

Representations on the submission
version of the Great Abington Former
Land Settlement Association Estate
Neighbourhood Plan

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67243 - 28127 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67243 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Mrs Valerie Hefford [28127]

Agent: N/A

Full Text: I support the Neighbourhood Plan because it makes clear what sort of development will be allowed. Previously there have been no policies specifically for the former LSA and so planning decisions have been inconsistent. The NP will give a clear and helpful steer for the planning department.

Summary: I support the Neighbourhood Plan because it makes clear what sort of development will be allowed. Previously there have been no policies specifically for the former LSA and so planning decisions have been inconsistent. The NP will give a clear and helpful steer for the planning department.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67244 - 26023 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67244 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Tania and Mike O'Farrell [26023]

Agent: N/A

Full Text: My husband and I have lived and worked on the LSA since 1955. In that time there have been many changes, the most impactful of which was when the government closed the scheme and withdrew their services within a week.

We fully support the policies set out in the neighbourhood plan and hope that through this process the development which has taken place without permission will be controlled and those who wish to build one extra house will be able to.

Please record us both as resounding supporters.

Summary: My husband and I have lived and worked on the LSA since 1955. In that time there have been many changes, the most impactful of which was when the government closed the scheme and withdrew their services within a week.

We fully support the policies set out in the neighbourhood plan and hope that through this process the development which has taken place without permission will be controlled and those who wish to build one extra house will be able to.

Please record us both as resounding supporters.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67245 - 26022 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67245 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Mr & Mrs Nigel & Jane Bowen [26022]

Agent: N/A

Full Text: I have lived on the old LSA for 53 years and my husband has lived here for 27 years.

We are both fully supportive of the steps the Parish Council are taking in developing a neighbourhood plan for the old LSA.

The aims of the plan will help to regulate the development that is taking place without planning permission or that is being forced through on appeal.

Please put both of us down as supporting the plan.

Summary: I have lived on the old LSA for 53 years and my husband has lived here for 27 years.

We are both fully supportive of the steps the Parish Council are taking in developing a neighbourhood plan for the old LSA.

The aims of the plan will help to regulate the development that is taking place without planning permission or that is being forced through on appeal.

Please put both of us down as supporting the plan.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67246 - 23762 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67246 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Sport England (Ms Victoria Vernon) [23762]

Agent: N/A

Full Text:

Summary:

Government planning policy identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF.

Sport England provides guidance on developing planning policy for sport.

Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered.

In line with the NPPF and its Planning Practice Guidance, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities.

Attachments:

Response email

To: Neighbourhood Planning
Subject: Great Abington Former Land
Settlement Association Estate Neighbourhood Plan

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that

new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely

Planning Admin Team



Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67247 - 25046 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67247 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Natural England (Ms Gail Hopkins) [25046]

Agent: N/A

Full Text:

Summary: Natural England does not have any specific comments on the Great Abington former land settlement Neighbourhood Plan.

Attachments:

Response email
Response letter

Sent: 12 March 2018 15:21
To: Neighbourhood Planning
Subject: Abington Neighbourhood Plan consultation response Great
Attachments: NE Response.pdf

Dear Jenny,

Apologies, I've now attached a copy of our response issued to the parish council. This response applies equally to the publication draft consultation.

Regards
Hannah

Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

From: Neighbourhood Planning
Sent: 12 March 2018 13:05
To: Consultations (NE)
Subject: RE: Great Abington Neighbourhood Plan consultation response

Hannah

Thank you for your email.

Natural England first provided us (the local planning authority) with a response on the SEA/HRA screening of this Neighbourhood Plan in May/June 2017. This response was used to inform the screening determination on the Neighbourhood Plan.

The Parish Council then consulted you on their pre-submission Neighbourhood Plan in July-September 2017. The previous consultation that you responded to would have been that pre-submission consultation undertaken by the Parish Council. The pre-submission consultation is the first formal consultation on the Neighbourhood Plan. As you would have responded to the Parish Council, we (the local planning authority) do not have a copy of the letter that sets out your response. If you would like that letter to be treated as your response to this consultation, please can you provide us with a copy of the letter.

Since the pre-submission consultation last summer, the Parish Council has refined the Neighbourhood Plan in light of comments received and then submitted the Neighbourhood Plan to us (the local planning authority) to take through the remaining stages of plan making. Our first task after receiving the submitted Neighbourhood Plan is to carry out public consultation on it. This is the consultation that you have recently been notified of, and this consultation is your opportunity to provide comments on the Neighbourhood Plan that will be provided to the examiner appointed to consider the Neighbourhood Plan. The examiner will then recommend whether the Neighbourhood Plan, with or without any modifications, should proceed to referendum.

If you would like us to take your response to the pre-submission consultation last summer as your response to this consultation, please can you provide us with a copy of the letter. Alternatively, if you would like to provide us with an updated response that takes account of any changes that have been made to the Neighbourhood Plan prior to it being submitted, we look forward to receiving your comments through this consultation.

Regards

Jenny Nuttycombe | Senior Planning Policy Officer

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

www.scambs.gov.uk | facebook.com/south-cambridgeshire | twitter.com/SouthCambs

From: Consultations (NE)
Sent: 06 March 2018 12:15
To: Neighbourhood Planning
Subject: Great Abington Neighbourhood Plan consultation response

Dear Sir or Madam,

Our ref: 240584

Your ref: Great Abington Neighbourhood Plan

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 23 August 2017

The advice provided in our previous response applies equally to this draft neighbourhood plan.

Should the plan be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will

materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

www.gov.uk/natural-england

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Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

Date: 23 August 2017



BY EMAIL ONLY

Dear Mr Talbot

Great Abington former land Settlement Neighbourhood Plan

Thank you for your consultation on the above dated and received by Natural England on 27 July 2017. Please refer to our previous comments in our letters reference 216584, 214511 and 188516.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on the Greater Abington former land Settlement Neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For clarification of any points in this letter, please contact Janet Nuttall on 020 802 65894. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67248 - 28129 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67248 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: **West Suffolk (Forest Heath and St Edmundsbury Councils) (Amy Wright) [28129]** Agent: **N/A**

Full Text: West Suffolk do not have formal comments to make on this Submission version Neighbourhood Plan.

Summary: West Suffolk do not have formal comments to make on this Submission version Neighbourhood Plan.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67249 - 9390 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67249 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: **Cambridgeshire Constabulary (Carol Aston) [9390]** Agent: **N/A**

Full Text: Thank you for the opportunity to comment on the above Consultation in regards to community safety and vulnerability to crime concerns. I am happy to support the document and my only comment would be to include this office in any planning consultations for development as they occur.

I have noted the requirements for development of this area, I would only add that some consideration be given to the principles of building new properties to Secured by Design guidelines. This office is happy to be consulted.

I have no further comments, objections or recommendations.

Summary: Thank you for the opportunity to comment on the above Consultation in regards to community safety and vulnerability to crime concerns. I am happy to support the document and my only comment would be to include this office in any planning consultations for development as they occur.

I have noted the requirements for development of this area, I would only add that some consideration be given to the principles of building new properties to Secured by Design guidelines. This office is happy to be consulted.

I have no further comments, objections or recommendations.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67250 - 27424 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67250 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Hinxton Parish Council (William Brown) [27424] Agent: N/A

Full Text:

Summary: Hinxton Parish Council discussed the Great Abington former LSA estate Neighbourhood Plan at our regular meeting on 12 March 2018. We strongly SUPPORT the Plan as a means of retaining the distinctive and attractive character of this countryside adjacent to our parish.

The Plan should help to protect the character of the area and respect the historic interest of the LSA.

Attachments:

Response form

PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (Please state)	All
Do you Support, Object or have Comments? (Please tick)	<input checked="" type="checkbox"/> SUPPORT <input type="checkbox"/> OBJECT <input type="checkbox"/> COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan.

If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

Hinxton Parish Council discussed the Great Abington former LSA estate Neighbourhood Plan at our regular meeting on 12 March 2018. We strongly SUPPORT the Plan as a means of retaining the distinctive and attractive character of this countryside adjacent to our parish

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

The Plan should help to protect the character of the area and respect the historic interest of the LSA

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 16 APRIL 2018 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

EMAIL: neighbourhood.planning@scambs.gov.uk

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67251 - 27647 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67251 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: National Grid (Mr Spencer Jeffries) [27647]

Agent: Amec Foster Wheeler E&I UK (Hannah Lorna Bevins) [25849]

Full Text:

Summary: An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also Nation Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Attachments:

Response letter

Planning Policy Team
SCDC
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

13 March 2018

Dear Sir / Madam

**Great Abington Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in South Cambridgeshire District Council is UK Power Networks. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Hannah Lorna Bevins
Consultant Town Planner

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67252 - 4554 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67252 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Environment Agency (Mr Tony Waddams) [4554] Agent: N/A

Full Text:

Summary: The Council's drainage manager and contaminated land officer should be consulted.

No objection in principle to the proposal, however concerns over foul water drainage and potential contamination to ground waters, associated with the previous uses and non-mains drainage systems. Recommend that these issues are addressed.

The groundwater is very sensitive in this location, and a high number of private sewerage systems present cause for concern.

Given the environmental constraints/risks associated with this site, and the potential to exacerbate these by further piecemeal development, the Neighbourhood Plan should be seen as an opportunity to connect all new and existing properties to mains foul sewerage.

A preliminary contaminated land risk assessment would be needed for an individual proposal or the whole area as a minimum to determine whether the proposals pose a potential risk to the water environment. Need to consider the Environment Agency's SuDS informative.

Attachments:

Response letter

Planning Policy Team

South Cambridgeshire District Council
South Cambridgeshire Hall (6010)
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

Date: 15 March 2018

Dear Sir/Madam

LSA ESTATE NEIGHBOURHOOD AREA DESIGNATION. GREAT ABINGTON PARISH, CAMBRIDGESHIRE - SUBMISSION PLAN 2018.

Thank you for your consultation.

Your council's drainage manager and contaminated land officer should be consulted.

Environment Agency position.

Whilst the Agency has no objection in principle to the proposal, concerns over the issues of foul water drainage, and potential contamination to ground waters; associated with the sites previous usage and non mains drainage systems, have been raised and are detailed below. We recommend that these issues should be addressed *prior* to the formal adoption of the designation.

Site location and constraints:

The plan area is located within a Source Protection Zone 1 associated with a public water supply located within the Neighbourhood Area and approximately 330m from the Build Line Boundary. A Source Protection Zone 1 is where any contamination entering groundwater is modelled to take less than 50 days to enter the public water supply, assumed to serve the local community. It is therefore in the best interests of the community to protect this water supply from pollution. The site also overlies a Secondary A aquifer (Sands and Gravels as part of the Lowestoft Formation), which in part overlies a Principal aquifer (New Pit Chalk Formation). Where the Lowestoft Formation does not overlie the chalk, the chalk is located at or very close to ground level, with minimal protection to the groundwater located beneath it. Both of these aquifers are considered to be sensitive to pollution, and the chalk feeds the public water supply. We consider the environmental sensitivity of the neighbourhood area as very high.

Foul water drainage:

A fundamental principle within development planning is that foul drainage for new developments will connect to mains drainage where it is reasonable to do so.

This plan is difficult to assess due its unusual dispersal of proposed properties. Normally we apply a basic calculation of 30m multiplied by the number of new properties in the development (so in this case for example, 30m x 70 = 2100m) to give a minimum distance from a viable mains foul sewer before we would consider a non-mains foul drainage solution as being reasonable. It should be noted that the prior approval of the Environment Agency is required for the proposed discharge of treated sewage effluent irrespective of any planning approval. Further information can be found at <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>.

In this case, we believe there is mains foul sewerage serving properties in Pampisford Road within approximately 100m of Piggery 3, so we would very likely dismiss distance as a reason for not connecting.

We will also consider costs, normally applying a minimum cost of £5,000 multiplied by the number of new properties, plus the cost of the proposed alternative (in this case, £5,000 x 70 = £350,000 unknown alternative costs). But where the receiving environment is particularly sensitive (as in this case where the neighbourhood overlies a principal aquifer utilised nearby for public water drinking supply), we may increase that £5,000 multiplier to £9,000 or more.

The dispersal of proposed properties in this case, along with the inter-dispersal of existing properties using non-mains foul drainage systems, complicates the above consideration, but at this stage it is impossible to qualify or quantify the extent.

Our underlying concerns would be that the groundwater is very sensitive in this location, and that, assuming private systems would discharge to ground, a high number of private sewage systems present cause for concern due to a propensity for poor maintenance and long-term performance. We would expect to see a very strong case against this to convince us that the risk to groundwater was acceptable.

Under section 101A of the Water Industry Act 1991 sewerage undertakers have a duty to provide a public sewer where existing drainage systems are giving rise, or are likely to give rise, to adverse effects on the environment and amenity and the most appropriate way of resolving those effects is by providing a public sewer. The Parish Council may wish to consider the option of making an application for the provision of a public foul sewer to serve the whole site. Details can be found the Anglian Water website:

[www.anglianwater.co.uk/assets/media/your_guide_to_first_time_sewerage_v4\(1\).pdf](http://www.anglianwater.co.uk/assets/media/your_guide_to_first_time_sewerage_v4(1).pdf)

There are existing properties which are assumed to be served by non-mains foul drainage. As the area is located within a Source Protection Zone 1 and there does not appear to be any suitable surface water discharge points nearby, an Environmental Permit would need to be applied for a discharge (of treated effluent) to ground. As we consider a cumulative effect of new and existing discharges when considering an Environmental Permit application for off-mains drainage, any new applications are likely to be refused.

In summary, given the environmental constraints/risks associated with this site, and the potential to exacerbate the situation by further piecemeal development, the neighbourhood plan should be seen as an opportunity to connect all new and existing properties to mains foul sewerage as a sustainable investment. The plan should consider the feasibility of a combined infrastructure for new houses (and potentially existing houses wanting to switch to mains drainage) to make the connection to a mains sewer more viable. This should be considered at an early stage, rather than when planning applications are being made and potentially being refused due to the absence of any viable method of foul water disposal.

Potential ground and potable water contamination:

Another consideration for new housing at this site is the potential contamination risk from the piggery/agricultural buildings. As a minimum, applications would require a preliminary risk assessment (or combined preliminary risk assessment for the entire proposed area of new housing) to determine whether any areas pose a potential risk to the water environment.

The potential contamination from the piggery buildings is linked to surface water disposal. If infiltration features are proposed (which is likely given the site location), the risk to water quality would need to be considered. Infiltration features in areas of potential contamination (for example, fuel tanks, herbicides, pesticides, or machinery storage) would not be acceptable. Please consider our SuDS informative below for aspects to be considered for the plan and future applications. Deep infiltration would not be acceptable in this area unless it only received roof water via a sealed system.

Sustainable Drainage Systems (SuDS) informative:

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous

pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.

2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.

3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.

4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).

6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual ([CIRIA C753](#), 2015) and the [Susdrain website](#).

For further information on our requirements with regard to SuDS see our Groundwater protection position statements (2017), in particular Position Statements G1 and G9 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Yours faithfully

Planning Liaison

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

O - 67253 - 26057 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67253 Object

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Mr & Mrs Andrew & Liz Pepperell [26057]

Agent: N/A

Full Text:

Summary: Policy 2

We are unable to develop an additional dwelling on or adjacent to the site of the original piggery as our piggery is located on the boundary of 39 South Road and contrary to proviso 7. We do not agree that an annexe, which by definition is not independent of the main house should be precluded under this policy.

Para 6.14

Building on or adjacent to our piggery would be contrary to this point as it would not be surrounded by open land. 38 South Road does not fit the uniform layout. The annexe is only a 1 bedroomed loft and is not capable of being developed as a separate dwelling in that location under the policy. We strongly object to such a restrictive policy.

Attachments:

Response form

PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (Please state)

Policy 2

Do you Support, Object or have Comments?
(Please tick)

SUPPORT

OBJECT

COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan.

If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

We are unable to develop 1 additional dwelling, on or adjacent to the site of the original piggery as our piggery is located on the boundary of 39 South Road and contrary to proviso 7.

We do not agree that an annexe, which by definition is not independent of the main house and not seperable, should preclude development under this policy.

6.14

Building on the site on or adjacent to our piggery would be contrary to this point as it would not be surrounded by open land being on the boundary.

38 South Road does not fit the uniform layout on the Estate, as there is no open land between the piggery and 39 South Road. The annexe is only a 1 bedroomed loft above a cart lodge and is not capable of being developed as a separate dwelling in that location under the policy. We strongly object to such a restrictive policy which discriminates against us having the largest original holding of 12.6 acres on the estate.

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 16 APRIL 2018 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

EMAIL: neighbourhood.planning@scambs.gov.uk

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67254 - 28090 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67254 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: South Cambridgeshire District Council (Stephen Kelly) [28090] **Agent:** N/A

Full Text: SCDC welcomes the opportunity to make comments on the submitted Neighbourhood Plan. The Council commends the Parish Council and local community for the time and effort that they have put into preparing this Neighbourhood Plan.

SCDC is fully supportive of Great Abington Parish Council's decision to prepare a Neighbourhood Plan and officers have been supporting the Parish Council in the plan's preparation.

SCDC supports the intentions of the Neighbourhood Plan to provide clear, consistent and transparent planning policies for the future development of the area. The Council welcomes the refinements to the plan that have been made since the pre-submission version.

SCDC has the following comments based on an assessment of the submission Neighbourhood Plan against the 'basic conditions':

* The Council considers that the Neighbourhood Plan is consistent with national policies and advice in that the core land use planning principles set out in the NPPF have been embodied in the Neighbourhood Plan.

* The Council considers that the Neighbourhood Plan contributes to the achievement of sustainable development.

* The Council considers that Policies 1-3 of the Neighbourhood Plan are in general conformity with the strategic policies in the adopted South Cambridgeshire LDF and the new South Cambridgeshire Local Plan.

* The Council considers that the submission version of the Neighbourhood Plan does not breach and is compatible with EU Obligations.

SCDC is supportive of Policy 1 (and its supporting text) given that it is supported by the evidence in and conclusions from the accompanying Character Assessment and Evidence on Dwelling Sizes.

SCDC is supportive of Policy 2 (and its supporting text) given that it is supported by the evidence in and conclusions from the accompanying Transport Statement, Character Assessment and Evidence on Dwelling Sizes.

SCDC is supportive of Policy 3 (and its supporting text) given that it is supported by the evidence in and conclusions from the accompanying Transport Statement and Character Assessment. For clarity, it is suggested that minor amendments are made to the wording of the policy.

If the examiner is minded to recommend that the Neighbourhood Plan should proceed to referendum, the Council does not feel that the referendum area needs to be extended beyond the Neighbourhood Area. The planning policies included in the Neighbourhood Plan would not have a substantial, direct or demonstrable impact beyond the Neighbourhood Area.

Further details are provided in the attached response.

Summary: SCDC commends the time and effort that has been put into preparing this NP.

Based on an assessment of the NP against the 'basic conditions', SCDC considers the NP:

* is consistent with national policies and advice.

* contributes to the achievement of sustainable development.

* is in general conformity with the strategic policies.

* does not breach and is compatible with EU Obligations.

SCDC is supportive of Policies 1-3. For clarity, it is suggested that minor amendments are made to Policy 3.

SCDC does not feel that the referendum area needs to be extended beyond the Neighbourhood Area.

Attachments:

SCDC Response

South Cambridgeshire District Council's response to public consultation on submission version of Great Abington Former Land Settlement Association Estate Neighbourhood Plan

South Cambridgeshire District Council (SCDC) welcomes the opportunity to make comments on the submitted Great Abington Former Land Settlement Association (LSA) Estate Neighbourhood Plan. The Council commends the Parish Council and local community for the time and effort that they have put into preparing this Neighbourhood Plan.

Great Abington Parish Council felt that there was a need for additional planning guidance for the former LSA estate, as a result of an inconsistency in the decisions made by SCDC and planning inspectors considering planning applications, appeals and enforcement cases for new dwellings and/or outbuildings within the former LSA estate. An application to designate the former LSA estate as a Neighbourhood Area was submitted by Great Abington Parish Council to SCDC in May 2016 and the Great Abington Former LSA Estate Neighbourhood Area was designated on 5 September 2016. Great Abington Parish Council is the qualifying body for this Neighbourhood Plan.

SCDC is fully supportive of Great Abington Parish Council's decision to prepare a Neighbourhood Plan and officers have been supporting the Parish Council in the plan's preparation. The comments provided at this stage reiterate and supplement comments made previously by officers, both formally during the pre-submission consultation and informally on earlier versions of the plan, where they remain relevant and appropriate.

The pre-submission health check undertaken by an independent examiner considered the Neighbourhood Plan against the Basic Conditions, and provided some recommendations to the neighbourhood plan group. Officers supported the conclusions of the health check in their formal response on the pre-submission Neighbourhood Plan, and recommended that the examiner's suggested amendments were given careful consideration. The submission version of the Neighbourhood Plan takes account of the findings of the pre-submission health check and also the comments made by SCDC officers.

SCDC supports the intentions of the Great Abington Former LSA Estate Neighbourhood Plan to provide clear, consistent and transparent planning policies for the future development of the area. The Council welcomes the refinements to the plan that have been made since the pre-submission version.

The following comments are provided without prejudice to any future decisions which the examiner may make in respect of the Great Abington Former Land Settlement Association Estate Neighbourhood Plan.

Basic Conditions

SCDC has the following comments based on an assessment of the submission Neighbourhood Plan against the 'basic conditions':

a. Has regard to national policies and advice

The Council considers that the Neighbourhood Plan is consistent with national policies and advice in that the core land use planning principles set out in the National Planning Policy

Framework (NPPF) have been embodied in the Neighbourhood Plan. Specifically, the Neighbourhood Plan:

- empowers local people to shape their surroundings through a succinct Neighbourhood Plan that sets out a positive vision for the future of the area (paragraph 17);
- seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17);
- recognises the intrinsic character and beauty of the countryside whilst supporting the community within it (paragraph 17);
- contributes to conserving and enhancing the natural environment (paragraph 17);
- helps plan for a mix of housing based on demographic trends and the needs of different groups in the community (paragraph 50);
- promotes housing to enhance or maintain the vitality of the rural community (paragraph 55);
- sets out the quality of development that will be expected based on an understanding and evaluation of the defining characteristics within the area (paragraph 58);
- seeks to contribute to and enhance the natural and local environment, including by protecting the landscape (paragraph 109); and
- provides a tool for local people to ensure they get the right types of development for their community (paragraph 184).

b. Contributes to the achievement of sustainable development

The Council considers that the Neighbourhood Plan contributes to the achievement of sustainable development, specifically by:

- enabling the delivery of housing required to meet the needs of present and future generations;
- seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and
- contributing to the protection and enhancement of the natural, built and historic environment of the former LSA estate.

c. General conformity with the strategic policies contained in the development plan for the area

The development plan for South Cambridgeshire consists of the adopted South Cambridgeshire Local Development Framework (LDF) and the new South Cambridgeshire Local Plan. The South Cambridgeshire LDF¹ comprises of seven Development Plan Documents or Area Action Plans adopted between 2007 and 2010. The new South Cambridgeshire Local Plan was submitted to the Secretary of State in March 2014², and examination hearings have been held. Public consultation on the Main Modifications³ that the Inspectors consider may be necessary in order for the Local Plan to be found 'sound' was undertaken between 5 January and 16 February 2018. The Council has provided the representations received to the Inspectors.

SCDC has used the guidance set out in the NPPF and national planning practice guidance to identify the strategic policies in both the adopted South Cambridgeshire LDF and the new

¹ Local Development Framework: www.scambs.gov.uk/ldf

² South Cambridgeshire Local Plan: www.scambs.gov.uk/content/what-new-local-plan

³ Main Modifications to the South Cambridgeshire Local Plan: www.scambs.gov.uk/mainmods

Local Plan. Lists of the strategic policies are set out in Guidance Note 12 (Strategic Policies)⁴ of the Council's Neighbourhood Planning Toolkit. A modification to include the list of strategic policies in the new Local Plan was submitted to the Inspector in November 2016, and was subject to public consultation in January-February 2018. The Basic Conditions Statement, submitted by Great Abington Parish Council, considers the strategic policies in both the adopted South Cambridgeshire LDF and new Local Plan.

The Council considers that Policies 1-3 of the Neighbourhood Plan are in general conformity with the strategic policies in the adopted South Cambridgeshire LDF and the new South Cambridgeshire Local Plan. When considering the general conformity between the policies in the Neighbourhood Plan and the strategic policies in the new Local Plan, this included taking account of the proposed modifications to these strategic policies (as submitted to the Inspector by the Council during the examination process).

Policy 1 (Original Dwellings)

Within the adopted LDF, Policies DP/2 (Design of New Development), HG/6 (Extensions to Dwellings in the Countryside) and HG/7 (Replacement Dwellings in the Countryside) are considered by the Council to be strategic policies for the purposes of neighbourhood planning. Policy DP/2 seeks to deliver new developments of a high quality design that preserve and enhance the character of the local area, provide a sense of place and respond to the local context, and are appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. Policies HG/6 and HG/7 seek to ensure that careful consideration is given to the impact of any new development in the countryside on the landscape and its surroundings, and also by including size restrictions these policies seek to prevent a gradual reduction of small and medium sized dwellings in the countryside.

The proposed replacement policies in the new Local Plan, Policies HQ/1 (Design Principles), H/12 (Extensions to Dwellings in the Countryside) and H/13 (Replacement Dwellings in the Countryside) are also considered by the Council to be strategic policies for the purposes of neighbourhood planning. Emerging Policies H/12 and H/13 do not include specific size restrictions for either an extension or replacement dwelling.

The new Local Plan also includes Policy H/11 (Residential Space Standards for Market Housing) which is considered by the Council to be a strategic policy for the purposes of neighbourhood planning. The policy seeks to ensure the delivery of new dwellings that meet or exceed the nationally described space standards.

Policy 1 of the Neighbourhood Plan is generally aligned with these policies in that it allows extensions to or the rebuilding of dwellings in the countryside, provided that specific criteria taking account of local circumstances are met. The maximum size thresholds included in the policy exceed the minimum sizes set out in Policy H/11.

SCDC consider that Policy 1 is in general conformity with the strategic policies contained in the adopted LDF and new Local Plan as:

- the Neighbourhood Plan policy would support and uphold the general principle that the strategic policies are concerned with;

⁴ SCDC Neighbourhood Planning Toolkit: www.scambs.gov.uk/npguidance

- the Neighbourhood Plan policy provides an additional level of detail and distinct local approach to that set out in the strategic policies without undermining those policies; and
- there is a rationale for the approach taken in the Neighbourhood Plan and evidence to justify the approach.

Policy 2 (Additional Dwellings)

Within the adopted LDF, Policies DP/2 (Design of New Development) and DP/7 (Development Frameworks) are considered by the Council to be strategic policies for the purposes of neighbourhood planning. Policy DP/2 seeks to deliver new developments of a high quality design that preserve and enhance the character of the local area, provide a sense of place and respond to the local context, and are appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. Policy DP/7 seeks to prevent the development of additional dwellings in the countryside, except where they can be permitted by Policies HG/8 (Conversion of Buildings in the Countryside for Residential Use) and HG/9 (Dwelling to Support a Rural Based Enterprise).

The proposed replacement policies in the new Local Plan, Policies HQ/1 (Design Principles) and S/7 (Development Frameworks) are also considered by the Council to be strategic policies for the purposes of neighbourhood planning. A modification has been proposed to Policy S/7 to enable development to be permitted outside of development frameworks if it has been allocated within a made Neighbourhood Plan.

The new Local Plan also includes Policies H/8 (Housing Mix) and H/11 (Residential Space Standards for Market Housing) which are considered by the Council to be strategic policies for the purposes of neighbourhood planning. These policies seek to secure 5% of homes on developments of 20 dwellings or more built to the accessible and adaptable homes standard and require that new dwellings meet or exceed the nationally described space standards.

Policy 2 of the Neighbourhood Plan departs from the approach set out in Policy DP/7 because it takes a more flexible approach to the provision of new dwellings in the countryside. However, the policy is generally aligned with Policy S/7 (as proposed to be modified), as although the Neighbourhood Plan does not specifically allocate a site for housing, the Neighbourhood Plan creates a special policy area for the former LSA estate that is akin to an allocation.

SCDC consider that Policy 2 is in general conformity with the strategic policies contained in the adopted LDF and new Local Plan as:

- the Neighbourhood Plan policy would support and uphold the general principle that the strategic policies are concerned with;
- the Neighbourhood Plan policy provides an additional level of detail and distinct local approach to that set out in the strategic policies without undermining those policies; and
- there is a rationale for the approach taken in the Neighbourhood Plan and evidence to justify the approach.

Policy 3 (Road usage limitation in the Neighbourhood Plan area)

Within the adopted LDF, Policies TR/1 (Planning for More Sustainable Travel) and TR/3 (Mitigating Travel Impact) are considered by the Council to be strategic policies for the purposes of neighbourhood planning. These policies seek to locate developments where there are opportunities for using sustainable forms of transport, to mitigate any travel impacts of new developments, and to prevent developments that will give rise to a material increase in travel demands.

The proposed replacement policy in the new Local Plan, Policy TI/2 (Planning for Sustainable Travel) is considered by the Council to be a strategic policy for the purposes of neighbourhood planning.

Policy 3 of the Neighbourhood Plan is generally aligned with these policies in that it seeks to prevent developments that would result in significant travel and highways impacts.

SCDC consider that Policy 3 is in general conformity with the strategic policies contained in the adopted LDF and new Local Plan as:

- the Neighbourhood Plan policy would support and uphold the general principle that the strategic policies are concerned with;
- the Neighbourhood Plan policy provides an additional level of detail and distinct local approach to that set out in the strategic policies without undermining those policies; and
- there is a rationale for the approach taken in the Neighbourhood Plan and evidence to justify the approach.

d. Does not breach and is otherwise compatible with EU obligations

The Council considers that the submission version of the Neighbourhood Plan does not breach and is compatible with EU Obligations.

Strategic Environmental Assessment and Habitat Regulations Assessment: a Strategic Environmental Assessment screening has been undertaken that determines that the Neighbourhood Plan is unlikely to result in significant environmental impacts and therefore does not require a Strategic Environmental Assessment. A Habitat Regulations Assessment screening has also been undertaken that indicates that the Neighbourhood Plan is not predicted to have significant effects on any European site, either alone or in conjunction with other plans and projects. These conclusions are supported by the responses from the statutory bodies.

Human Rights: an assessment has been undertaken to examine the impact of the Neighbourhood Plan policies on persons who have a 'protected characteristic' and the results of this assessment are included in the Basic Conditions Statement. The Council is supportive of the assessment which concludes that the Neighbourhood Plan will not result in negative effects on persons who have a 'protected characteristic' and that there may be positive impacts on persons with a 'protected characteristic'.

Specific Comments on the policies in the submission version of the Great Abington Former LSA Estate Neighbourhood Plan

Policy 1 (Extensions to and Rebuilding of Original Dwellings)

The Council welcomes the amendments to Policy 1 (and its supporting text) that have been made to provide clarity on the intentions and interpretation of the policy in light of the comments officers submitted on the pre-submission Neighbourhood Plan. The Council is pleased that additional evidence has been provided on dwelling sizes to justify the chosen approach on maximum dwelling sizes set out in the Neighbourhood Plan and to demonstrate that the policy meets the aims and objectives of the Neighbourhood Plan.

SCDC is supportive of Policy 1 (and its supporting text) given that it is supported by the evidence in and conclusions from the accompanying Character Assessment and Evidence on Dwelling Sizes.

Policy 2 (Additional Dwellings)

The Council welcomes the amendments to Policy 2 (and its supporting text) that have been made to provide clarity on the intentions and interpretation of the policy in light of the comments we submitted on the pre-submission Neighbourhood Plan. The Council is pleased that additional evidence has been provided on dwelling sizes to justify the chosen approach on maximum dwelling sizes set out in the Neighbourhood Plan.

The Council is pleased that a Transport Statement has been prepared to assess the likely transport and highways implications associated with development envisaged by the Neighbourhood Plan, and that the conclusions of this assessment have been used to amend the policies in the Neighbourhood Plan.

SCDC is supportive of Policy 2 (and its supporting text) given that it is supported by the evidence in and conclusions from the accompanying Transport Statement, Character Assessment and Evidence on Dwelling Sizes.

Policy 3 (Road usage limitation in the Neighbourhood Plan area)

The Council understands that Policy 3 (and its supporting text) is intended to be used when considering any proposals within the neighbourhood area, both proposals envisaged by the Neighbourhood Plan in its other policies and other residential or non-residential proposals that may come forward during the plan period.

The Council welcomes the amendments to Policy 3 (and its supporting text) that have been made to provide clarity on the intentions and interpretation of the policy in light of the comments submitted by both ourselves and the Highways Authority on the pre-submission Neighbourhood Plan. The Council is pleased that a Transport Statement has been prepared to support the Neighbourhood Plan and to assess the likely transport and highways implications associated with development envisaged by the Neighbourhood Plan.

SCDC is supportive of Policy 3 (and its supporting text) given that it is supported by the evidence in and conclusions from the accompanying Transport Statement and Character

Assessment. For clarity, it is suggested that minor amendments are made to the wording of the policy as follows:

*Where a development proposal triggers the need to make minor improvements to the estate roads in order to make the development acceptable, no development will happen until the details of these works and **the** timetable for **their** implementation has been submitted **to** and approved by the local planning authority in consultation with the body responsible for managing the roads (the AEML).*

Comments on the Referendum area for the Great Abington Former LSA Estate Neighbourhood Plan

If the examiner is minded to recommend that the Neighbourhood Plan should proceed to referendum, the Council does not feel that the referendum area needs to be extended beyond the Neighbourhood Area. The planning policies included in the Neighbourhood Plan would not have a substantial, direct or demonstrable impact beyond the Neighbourhood Area.

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67255 - 26554 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67255 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Mr David Hefford [26554]

Agent: N/A

Full Text: I support the Neighbourhood Plan and its aim to provide a framework against which planning consent can be granted. I believe it will permit further development in the area without impacting the local infrastructure. It should also preserve the individual nature of the land settlement while acknowledging there is space to develop. I hope that it is not too late to prevent some developers using the ability to build agricultural buildings and then convert disused agricultural buildings to residential use which practice is against the spirit of the Neighbourhood Plan and favours the individual against the majority of the residents.

Summary: I support the Neighbourhood Plan and its aim to provide a framework against which planning consent can be granted. I believe it will permit further development in the area without impacting the local infrastructure. It should also preserve the individual nature of the land settlement while acknowledging there is space to develop. I hope that it is not too late to prevent some developers using the ability to build agricultural buildings and then convert disused agricultural buildings to residential use which practice is against the spirit of the Neighbourhood Plan and favours the individual against the majority of the residents.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67256 - 28169 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67256 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Mr James Robson [28169]

Agent: N/A

Full Text: As residents my wife and I have a vested interest in the local character and infrastructure of the former LSA ('FLSA') area.

We believe that the character of the area should be maintained while evolving to take into account of the current, and future, needs of the residents.

In summary, we are highly supportive of the FLSA Neighbourhood Plan subject to tightening it up in certain areas to avoid dangerous loopholes. Our only, but significant, concern is ensuring that the NP is watertight and can be used to prevent what we are seeing as the increasing attempts by property developers to build properties in the area and maximise their profits without any concern for the existing residents. The danger that we foresee is that there will be one, strict but fair, rule for those existing residents who wish to play by the rules and a different set of rules for developers only interested in making a quick return.

In light of the above we have the following comments in relation to the proposed policies:

Policy 1

We feel that the requirements set out in the policy protect the rural nature of the FLSA while allowing for the improvement of existing properties in a sympathetic manner to the area. Allowing residents to upgrade their properties can only add to the attractiveness of the area and we are supportive of this proposal.

Policy 2

We feel that this is a fair compromise allowing residents to develop their plots. However, as the South Cambs Planning Department will be well aware, there has been a sustained campaign by certain plot owners to build as many residential properties on a single plot as they can push through the planning system with the sole objective of maximising their commercial gain. These schemes include continued attempts to show the plots as having been subdivided to convince the planning authorities to accept as many properties on a plot as possible and using poor quality materials to maximise the profits of these developers.

Not only would allowing more than two dwellings per plot significantly alter the nature of the FLSA but it also would put increasing pressure on the infrastructure.

It is our view that it is crucial that the Neighbourhood Plan explicitly limits the number of residential buildings to a maximum of two dwellings per original ten acre plot.

Policy 3

We have become aware of certain attempts to apply to regulatory bodies to change the attribution of the FLSA roads i.e. to make them bridleways. We would urge the Parish Council and SCDC to resist these plans strongly as they would fundamentally alter the nature of the FLSA. Currently the roads are used in the main by residents for access and businesses located on the FLSA for their transportation needs. To a lesser extent they are also used by villagers from the Abingtons for recreational purposes and by horse owners who's horses are liveried on the FLSA. Currently this ecosystem is balanced and works well. However, to change the balance, for instance in favour of equestrian activities, could open the area up to a great deal of outside riders, leading to greater danger of accidents from motor vehicles and/or to pedestrians and would give an extraordinary advantage to the minority users of the FLSA roads.

Policy 2 (last paragraph)

We believe that there is a significant and dangerous loop hole in the Neighbourhood plan. There are some agricultural plots on the FLSA that have never had a residential building built on them or where land has been previously subdivided from an original plot without the residential building or piggery.

Some of this land has already been acquired by speculators who are looking to build 'barns' on them with a view to taking advantage of the permitted development legislation and convert them into residential dwellings in the future. Without any appropriate regulation this could lead to a great many additional dwellings being slipped through this loophole by unscrupulous developers. We would strongly argue that the PC and SCDC should legislate that if any new 'barns' are built on such land they should have a prohibition attached to them preventing any future change of use to residential dwellings. We would argue that a similar prohibition should be attached to any existing 'barns' on such land. As can be seen from a quick walk around the FLSA the existing stock of older barns were hardly the structures envisaged by the permitted development legislation (e.g. stone barns) but often are no more than temporary open breeze block and corrugated iron structures entirely unfit for conversion. However, once again, there is the potential for this becoming a rogues charter.

We would submit that this paragraph should be clarified to ensure that it covers land within the NP area but which does not currently contain a residential property and/or piggery. It has become clear that developers are trying to use the development legislation to convert existing (sub-standard 'barns') into dwellings and/or are acquiring such property and building a number of 'barns' on them with the view to converting them to dwellings in the future. This would clearly run a coach and horses through the NP which attempts to provide a balanced approach to development on the old LSA area. I am not an expert on the planning law but imagine it is a case of which regulation takes precedent - the local NP or general development law. We do not have any intention of developing our plot but are in support of the measured

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67256 - 28169 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67256 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

development set out in the NP. It is incredibly frustrating that that fair and reasonable approach is being undermined by unscrupulous property developers.

Summary: We are highly supportive of the Neighbourhood Plan subject to tightening it up in certain areas to avoid dangerous loopholes.

Policy 1: The requirements protect the rural nature of the area while allowing for the improvement of existing properties in a sympathetic manner.

Policy 2: Allowing more than two dwellings per plot would significantly alter the nature of the area. Ensure that only two dwellings can be built on an original any ten acre plot. No further sub-divisions of plots should be permitted.

Policy 2 (last paragraph): Ban residential development on all agricultural land within the area which does not form part of one of the original 62 holdings. We would strongly argue that if any new 'barns' are built they should have a prohibition attached preventing any future change of use to residential dwellings.

Policy 3: Maintain the current nature of the roads i.e. reject any change to bridleways. A change would fundamentally alter the nature of the area and could lead to greater danger of accidents.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67257 - 28193 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67257 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Miss Julia Rogers [28193]

Agent: N/A

Full Text:

In relation to paragraph 6.14 I would make the following comment. I do not think it is appropriate to say that new dwellings have to be on the site of the old piggery. A lot of households still use their piggery building for its intended purpose ie housing animals such as horse, geese, chickens and sheep or in other cases use as a garage, tool store, fertilizer/chemical store. Also some properties have built further outbuildings adjacent to, or connected to their piggery building which would mean the whole site would have to be demolished / redeveloped.

I would suggest that an alternative could be that each site / application is looked at individually to determine the suitability of the piggery site for the new dwelling.

I fully support the proposal for a new additional dwelling to be allowed on each site, I think it is important as it will enable younger family members to stay on the holding they have grown up on and bring up their own families.

Summary:

I do not think it is appropriate to say that new dwellings have to be on the site of the old piggery. A lot of households still use their piggery for its intended purpose. Also some properties have built further outbuildings adjacent to, or connected to their piggery building.

An additional dwelling should be considered at a location other than the piggery site where the piggery is already in use or is connected to other outbuildings.

I fully support the proposal for a new additional dwelling to be allowed on each site, I think it is important as it will enable younger family members to stay on the holding they have grown up on and bring up their own families.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67258 - 89 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67258 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Little Abington Parish Council (Mrs Genevieve Dalton) [89] **Agent:** N/A

Full Text: Little Abington Parish Council supports the proposed Neighbourhood Plan for the former Land Settlement Association Estate in Great Abington. If adopted it will ensure a consistent approach to planning and development control in the defined area whilst maintaining important historical, design and environmental characteristics of the former LSA.

Summary: Little Abington Parish Council supports the proposed Neighbourhood Plan for the former Land Settlement Association Estate in Great Abington. If adopted it will ensure a consistent approach to planning and development control in the defined area whilst maintaining important historical, design and environmental characteristics of the former LSA.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67259 - 27979 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67259 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Scott Rumble [27979]

Agent: N/A

Full Text:

Summary: The Neighbourhood Plan is a step forward and allows for an acceptable level of development with equal guidelines and consistency. As a resident temporarily having to live with parents and in need of a home for a small family very soon I am greatly in favour of this plan.

Attachments:

Response form

PART B – Your Response

For office use only

Agent number:

Representor number: 29979

Representation number: 67259

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (Please state)

Do you Support, Object or have Comments?
(Please tick)



SUPPORT



OBJECT



COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan.

If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

The Neighbourhood Plan is a step forward and allows for an acceptable level of development with equal guidelines & consistency. As a resident temporarily having to live with parents and in need of a home for a small family very soon I am greatly in favour of this plan.

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 16 APRIL 2018 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

EMAIL: neighbourhood.planning@scambs.gov.uk

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67260 - 26065 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67260 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Nick Rumble [26065]

Agent: N/A

Full Text:

Summary: I support the NP because for years the planning on this estate has been very mixed. Some planning passed when identical applications have failed, also plans rejected but then passed on appeal.

This NP would help planners to make decisions on an even basis.

I am an asparagus grower and need to build a house for my son and his family, who have joined the business.

I agree with the proposals in Policy 2.

Attachments:

Response form

PART B – Your Response

For office use only

Agent number:

Representor number: 26065

Representation number: 67260

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (Please state)

Do you Support, Object or have Comments?
(Please tick)

- SUPPORT
 OBJECT
 COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan.

If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

I support the N.P. because for years the planning on this Estate has been very mixed. Some planning passed when identical applications have failed, also plans rejected but then passed on appeal.

This N.P. would help planners to make decisions on an even basis.

I am an Asparagus Grower and need to build a house for my son and his family, who have joined the business. I agree with the proposals in Policy 2.

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

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EMAIL: neighbourhood.planning@scambs.gov.uk

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67261 - 28207 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67261 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Cristina Martinez-Blaya [28207]

Agent: N/A

Full Text:

Summary:

I would be in agreement with the Neighbourhood Plan as I am planning to build a house for our small family. We need a house on location where my husband manages a growing business. We presently live with my parents in law and this is not suitable long term. Our young son needs his own space and needs to continue at the local school.

Attachments:

Response form

PART B – Your Response

For office use only

Agent number:

Representor number: 28207

Representation number: 67261

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (Please state)

Do you Support, Object or have Comments?
(Please tick)

- SUPPORT
 OBJECT
 COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

I WOULD BE IN AGREEMENT WITH THE NEIGHBOURHOOD PLAN AS I AM PLANNING TO BUILD A HOUSE FOR OUR SMALL FAMILY. WE NEED A HOUSE ON LOCATION WHERE MY HUSBANDS MANAGES A GROWING BUSINESS. WE PRESENTLY LIVE WITH ALLY PARENTS IN LAW AND THIS IS NOT SUITABLE LONG TERM. OUR YOUNG SOON NEEDS HIS OWN SPACE AND NEEDS TO CONTINUE AT THE LOCAL SCHOOL.

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 16 APRIL 2018 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

EMAIL: neighbourhood.planning@scambs.gov.uk

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67262 - 27978 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67262 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Julia Rumble [27978]

Agent: N/A

Full Text:

Summary:

I consider that the Neighbourhood Plan is a long awaited document which will enable future planning applications to proceed on a level playing field. To date that has not been the case.

I fully support the planning policies within the Neighbourhood Plan as I indeed would like to build an appropriate dwelling on our property with a view to support a young family who will join our established asparagus business.

Attachments:

Response form

PART B – Your Response

For office use only

Agent number:

Representor number: 167262

Representation number: 27978

What part of the Neighbourhood Plan do you have comments on?	
Policy or Paragraph Number (Please state)	
Do you Support, Object or have Comments? (Please tick)	<input checked="" type="checkbox"/> SUPPORT <input type="checkbox"/> OBJECT <input type="checkbox"/> COMMENT

Stamp: South Cambridgeshire Planning Service, 05 APR 2018, RECEIVED

Reason for SUPPORT, OBJECT or COMMENT:
Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

I consider that the Neighbourhood Plan is a long awaited document which will enable future planning applications to proceed on a level playing field. To date that has not been the case.

I fully support the planning policies within the Neighbourhood plan as I indeed would like to build an appropriate dwelling on our property with a view to support a young family who will join our established asparagus business.

Summary of Comments:
If your comments are longer than 100 words, please summarise the main issues raised.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 16 APRIL 2018 AT:

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EMAIL: neighbourhood.planning@scambs.gov.uk

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67263 - 28237 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67263 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Mr Stephen Johnson [28237]

Agent: N/A

Full Text: I support the plan because it gives a clear guide to people wishing to build in the area and it will allow the release of larger properties which are currently only occupied by one or two people who wish to stay in the area but no longer need the space.

Summary: I support the plan because it gives a clear guide to people wishing to build in the area and it will allow the release of larger properties which are currently only occupied by one or two people who wish to stay in the area but no longer need the space.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

O - 67264 - 28243 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67264 Object

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Mrs Ann Rogers [28243]

Agent: N/A

Full Text: I am in agreement with the principle of limited development on the estate, but have objections to the rigid proposals on the siting for an additional dwelling. Each property is different and should be considered on its own merit.

Policy 2: additional dwellings to be sited on or adjacent to the original piggery.

I object to this paragraph on the following grounds.

1. The piggeries are not all the same distance from the houses, some are very close. Also some are very close to the neighbouring property.
2. On some of the larger properties the piggery is part of a complex of buildings still used in commercial horticulture/agriculture. In my own case my piggery is still used for animals and surrounded by workshop, cattleyard, toolstore, packing shed, fridge, chemical store, and fertilizer store. I have approximately 130 metres of clear road frontage between these buildings and the next property which would provide a more suitable and aesthetically pleasing situation for a new building.

Summary: I am in agreement with the principle of limited development on the estate, but have objections to the rigid proposals on the siting for an additional dwelling. Each property is different and should be considered on its own merit.

Policy 2: additional dwellings to be sited on or adjacent to the original piggery.

I object to this paragraph on the following grounds.

1. The piggeries are not all the same distance from the houses, some are very close. Also some are very close to the neighbouring property.
2. On some of the larger properties the piggery is part of a complex of buildings still used in commercial horticulture/agriculture. I have approximately 130 metres of clear road frontage between these buildings and the next property which would provide a more suitable and aesthetically pleasing situation for a new building.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67265 - 28245 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67265 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Emma Jones [28245]

Agent: N/A

Full Text:

The plan for the LSA seems to be to change it from a Land Settlement Association into a Leisure Site Amenity for the village (and beyond). Planning permission in the village is granted for houses on very small plots, crowded together (the Moorefield development being a prime example) and while the residents rejoice in their low maintenance gardens, they realise that for mental and physical health reasons, they need access to green spaces: hence the bizarre situation of having allotments in a village (whilst ex-council house gardens are being sold off and a house shoehorned into them). Meanwhile restrictions are placed on the LSA to ensure that any external person coming onto the roads is able to enjoy vistas. The emphasis is to afford outsiders nice views by dictating to the LSA residents what they can and cannot do to their properties.

The LSA is not open countryside. It is a settlement of over 60 houses and several businesses with a fair amount of traffic negotiating a single track road.

Perhaps planners will encourage new developments to have more green space within them, rather than depending on the LSA as their recreational facility (especially now that Granta Park access has been stopped).

I noted the photograph regarding the completion/presentation of the Neighbourhood Plan in the March edition of our parish magazine, showed councillors but tellingly there was no resident of the LSA in it.

I trust that Tony Orgee's comment at the last Parish Council meeting - that it was agreed that only people who live within the NP area will be able to vote on it - will be adhered to.

Summary:

The plan for the LSA seems to be to change it into a Leisure Site Amenity for the village (and beyond).

Restrictions are being placed on the LSA to ensure that any external person coming onto the roads is able to enjoy vistas. The emphasis is to afford outsiders nice views by dictating to the LSA residents what they can and cannot do to their properties.

The LSA is not open countryside. It is a settlement of over 60 houses and several businesses.

Perhaps planners will encourage new developments to have more green space within them, rather than depending on the LSA as their recreational facility.

I trust that only people who live within the NP area will be able to vote on it.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

S - 67266 - 28210 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67266 Support

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Mrs Alison Johnson [28210]

Agent: N/A

Full Text:

I wish to express my strong support for this plan. I think that it is an excellent idea to create an individual plan for this unusual and special area. I believe that the combination of limited development and protection for the original design of the land settlement will work well.

I am particularly pleased that the new homes are to be built in a way which considers the needs of both old and young; the plan therefore provides for a relevant need in the local area.

I feel that the plan, which has been widely discussed and consulted on, has managed to achieve a fair compromise between the differing aims and hopes of those who live and/or work on the former LSA. I think that the final result is balanced, equitable and workable.

I hope that it is adopted in its entirety.

Summary:

I wish to express my strong support for this plan. I think that it is an excellent idea to create an individual plan for this unusual and special area. I believe that the combination of limited development and protection for the original design of the land settlement will work well.

I am particularly pleased that the new homes are to be built in a way which considers the needs of both old and young; the plan therefore provides for a relevant need in the local area.

I feel that the plan, which has been widely discussed and consulted on, has managed to achieve a fair compromise between the differing aims and hopes of those who live and/or work on the former LSA. I think that the final result is balanced, equitable and workable.

I hope that it is adopted in its entirety.

Attachments:

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

O - 67267 - 28247 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67267 Object

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Shelford Properties Ltd (Mr N Rust) [28247]

Agent: Carter Jonas LLP (Ben Ward) [28248]

Full Text:

Summary:

Draft policy 2 and the draft plan do not recognise that land to the rear of Strawberry Farm, Great Abington has been granted outline planning permission. The development was considered by the Council to be sustainably located in relation to local services and facilities and was deemed not to result in material harm to the character of the countryside. Not to recognise this means that the plan fails to meet the basic condition of contributing to the achievement of sustainable development.

Policy 2 is tantamount to an allocation of the site not for 8 or more dwellings but for a single dwelling and there is a lack of explanation for this given that release of the site for residential development has been found acceptable in planning terms.

It is considered that Policy 2 should be re-drafted to reflect the current and future prospect for residential development on this site or Land to the Rear of Strawberry Farm should be excluded from the remit of Policy 2 altogether.

Attachments:

Supporting document 1

Map

Supporting document 2

Response form

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 January 2017

AUTHOR/S: Head of Development Management

Application Number: S/1433/16/OL

Parish(es): Great Abington

Proposal: Outline Application for Residential Development of up to 8 Dwelling including Access

Site address: Land Adjacent Strawberry Farm, Pampisford Road, Great Abington

Applicant(s): Roll Over Developments Ltd.

Recommendation: Delegated Approval

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

Committee Site Visit: 10 January 2017

Departure Application: Yes

Presenting Officer: Karen Pell-Coggins, Principal Planning Officer

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Great Abington Parish Council and the development would represent a departure to the Local Development Framework

Date by which decision due: 13 January 2017 (Extension of Time Agreed)

Executive Summary

1. This proposal, as amended, seeks permission for a residential development outside the Great Abington village framework and in the countryside. This development would not normally be considered acceptable in principle as a result of its location. However, the district does not currently have a 5 year housing land supply and therefore the adopted LDF policies in relation to the supply of housing are not up to date for the purposes of the NPPF. However, the Local Planning Authority must still determine the weight to be applied to the policies even when out of date. In this case, considerable weight can be attached to these policies as they perform a material planning objective.
2. The NPPF states that there is a presumption in favour of sustainable development and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
3. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those policies should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply.
4. However, for Group Villages and Infill Villages, conflict with the housing land supply policies should be given significant weight unless there are exceptional circumstances that would justify a departure. In this case, the existing buildings on the site and the level of services, facilities, employment and sustainable transport options in the village are considered to represent such a circumstance and therefore limited weight can be attached to the policies in relation to the supply of housing.
5. The development would have some visual impact. However, it is considered that this impact is limited and can be successfully mitigated as part of the application.
6. This limited adverse impact must be weighed against the benefits of the positive contribution of up to 8 dwellings towards the housing land supply in the district based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector, the provision of 40% affordable homes, employment during construction to benefit the local economy and greater use of local services and facilities to contribute to the local economy. Given the above balance, the application is recommended for approval.

Planning History

7. **Site**
None relevant
8. **Land to the North of Pampisford Road, Great Abington**
S/3181/15/FL Erection of 20 Dwellings, Associated Access and Landscaping – Approved

National Guidance

9. National Planning Policy Framework 2012
Planning Practice Guidance

Development Plan Policies

10. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/6 Group Villages
9. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/7 Sites of Biodiversity or Geological Importance
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
10. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Open Space in New Developments SPD - Adopted January 2009
Biodiversity SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Affordable Housing SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010

11. **South Cambridgeshire Local Plan Submission - March 2014**
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/5 Sites of Biodiversity or Geological Importance
NH/14 Heritage Assets
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

12. **Great Abington Parish Council** – Recommends refusal as amended and makes the following comments: -
“We believe that this would be too many dwellings on the site. The site is part of the Land Settlement and outside of the village framework. We would have been supportive of a single dwelling proposal in line with the emerging neighbourhood plan for the former land settlement area.”
13. **Landscape Design Officer** – Comments as amended that there are no objections providing a native hedge is agreed along the northern boundary (Pampisford Road) with the plot boundaries to the south of the hedge.
14. **Trees and Landscapes Officer** – Has no objections, subject to conditions in relation to a tree protection plan and a detailed planting scheme. Comments that the site is host to a largely unremarkable population of trees and scrub. The TPO referred to in the arboricultural report is TPO 1/61 (Elm). It is apparent that this tree is no longer present and so the TPO can be ignored. The report makes sensible and clear recommendations for trees to be retained and protected.
15. **Ecology Officer** –Comments that the surveys provide with the application are sufficient and no objections are raised in principle.
16. However, questions the status of the badger sett and whether the methodology would avoid an offence as badger tunnels can extend up to 20 metres from sett entrances and it is standard practice to implement an exclusion zone for excavations/

heavy earthworks to or obtain a license for a temporary sett closure or 'live dig' . Therefore recommends a revised method statement detailing badger mitigation at reserved matters stage.

17. The proposed reptile receptor site is outside the site boundary. The ownership needs to be clarified. The strategy to protect the common lizard is welcomed but a condition for an updated mitigation strategy is recommended to cover details of habitat creation and long term management of the area to ensure that it is enhanced and remains suitable for the species.
18. Bat droppings were found on the site but no bat roosts were confirmed during detailed surveys. There was relatively limited bat activity at the site. There was no evidence that the Nissan hut is being used as a resting place. No further action is required but a condition should be attached to any consent in relation to enhanced roosting provision and sensitive lighting design.
19. The protection of the adjacent County Wildlife Site will also need to be secured by condition.
20. **Local Highways Authority** – Has no objections and comments that drawing numbers P-01 Revision H and 4160124-SK1405 Revision 04 are acceptable.
21. **Cambridgeshire County Council Historic Environment Team** – Has no objections subject to a programme of archaeological investigation secured through a condition of any consent .Comments that the site lies in an area of high archaeological potential situated to the south east of Great Park and Abington Hall Park and Garden and the 12th century Saint Mary the Virgin's Church. Archaeological investigations to the north west have revealed evidence of Mesolithic to Iron Age occupation and medieval and post medieval occupation. In addition, to the north there is a moated site and the shrunken village of Great Abington.
22. **Environment Agency** – Has no objections in principle subject to conditions to be attached to any consent in relation to contamination investigation, surface water drainage and piling foundations. Also requests informatives. Comments that the site is located above a Principal Aquifer, Source Protection Zone 2, Babraham Safeguard Zone, Cam and Ely Ouse Chalk Groundwater Body and within 650 metres of a surface water course. The previous nursery land use is considered potentially contaminative. The adjacent railway line is also considered potentially contaminative. The site is considered to be of high sensitivity and could present potential pollutant/contaminant linkages to controlled waters.
23. **Environmental Health Officer** – Has no comments.
24. **Contaminated Land Officer** – Comments that that site is a former nursery which is proposed to be developed for housing. An Environmental Phase 1 report has been submitted that has identified potential contaminants of concern and a conceptual model presented that shows investigation is necessary. Requires a condition for the investigation and recording of contamination and remediation.
25. **Affordable Housing Officer** – Comments that if the site is a 5 year housing land supply site, 40% affordable housing should be provided as part of this development in accordance with policy H/9 preferable on site but with a commuted sum as a last resort. Our district wide policy for tenure split is 70/30. There are currently 1,700 applicants on the housing register in across the district and Great Abington has a local housing need for 21 applicants. The highest demand is for 1 and 2 bedroom

accommodation. Three Registered Providers (RP's) need to be approached to determine whether they would take on the site. If not, a valuer would need to be instructed to determine the commuted sum payable in lieu of on-site provision. A cascade approach would be accepted whereby RP's are to be contacted up to the submission of any reserved matters application and in the event of no interest, a commuted sum would be payable.

26. **Section 106 Officer** – Comments that contributions towards waste receptacles and monitoring would be required. Further contributions may be required towards open space, community facilities, education, libraries and strategic waste through a Section 106 as part of any reserved matters application if the combined gross floor space of the development exceeds 1000 square metres. Suggests an informative to be attached to any consent.
27. **Cambridgeshire County Council Rights of Way Team** – Has no objections in principle to the proposal but requires further details in relation to the legal status of the footpath link. Comments that Public Footpath No. 3 Great Abington runs along the western boundary. Requests informatives with regards to points of law and the footpath.

Representations

28. The **Local Member** does not support the application for the following reasons: -
- i) The site is outside the village framework as set out in the existing planning policies for the District;
 - ii) Following a housing needs survey, the Abington Housing Group investigated 12 or more sites in Great and Little Abington as potential sites for housing development. This site at the back of Strawberry Farm was one of the sites investigated but it was not felt to be as appropriate or suitable as the three sites put forward.
 - iii) The site was not, therefore, included in the recent proposals put forward by Great Abington Parish Council and Little Abington Parish Council and incorporated into the documentation recently sent to the planning inspector conducting the Examination in Public into the submitted Local Plan. This site is, therefore, not in emerging policies. In conclusion, this site is neither in existing planning policies or emerging planning policies as a site for residential development. In my view, this application should be refused.
29. Three letters of objection have been received from **local residents** in relation to the application. They raise the following concerns: -
- i) The site is part of the former Land Settlement Association Estate. The Parish Council are developing a neighbourhood plan for this area that would allow residents to build another dwelling on their plots for family members that cannot afford to buy in the village. The LDO would not allow the proposed development.
 - ii) Dwellings would not be affordable to village people.
 - iii) Increase in traffic along the busy and dangerous Pampisford Road.
 - iv) The development would add to the scale of development currently proposed in this part of the village and spread beyond the village envelope.
 - v) The new development planned in the village should be considered and the impact assessed before further development is entertained.
 - v) The applicants imply that there is no longer a Land Settlement Area.
 - vi) Any approval would set a precedent for the remainder of the Land Settlement Area and its agricultural/residential nature should be retained.
 - vii) Visual impact to village as the land rises.
 - viii) Visual impact to neighbours.
 - ix) Loss of privacy from location of footpath.

- x) Potential use of public footpath for construction.
- xi) There are no medical facilities in the village.

Site and Surroundings

- 30. The site is located outside of the Great Abington village framework and in the countryside. It measures 1.2 hectares in area and is part of the former Land Settlement Association Estate to the south of Pampisford Road. The site was previously a nursery and comprises a number of disused greenhouses and other buildings surrounded by scrubland. There are two trees on the northern boundary of the site adjacent Pampisford Road that are subject to a Tree Preservation Order. The remainder of the boundaries are heavily landscaped apart from a post and rail fence that defines the boundary with No. 3 Pampisford Road. The site lies within flood zone 1 (low risk). A former railway cutting forms a County Wildlife Site along the southern boundary. A public footpath runs from Pampisford Road to Chalky Road to the west of the site. The land rises to the south.

Proposal

- 31. The proposal, as amended, seeks outline permission for a residential development on the site of up to 8 dwellings. Access forms part of the application. The layout, design and external appearance, and landscaping are matters reserved for later approval.
- 32. 40% of the dwellings would be affordable in nature. No details of the affordable mix are known to date. The remaining 60% of the dwellings would be available for sale on the open market. No details of the market mix are known to date. However, an indicative mix of 2 x two bed dwellings, 1 x two/three bed dwellings, 2 x three bed dwellings and 3 x four/five bed dwellings are proposed across the whole site. The exact mix of affordable and market dwellings will be determined at the time of the reserved matters application.
- 32. There would be a single vehicular access (shared surface) to the site from the south side of Pampisford Road and a pedestrian access from the existing public footpath to the west. A new footway would be provided along Pampisford Road to link with the existing footway adjacent to the bus stop, to provide connectivity.
- 34. The layout of the development would comprise a "T" shaped spine road with the development clustered around it. The dwellings would be detached and semi-detached. The scale of the development is intended to be predominantly two storeys in height. The existing group of Ash trees to the east of the access would be retained. The existing group of Elm trees to the east of the access would be removed and replacement planting agreed.

Planning Assessment

- 35. The key issues to consider in the determination of this application relate to housing land supply, the principle of the development in the countryside, housing density, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, heritage assets, flood risk, highway safety, neighbour amenity, biodiversity, trees and landscaping.

Housing Land Supply

- 36. 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.

37. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.9 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014 and a 3.7 year supply based upon the 2016 Annual Monitoring Report (AMR). 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 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and the 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.
38. 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 as so not to be restricted 'merely to 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 the Court of Appeal has confirmed that 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 be attached to such relevant policies.
39. In the case of this application, policies which must be considered as potentially influencing the supply of housing land include ST/2 and ST/6 of the adopted Core Strategy and adopted policies DP/1, DP/7, HG/1, HG/2, NE/4, NE/6 and NE/17 of the adopted Development Control Policies. Policies S/7, S/10, H/1, H/7, H/8, NH/2, NH/3 and NH/4 of the draft Local Plan are also material considerations and considered to be relevant (draft) policies for the supply of housing.
40. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans for instance).
41. Whilst paragraph 2 of Policy ST/6 of the adopted Core Strategy permits residential development within the village framework and the site is located outside the framework, given that the site adjoins the village framework, the site is relatable to the village geographically and on its dependency on its services and facilities. ST/6 also forms part of a suite of policies, which operate to direct new development to settlements which have an appropriate level of services to meet the requirements of new residents. As such, it is considered that ST/6 which reflects the relatively limited level of services at group villages to serve residential developments is material to development both within the framework and development which is proposed as a residential extension to that framework, as proposed here.

42. It falls to the Council as decision maker to assess the weight that should be given to the existing policies. The Council considers this assessment should, in the present application, have regard to whether the policies continues to perform a material planning objective and whether it is consistent with the policies of the NPPF.
43. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options.
44. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those polices should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply.
45. However, for Group Villages and Infill Villages, conflict with the housing land supply policies should be given significant weight unless there are exceptional circumstances that would justify a departure.

Principle of Development

46. The site is located outside the of the Great Abington village framework and in the countryside where Policy DP/7 of the adopted LDF and Policy S/7 of the emerging Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will permitted due to the need to protect the countryside from encroachment and incremental growth in unsustainable locations. The erection of a residential development of 8 dwellings would therefore not under normal circumstances be considered unacceptable in principle. Considerable weight can be attached to this policy given that it performs a material planning objective.
47. Great Abington is identified as a Group Village under Policy ST/6 of the LDF and Policy S/10 of the emerging Local Plan where up to 8 dwellings are considered acceptable in principle on land within village frameworks due to the scale of the village and the limited level of services and facilities within the settlement. The erection of 8 dwellings outside the village framework is not therefore normally supported in principle due to the location. However, the scale is considered appropriate for this type of village. Considerable weight can be attached to this policy given that it performs a material planning objective.
48. It is noted that the site is situated on the former Land Settlement Association Estate and in the countryside. This area previously had a special policy basis in the Local Plan but at the current time the area does not have any special policy basis in either the adopted Local Development Framework or emerging Local Plan. However, it was designated as a Neighbourhood Area in September 2016 where a Neighbourhood Plan will be prepared. The requirement is for a special policy area that would clearly identify it as not being in the open countryside whilst not including it within the village

framework. Whilst it is acknowledged that this is a material consideration in the decision making process, it can only be given very limited weight at the current time as it is at a very early stage of the process and has not yet been prepared and examined.

49. Given the current lack of a 5-year housing land supply and the fact that policies DP/7 and ST/6 are out of date, a judgement needs to be made as to whether the scale of the development is acceptable for this location in terms of the size of the village and the sustainability of the location. As set out in the *Housing Land Supply* section above, it is considered that significant weight can be given to the rural settlement and framework policies. Nevertheless, in light of a five year land supply and recent appeal decisions, as a matter of general principle the scale of development proposed relative to the comparative accessibility of this group village would not conflict significantly with the thrust of the core development principle of the NPPF and will not in itself create demonstrable harm.

Sustainable Development

50. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental.

Economic Aspects

51. The provision of up to 8 new dwellings will give rise to employment during the construction phase of the development and would have the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

Social Aspects

Provision of Housing

52. The development would provide a benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 8 dwellings. The applicant owns the site and it is available and deliverable for development now subject to securing the necessary planning consent. Given the scale of the development, it is likely that the scheme would be completed within 5 years of the outline consent.

Scale of Development and Services

53. Whilst it is acknowledged that Great Abington falls within the one of the lower tiers in the hierarchy for the categorisation of villages across the District, the development of 8 dwellings is not considered to be unacceptable in relation to the size of the village or the level of services and facilities in the village. The village has approximately 350 dwellings and an additional 8 dwellings is not considered excessive in terms of an increase in the scale of the village. The cumulative impact of the development of 20 dwellings approved under reference S/3181/15/FL to the north of Pampisford Road, together with the additional allocations for 35 dwellings at Linton Road and a further 6 dwellings at Church Lane (Little Abington) under Policy H/1 of the emerging Local Plan together with the proposed development would result in a total of 69 dwellings. This would represent an increase of 20% in the scale of the village and is, on balance, considered acceptable given the level of services and facilities available.
54. The dwellings on the site would have easy access by walking and cycling to facilities within the village such as the primary school, shop, church, public house, café, village

hall and recreation ground. These are a distance of approximately 850 metres away. There is a bus stop immediately adjacent to the site with a service that runs every 30 minutes to Cambridge and Haverhill (service 13); it also serves Linton. The proposed dwellings would also have easy access by walking and cycling to the nearby employment site of Granta Park just outside the village but very close to the application site. Great Abington does not contain a secondary school, health centre nor a larger food store; however these services are found in Linton, which is readily accessible by public transport. Residents would not therefore have to rely upon the private car to access the majority of their everyday needs. Given the above, the application site is not considered to be unsustainable to the extent that would warrant refusal of the application on these grounds.

Housing Density

55. The site measures 1.2 hectares in area. The erection of 8 dwellings would equate to a density of 7 dwellings per hectare. Whilst this density would not comply with the requirement under Policy HG/1 of the LDF of at least 30 dwellings per hectare, it is considered acceptable in this case given the more rural character and appearance of the area to the south of Pampisford Road.

Affordable Housing

56. 40% of the development would consist of affordable housing to meet local needs as set out in Policy HG/3 of the adopted LDF. At the current time, there is interest from a Registered Provider (Housing Partnership (London) Ltd.) to take on 3 affordable units on the site. An indicative mix of 2 x two bed dwellings, 1 x two/three bed dwellings, 2 x three bed dwellings and 3 x four/five bed dwellings is proposed across the whole site. Given that the application is currently at outline stage only, it is considered that the exact mix and tenure of the affordable dwellings could be agreed at the reserved matters stage. The mix sought would need to be in accordance with local needs. If at the reserved matters stage there is no longer any interest from a Registered Provider, a cascade approach is accepted where a commuted sum would be provided towards affordable housing off-site but within the district in lieu of the on-site provision of affordable housing. This would need to be secured through a Section 106 agreement.

Market Housing Mix

57. The remaining 5 market units would need to provide a range of dwelling types and sizes to comply with Policy HG/2 of the adopted LDF or Policy H/8 of the emerging Local Plan as some weight can be attached to this policy. Given that the application is currently at outline stage only, it is considered that the exact mix of the market dwellings could be agreed at the reserved matters stage, albeit a condition will be needed to secure this.

Developer Contributions

58. Development plan policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.
59. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development of 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.

60. The Written Ministerial Statement and NPPG dated November 2014 seeks to limit Section 106 contributions secured from small scale developments of less than 10 dwellings or those where the gross floor space would not exceed 1000 square metres. The proposed development is for 8no. dwellings that would fall below the threshold. Therefore, no contributions in relation to open space, community facilities, education, libraries and waste could be secured from the development. However, given that the application is currently at outline stage only, no details of the size of the dwellings are known, contributions may be required at reserved matters stage if the floor space exceeds the limit.
61. Notwithstanding the above, contributions can be secured towards waste receptacles and monitoring. The RECAP Waste Management Design Guide requires household waste receptacles to be provided for the development. Off-site contributions are required towards the provision to comply with Policy DP/4 of the adopted LDF. The contribution would be £73.50 per dwelling. To ensure the provision and usage of on-site infrastructure, a monitoring fee of £500 is required.

Environmental Aspects

Character and Appearance of the Area

62. The site is situated within the East Anglian Chalk Landscape Character Area and the landscape character of the site and its immediate surroundings are typical of East Anglian Chalk comprising large agricultural fields separated by clipped hedges, set in an open and gently rolling landscape, with long views available both over lower land and to hills featuring wooded tops.
63. The proposal would result in encroachment into the countryside outside the existing built-up development within the village framework. The introduction of 8 dwellings of significant scale on a site that was formerly a nursery and rural in nature would result in a visually intrusive development that would detract from the openness and character and appearance of the countryside. However, the impact is considered limited in terms of openness given the existing buildings on the site, and the proposed development would not adversely affect the landscape setting of the village as the encroachment is restricted and the development would only be visible from close public viewpoints and would not affect the wider landscape and countryside from long distance views.

Design Considerations

64. The overall layout of the site is indicative only at this stage and would be subject to reserved matters approval. However, the site is of a size that can clearly accommodate at least 8 dwellings without resulting in a cramped form of development that would be out of keeping with the character and appearance of the area.
65. The site has been designed with large plots around a shared surface access with landscaping along the Pampisford Road frontage. This is considered to reflect the spacious and rural character and appearance of the dwellings that comprise part of the former Land Settlement Association Estate to the south of Pampisford Road.
66. Although it is noted that the northern side of Pampisford Road opposite the site consists of single storey bungalows, the two-storey scale of the dwellings are considered to be satisfactory given the scale of the adjacent dwelling at No. 3

Pampisford Road. However, it is noted that the heights of the dwellings would need to be carefully considered in more detail at the reserved matters stage as a result of the land levels across the site. Such matters would therefore remain within the control of the Local Planning Authority.

Trees/ Landscaping

67. The proposal would not result in the loss of any important trees and hedges that significantly contribute towards the visual amenity of the area. Although a group of Elm trees along the frontage would be lost, they are not in a particularly good condition and would be replaced. The Councils' Tree Officer has no objections to the scheme. The group of Ash trees along the frontage and the woodland to the south of the site adjacent the County Wildlife Site would be retained.
68. A substantial amount of landscaping is proposed within the development that includes structural planting in the form of a landscape buffer along the northern, eastern and part of the southern boundaries of the site along with planting within the site. The proposal would therefore comply with Policy NE/6 of the adopted LDF that seeks to maintain, enhance, restore or add to biodiversity.

Ecology

69. A number of detailed surveys have been carried out on the site in relation to protected species (badgers, bats and reptiles) in addition to the standard Phase 1 Ecological Survey. The proposal is not considered to result in the loss of any important habitats for protected species providing conditions are attached to any consent to ensure their protection.
70. There are no badger setts on the site but there is an active sett immediately to the south of the site. The surveys have recorded use by badgers on a number of different days; there is also evidence of badgers using the site. Given the regular use of the sett during the survey period, it is questioned whether it is an outlier sett as identified in the survey that would only be occasionally used. No objections are raised subject to a revised method statement for the protection of badgers.
71. The Nissan hut on the site and pollarded Poplar trees were identified as potential bat roost sites. No bats emerged from either of these buildings during the surveys. However, there was a low level of foraging activity on the site. No objections are raised subject to enhancement in the form of bat boxes and restricted lighting for protection.
72. The presence of reptiles in the form of common lizards was recorded on the site along the southern side of the large glasshouse on several occasions during the survey. The species therefore requires the provision of a new habitat site to mitigate the impact of the development. This has been proposed outside the site area but on land under the ownership of the applicant. There are no objections providing this area is within the site.
73. The development is not considered to adversely affect the neutral grassland species which are the interest features of the Shelford - Haverhill Disused Railway (Great Abington) County Wildlife Site. However, a condition would be attached to any consent to ensure its protection.

Highway Safety and Sustainable Travel

74. Pampisford Road connects the A505 and Granta Park to the west to the A1307 at Hildersham to the east. It is a wide road with traffic calming and a speed limit of 30 miles per hour.
75. The proposal would result in an increase in traffic in the area. However, the increase is not considered significant to the extent that it would adversely affect the capacity and functioning of the public highway.
76. The main access from Pampisford Road would be a shared surface and measure 6 metres in width. Vehicular visibility splays measuring 2.4 metres from the edge of the carriageway x 43 metres along the edge of the carriageway in both directions would be provided. This would accord with Local Highway Authority standards.
77. At least two vehicle parking spaces would be provided for each dwelling that would accord with Policy TR/2 of the LDF. At least one cycle parking space could be provided for each dwelling that would be in accordance with the Council's standards.
78. A new 1.8 metre wide footway would be installed from the shared access and run along Pampisford Road to connect to the existing public footway adjacent to the bus stop. This would need to be agreed as part of the Section 106. A footway link to the public footpath is also proposed to ensure the site is permeable.
79. A condition would be attached to any consent to secure a traffic management plan during construction.

Flood Risk

80. The site is located within Flood Zone 1 (low risk). It is in an area where there is not a high risk from fluvial flooding and groundwater flooding. A Flood Risk Assessment has been submitted with the application that demonstrates that surface water can be attenuated on site through SUDS methods such as soakaways, drainage gullies adjacent to the access to swales and permeable paving for the access and driveways. The proposal is not therefore considered to increase the risk of flooding to the site and surrounding area and would comply with Policy NE/11 of the adopted LDF.
81. A condition would be attached to any consent to ensure the design of the surface water drainage system is appropriate and can withstand a 1 in 100 year storm event plus 40% for climate change. The condition will also need to include maintenance of the system in perpetuity.

Contamination

81. The site is within an area that is sensitive in terms of controlled groundwaters. The site and surrounding area are also subject to potential contaminants as a result of the former nursery use of the site and the proximity to the disused railway to the south.
82. A condition would need to be attached to any consent to secure a detailed investigation into contamination to ensure that the proposal would not cause a risk to the health of the occupiers of the development and construction workers or controlled groundwaters in the area.

Neighbour Amenity

83. Whilst it is acknowledged that there would be a change in the use of the land from a horticultural nursery to residential dwellings, the development is not considered to

result in a significant level of noise and disturbance that would adversely affect the amenities of neighbours. A condition would be attached to any consent in relation to the hours of use of power operated machinery during construction and construction related deliveries to minimise the noise impact upon neighbours.

84. The impact of the development itself on neighbours in terms of mass, light and overlooking will be considered at the reserved matters stage and would need to comply with Policy DP/3 of the adopted LDF. It is noted that there is a residential dwelling at No. 3 Pampisford Road that has habitable room windows in the side and rear elevations and a rear garden. In addition, it is acknowledged that the land rises southwards.

Heritage Assets

85. The site is located in an area of high archaeological potential. However, an evaluation has been carried out that has not found any significant features of archaeological interest. A condition would be attached to any consent to secure a programme of excavation together with the recording and preservation of any features. The proposal would therefore comply with Policy CH/2 of the adopted LDF that seeks to protect features of archaeological importance.

Other Matters

86. Foul drainage would be discharged to the public foul sewer via a manhole in the High Street by a gravity connection. A condition would be attached to any consent to agree the specific details.

Conclusion

87. In considering this application, the following relevant adopted Core Strategy and Development Control policies are to be regarded as out of date while there is no five year housing land supply:

Core Strategy

ST/2 Housing Provision

ST/6 Group Villages

Development Control Policies

DP/1 Sustainable Development

DP/7 Development Frameworks

HG/1 Housing Density

HG/2 Housing Mix

NE/4 Landscape Character Areas

NE/6 Biodiversity

NE/17 Protecting High Quality Agricultural Land

88. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.

89. In the case of this application in a Group Village, the previous use of the site and scale of the development relative to the level of services, facilities, employment and sustainable transport options in the village is considered to represent an exceptional circumstance and therefore limited weight can be attached to the policies in relation to

the supply of housing.

90. This report therefore sets out adverse impacts of the development in terms of some limited visual impact to the rural character and appearance of the area and a loss of openness.

91. These adverse impacts must be weighed against the following benefits of the development: -
- i) The contribution of 8 dwellings towards the housing land supply in the district based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - ii) Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
 - iii) Employment during construction to benefit the local economy.
 - iv) Greater use of local services and facilities to contribute to the local economy.

92. Whilst it is acknowledged that the policies for the determination of housing in the adopted LDF are out-of-date, the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits offered by this application. The proposals would therefore constitute sustainable development.

Recommendation

93. It is recommended that the Planning Committee grants officers delegated powers to approve the application subject to a Section 106 agreement and the following conditions: -

Conditions

a) Approval of the details of the layout of the site, the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. (Reason - The application is in outline only.)

b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission. (Reason - The application is in outline only.)

c) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved. (Reason - The application is in outline only.)

d) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:2500 location plan and drawing number 4160124-SK1405 Revision P4.

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

e) The layout on the indicative masterplan is specifically excluded from this consent. (Reason - The application is in outline only.)

f) The access shall be constructed and the visibility splays shall be provided in accordance with drawing number 4160124-SK1405 Revision P4 and thereafter maintained.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the

adopted Local Development Framework 2007.)

g) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

h) 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 development 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.)

i) 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.)

j) 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.)

k) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.

i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained

tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of 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.)

l) No development shall commence until an updated and detailed ecological mitigation strategy based on the detailed design of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to:

i) Detailed methodology for badgers consistent with specific details of the proposals including a fully justified decision regarding mitigation licensing, a specification and layout plan for protective fencing and detailed methodology for habitat clearance and groundworks which may impact on the badger sett;

ii) A Construction Management Plan detailing how the adjacent Shelford-Haverhill Disused Railway County Wildlife Site will be protected, including appropriate vegetative buffers;

iii) Further details of the method statement for common lizard including habitat creation within and long-term management of the receptor area and any on-site compensatory habitat creation.

All works must then proceed in strict accordance with the agreed mitigation strategy and recommendations detailed in Section 5.2 of the *Extended Phase 1 Ecology* report (agb Environmental, February 2016).

(Reason - To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.)

m) A specification for external illumination at the site shall be submitted to and approved in writing by the Local Planning Authority before installation. This shall include consideration of sensitive design to protect bat foraging habitat. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without permission in writing from the Local Planning Authority.

(Reason - To protect wildlife habitat in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the NPPF and Policy NE/6 of the adopted Local Development Framework 2007.)

n) No development shall commence until a scheme for ecological enhancement including native planting, connectivity for hedgehog and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. This shall include measures recommended Section 5.3 of the *Extended*

Phase 1 Ecology report (agb Environmental, February 2016) and in Section 5 of the *Bat Survey Report* (agb Environmental, June 2016). 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.)

o) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

p) 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. The scheme shall thereafter be maintained.

(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.)

q) 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.)

r) No development approved by this permission shall be commenced, unless otherwise agreed, until the application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority. This shall include:-

i) A preliminary risk assessment including a conceptual site model indicating potential sources, pathways, and receptors including those off-site.

ii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

ii) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

iii) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite

receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

s) Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority which may given for parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. (Reason – To protect and prevent the pollution of controlled water from potential pollutants associated with current and previous land uses in line with the National Planning Policy Framework (paragraphs 109, 120 and 121) and Environment Agency Groundwater Protection: Principles and Practice (GP3)).

t) No site or plant machinery shall be operated, no noisy works shall be carried out and no construction related deliveries shall be taken or dispatched from the site except between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

u) No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

v) No development shall commence until a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, has been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare) and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

Section 106 agreement

- a) Affordable Housing
- b) Waste Receptacles
- c) Footpath along Pampisford Road

Background Papers:

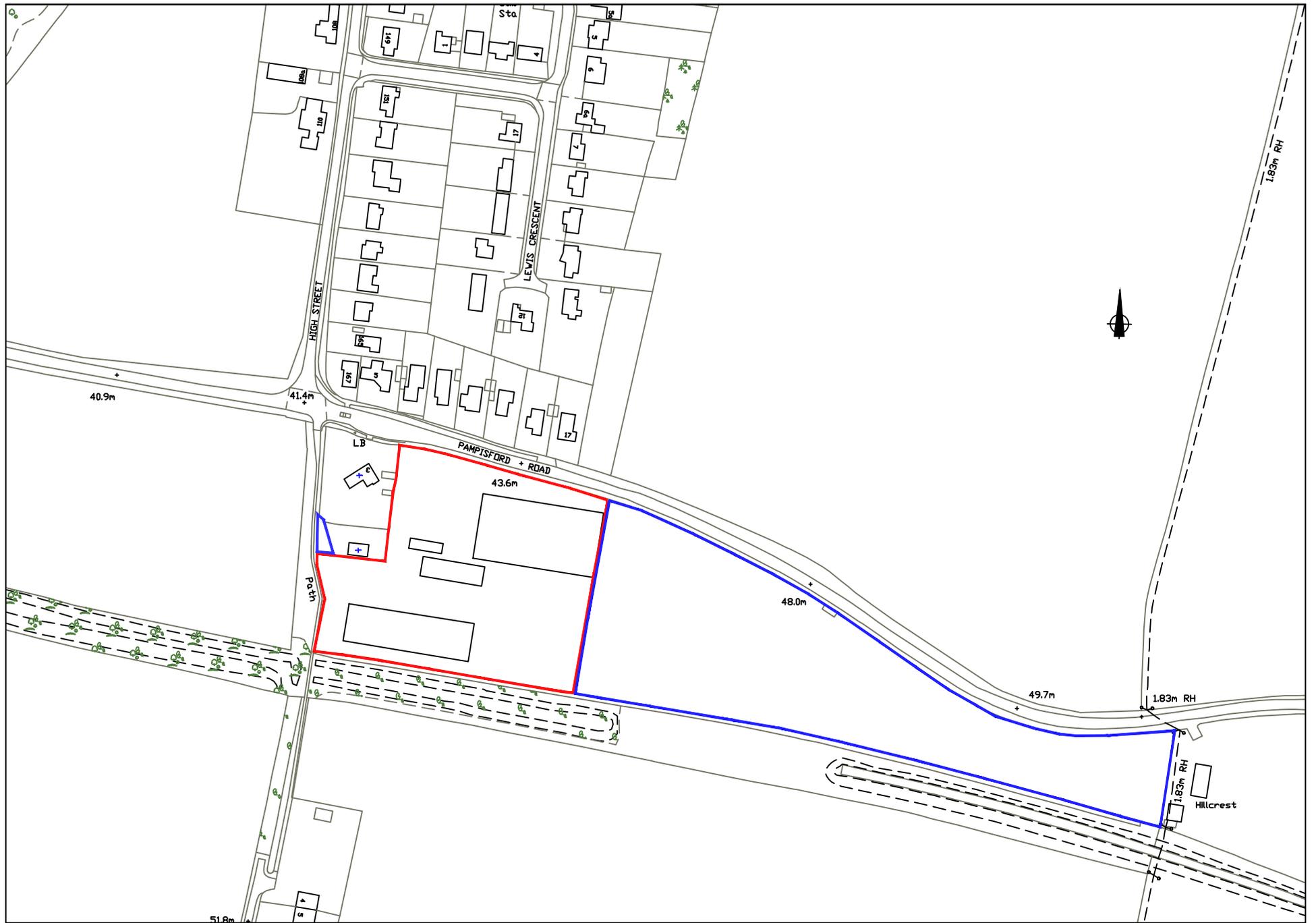
The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1433/16/OL

Report Author:

Karen Pell-Coggins
Telephone Number:

Principal Planning Officer
01954 713230



LOCATION PLAN 1:2500 @ A4

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SUBJECT TO CONDITIONS

Decision Date: 27 September 2017

Mr Justin Bainton,
Carter Jonas LLP
One Station Square
Cambridge
CB1 2GA

The Council hereby grants permission for Outline application with all matters reserved except for means of access for the residential development comprising 8 dwellings, including affordable housing provision, landscaping and associated infrastructure.

At: Land to the rear of Strawberry Farm, Pampisford Road, Great Abington
For: Roll Over Development Ltd

In accordance with your application dated 31 May 2016 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. Approval of the details of the layout of the site, the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
(Reason - The application is in outline only.)
3. The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:2500 location plan and drawing number 4160124-SK1405 Revision P4.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
5. The layout on the indicative masterplan is specifically excluded from this consent.
(Reason - The application is in outline only.)
6. The access shall be constructed and the visibility splays shall be provided in accordance with drawing number 4160124-SK1405 Revision P4 and thereafter maintained.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
7. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details. The principle areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading should be undertaken

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off the adopted public highway)

ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.

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

iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

8. 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 development 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.)

9. 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.)

10. 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.)

11. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.

i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of 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 an updated and detailed ecological mitigation strategy based on the detailed design of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to:
- i) Detailed methodology for badgers consistent with specific details of the proposals including a fully justified decision regarding mitigation licensing, a specification and layout plan for protective fencing and detailed methodology for habitat clearance and groundworks which may impact on the badger sett;
 - ii) A Construction Management Plan detailing how the adjacent Shelford-Haverhill Disused Railway County Wildlife Site will be protected, including appropriate vegetative buffers;
 - iii) Further details of the method statement for common lizard including habitat creation within and long-term management of the receptor area and any on-site compensatory habitat creation.
- All works must then proceed in strict accordance with the agreed mitigation strategy and recommendations detailed in Section 5.2 of the Extended Phase 1 Ecology report (agb Environmental, February 2016).
- (Reason - To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.)
13. A specification for external illumination at the site shall be submitted to and approved in writing by the Local Planning Authority before installation. This shall include consideration of sensitive design to protect bat foraging habitat. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without permission in writing from the Local Planning Authority.
- (Reason - To protect wildlife habitat in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the NPPF and Policy NE/6 of the adopted Local Development Framework 2007.)
14. No development shall commence until a scheme for ecological enhancement including native planting, connectivity for hedgehog and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. This shall include measures recommended Section 5.3 of the Extended Phase 1 Ecology report (agb Environmental, February 2016) and in Section 5 of the Bat Survey Report (agb Environmental, June 2016). 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.)

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15. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
16. 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. The scheme shall thereafter be maintained.
(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.)
17. 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.)
18. No development approved by this permission shall be commenced, unless otherwise agreed, until the application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority. This shall include:-
i) A preliminary risk assessment including a conceptual site model indicating potential sources, pathways, and receptors including those off-site.
ii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
iii) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
iii) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.
(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

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19. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority which may given for parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
(Reason – To protect and prevent the pollution of controlled water from potential pollutants associated with current and previous land uses in line with the National Planning Policy Framework (paragraphs 109, 120 and 121) and Environment Agency Groundwater Protection: Principles and Practice (GP3)).
20. No site or plant machinery shall be operated, no noisy works shall be carried out and no construction related deliveries shall be taken or dispatched from the site except between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
21. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.
(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)
22. No development shall commence until a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, has been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare) and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
23. No development shall take place until details of a scheme for the provision of a footway/cycleway along the southern side of Pampisford Road as shown on drawing number 4160124-SK1405 Revision P4 to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 26 September 2017.

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.
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

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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.

SJ Kelly

Stephen Kelly

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

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.

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Decision Date: 27 September 2017

IMPORTANT INFORMATION REGARDING CONDITIONS

If you have been granted Planning Permission and/or Listed Building Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of Planning Permissions and Listed Building Consents have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place ('pre-commencement'). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

HOW DO I DISCHARGE THE CONDITIONS

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.scambs.gov.uk/content/apply-planning-permission>. This form can be emailed directly to planning@scambs.gov.uk or submitted by post to South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

FEES

£0 – for all Listed Building Consent 'Discharge of Conditions' applications;

£28 – for all householder 'Discharge of Conditions' applications;

£97 – for all other types 'Discharge of Conditions' applications.

Please contact your Case Officer with any queries.

PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (Please state)

Policy 2

Do you Support, Object or have Comments?
(Please tick)

SUPPORT

OBJECT

COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan.

If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

Draft Policy 2 and the draft plan more generally does not recognise that Land to the Rear of Strawberry Farm, Great Abington has been granted outline planning permission for up to 8 dwellings under local planning authority reference S/1433/16/OL (decision notice, committee report, and site location plan attached). In summary, this site was considered acceptable by the local planning authority for residential development and has been acquired by my client, a developer who has every intention of implementing the extant planning permission or a variation thereof.

The proposed development for up to 8 dwellings was considered by the Council to be sustainably located in relation to local services and facilities and was deemed not to result in material harm to the character of the countryside. Not to recognise this in the drafting of Policy 2 and the maps accompanying the plan means that the plan fails to meet the basic condition of contributing to the achievement of sustainable development as it restricts the delivery of residential development on a site which has been found to be acceptable for much-needed new homes without justification.

Policy 2 is tantamount to an allocation of the site not for 8 or more dwellings but for a single dwelling and there is a lack of explanation for this given that release of the site for residential development has been found acceptable in planning terms.

On behalf of my client, I also point out that including Land to the Rear of Strawberry Farm within the remit of Policy 2 fails to recognise that this site is both physically and functionally better related to the built-up area of the main settlement rather than the former Land Settlement Association Estate. This is reinforced by the above-referenced grant of planning permission which will see the site developed for new build residential development for at least 8 dwellings. The site directly fronts onto Pampisford Road and is contiguous with the development framework boundary for the village.

For that reason and by virtue of the site's planning history, it is considered that Policy 2 should be re-drafted to reflect the current and future prospect for residential development on this site or Land to the Rear of Strawberry Farm should be excluded from the remit of Policy 2 altogether.

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

In order to promote sustainable development Policy 2 should be redrafted to account for land which has already been granted permission for new homes.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 16 APRIL 2018 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park,
Cambourne, Cambridge, CB23 6EA

EMAIL: neighbourhood.planning@scambs.gov.uk

Great Abington Former Land Settlement Association Estate Neighbourhood Plan - Submission Plan

C - 67268 - 28250 - Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

67268 Comment

Great Abington Former LSA Estate Neighbourhood Plan - Submission Plan

Respondent: Historic England (Edward James) [28250]

Agent: N/A

Full Text:

Summary:

We do not wish to make any further comment. We would refer you to our previous advice submitted at Regulation 14 stage, and also to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan.

Response at Regulation 14:

- * In light of the heritage assets that are within and adjacent to the area, we consider that the conservation officer at SCDC is best placed to assist with regards to the historic environment.
- * Welcome the Character Assessment which will be a useful tool to aid the future management of development in the area.
- * In light of the presence of the Scheduled Brent Ditch, you might also consider contacting Cambridgeshire County Council who look after the Historic Environment Record and give advice on archaeological matters.

Attachments:

Regulation 16 Response Letter

Regulation 14 Response Letter



Historic England

EAST OF ENGLAND OFFICE

Mr Bernie Talbot
Great Abington Parish Council

12 April 2018

Dear Mr Talbot

**Ref: Former Land Settlement Association Estate, Great Abington
Neighbourhood Plan Regulation 16 Consultation**

Thank you for your correspondence dated 2nd March 2018 inviting Historic England to comment on the Regulation 16 Submission version of the above Neighbourhood Plan.

We have now had the opportunity to review the plan, and do not wish to make any further comment. We would refer you **to our previous advice submitted at Regulation 14 stage, and also** to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

I would be grateful if you would notify me if and when the Neighbourhood Plan is made by the district council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed NP, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries

Yours sincerely,

Edward James
Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England

EAST OF ENGLAND OFFICE

Mr Bernie Talbot
Great Abington Parish Council

18 September 2017

Dear Mr Talbot

Neighbourhood Plan for the former Land Settlement Association's Estate at Great Abington

Thank you for consulting Historic England about your draft Neighbourhood Plan.

Having had a chance to review the draft plan we do not consider that there is a need for Historic England to be involved in the development of the strategy for your area at this time. However in light of the heritage assets that are within and adjacent to the area, we consider that the conservation officer at South Cambridgeshire District Council is the best placed person to assist you in the development of your Neighbourhood Plan with regards to the historic environment.

We welcome the Character Assessment provided alongside the plan, which will be a useful tool to aid the future management of development in the neighbourhood area. However, in light of the presence of the Scheduled Brent Ditch, you might also consider contacting the staff at Cambridgeshire County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <<http://www.heritagegateway.org.uk>>). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from your local authority led local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England

EAST OF ENGLAND OFFICE

A neighbourhood plan is also an opportunity to identify any potential Assets of Community Value and Local Green Spaces in the neighbourhood area. There is useful information on these processes on Locality's website here:

<http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/> and here:

<https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces/>.

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which the community might find useful in helping to identify what it is about the area which makes it distinctive and how they might go about ensuring that the character of the area is retained. This can be found at:-

<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

The following general guidance may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area:

HE Advice Note 1 - conservation area designation, appraisal and management:

<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

HE Advice Note 2 - making changes to heritage assets:

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Advice Note 3 - site allocations in local plans:

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>

HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Edward James
Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk



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