. The roof shall be thatched in longstraw, which has been shaken into a bed, dampened to make it pliable and pulled into yealms before being laid and securely fastened to the roof and shall remain as such thereafter.
(Reason - To ensure the use of appropriate details and ensure there is not significant harm to the Conservation Area in accordance with policy CH/5 of the adopted Local Development Framework 2007.)

Informatives

1. Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. It should be drawn to the applicants attention that any past or future removal of trees, scrub or hedgerow should not take place in the bird breeding season between 15 February and 15 July inclusive to avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 (as amended)

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 the risks from land contamination to the future users of the land, site construction workers and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DP/1 of the adopted Local Development Framework 2007.

3. 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

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and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

4. There shall be no burning of any waste or other materials on the site, without prior consent from the Environmental Health Department to ensure nuisance is not caused to local residents.

General

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

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4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
5. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.
8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ



Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE

Form 4
Ref. S/3600/16/FL

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South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF

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NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.