

# **DRAFT STATEMENT OF COMMON GROUND**

Between:

AXIS LAND PARTNERSHIPS LTD AND SOUTH CAMBRIDGESHIRE DISTRICT  
COUNCIL

For:

LAND BETWEEN HAVERHILL ROAD AND HINTON WAY, STAPLEFORD,  
CAMBRIDGE

LPA Reference: S/02929/20/OUT

August 2021

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## **1. The Planning Application and Agreed Description of Development**

1.1 Both parties agree that the description of development is as follows:

*Development of land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park (outline application with all matters reserved apart from access)*

### The Planning Application

- 1.2 The Appellant, along with the landowners of the appeal site, submitted an application for planning permission to the Council on 2 July 2020.
- 1.3 The planning application was registered as valid on 3 July 2020 by the Local Planning Authority and given the reference 20/02929/OUT.
- 1.4 The planning application was referred to a meeting of the Council's Planning Committee on 13 April 2021 with a recommendation of refusal. The Council's Planning Committee resolved to refuse the application as per the officer recommendation and a decision notice to this effect was issued on 20 April 2021.
- 1.5 The decision notice gives four reasons for refusal, as follows:

- 1. The site is located outside of the development framework boundary of Stapleford, within the countryside and Cambridge Green Belt. The proposed development would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms as the retirement care village does not fall within any of the exception criteria within paragraphs 145 or 146 of the National Planning Policy Framework 2019. The proposal is therefore contrary to Policy S/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 143, 144, 145 and 146 of the National Planning Policy Framework 2019 that seek to resist inappropriate development in the Green Belt.*
- 2. In addition to harm caused by inappropriateness, the proposed retirement care village would have a substantial and detrimental impact on the openness of the Green Belt through the introduction of a substantial built form of development and urbanising effect on the site that cannot be said to safeguard the countryside from encroachment, which would undermine the purposes of the Green Belt and including land within it. The proposal is therefore contrary*

*to Policies S/4 and NH/8 of the South Cambridgeshire Local Plan 2018 and paragraphs 133 and 134 of the National Planning Policy Framework 2019 which set out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

- 3. The proposed retirement care village, by virtue of the introduction of a substantial built form of development on land which is currently open, would fail to reflect or respect the strong rural characteristics of Stapleford or respond to the sites sensitive edge of village location. The development would be out of keeping with the local vernacular, appearing as an incongruous and extensive urban form of development on the village edge. Furthermore, the retirement care village would result in a significant incursion into the landscape and soft rural edge of the village which would do little to respect, retain or enhance the local character and the distinctiveness of the local landscape. The proposal is therefore contrary to Policies S/7, HQ/1, NH/2 and NH/8 of the South Cambridgeshire Local Plan 2018 and paragraphs 127 and 170 of the National Planning Policy Framework 2019 which seek to protect the countryside from encroachment, preserve or enhance the character of the local rural area and protect or enhance valued landscapes.*
  
- 4. The application has failed to provide very special circumstances which, taken individually or collectively, demonstrate why the harm by reason of inappropriateness in the Green Belt and other harm identified, is clearly outweighed by these considerations. The application therefore fails to satisfy the requirements of paragraph 144 of the National Planning Policy Framework 2019.*

## **2. List of plans that informed the Council's decision**

2.1 Both parties agree that the following list of plans are those upon which the Council's decision was taken.

- Location Plan – Ref. J0027450\_011 dated 06.08.2020
- Parameter Plan: Access and Movement – Ref. J0027450\_010 dated 06.08.2020
- Parameter Plan: Landscape ref. J0027450\_009 dated 06.08.2020
- Parameter Plan: Land Use and Building Heights Ref. J0027450\_008 dated 06.08.2020
- Access Assessment Option 2 – ref. 406.09693.00002.14.H011.1 dated Oct 2020
- Emergency Access Option – ref. 406.09693.00002.14.012.2 dated Oct 2020

### **3. List of new plans not previously seen or consulted on by the Council**

3.1 The following are agreed as a list of plans not previously seen or consulted upon by the local planning authority:

- Access Assessment Option 2 - 406.09693.00002.14.H011.2

3.2 This plan has been produced considering the consultation response of the highway Authority dated 9<sup>th</sup> December 2020.

3.3 Whilst this consultation response raised no objection to the development proposals on highway grounds it did recommend a condition requiring that the proposed main access junction with the highway carriageway be laid out with 8m radius kerbs as opposed to the 6m radius kerbs shown on plan reference 406.09693.00002.14.H011.1

3.4 The updated plan ref 406.09693.00002.14.H011.2 shows provision of 8m radius kerbs.

#### 4. Relevant planning history

4.1 Both Parties agree that the relevant planning history of the site is as follows

<b>Ref</b>	<b>Description</b>	<b>Decision</b>
20/03141/SCRE	EIA Screening opinion for a Proposed retirement village and 20 hectare green space	Environmental Statement not required
S/1672/91/F	Public golf driving range	Refused
S/0211/91/F	Public golf driving range	Refused

## **5. List of the most important development plan policies for determining the application**

5.1 The statutory adopted development plan, insofar as it relates to this appeal, comprises the following:

- The South Cambridgeshire Local Plan (SCLP), which was adopted by the Council in September 2018
- The Cambridge Southern Fringe Area Action Plan (CSFAAP), which was adopted by the Council in February 2008

5.2 Both parties agree that the following are the most important policies of the development plan for the purposes of the determination of the application.

### South Cambridgeshire Local Plan 2018.

- Policy S/4 – Cambridge Green Belt
- Policy S/7 – Development Frameworks
- Policy HQ/1 – Design Principles
- Policy NH/2 - Protecting and Enhancing Landscape Character
- Policy NH/8 - Mitigating the Impact of Development in and Adjoining the Green Belt

### Cambridge Southern Fringe Area Action Plan 2008

- Policy CSF/5 - Countryside Enhancement Strategy



## 6. Other relevant planning policy/guidance/material considerations

6.1 Both parties agree that the following items of planning policy and planning guidance are relevant to the determination of the appeal

<b>Item</b>
NPPF
NPPG
South Cambridgeshire District Council 'Doubling Nature Strategy' – adopted Feb 2021
Cambridgeshire Green Infrastructure Strategy 2011
Centre for Regional Economic and Social Research (CRESR) Sheffield Hallam University and University of Sheffield – Older People's housing, care and support needs in Greater Cambridge 2017-2036, November 2017;
Cambridge Inner Green Belt Study (CIGBS) November 2015
Guidelines for Landscape and Visual Impact Assessment, The Landscape Institute and Institute of Environmental Management and Assessment, 3 <sup>rd</sup> Edition, April 2013
Technical Guidance Note (TGN) 06/19: Visual Representation of development proposals (Landscape Institute)
National Character Area Profile: 87 East Anglian Chalk (NE529)

## Areas of agreement

### The site and its surroundings

- 6.2 The site is formed from an L-shaped parcel of agricultural land covering an area of approximately 24.37 hectares located between Hinton Way and Haverhill Road, which form the north-west and south-east boundaries of the site.
- 6.3 Most of the south-west boundary of the site abuts agricultural land while the southern-most portion abuts the rear boundaries of existing residential properties of Gog Magog Way and Chalk Hill. The north-eastern boundary of the site abuts a track which provides access to several dwellinghouses, the gardens and grounds of which run up to this track.
- 6.4 The site is located outside of the development framework boundary of Stapleford, within the Cambridge Green Belt and defined countryside. The south-eastern boundary of the site is approximately 60 metres from the edge of Stapleford development framework boundary.
- 6.5 The site is in an area designated as 'improved landscaping' under the Cambridge Southern Fringe Area Action Plan. This designation means that the landscape in the area should be a focus for landscape, ecological and recreational access enhancements.
- 6.6 Stapleford Conservation Area is approximately 350 metres south west of the site. The nearest listed buildings are no.57 Bar Lane, a Grade II listed building located approximately 240 metres south of the site, and Middlefield and Garden Wall, Haverhill Road, a Grade II\* listed building located approximately 130 metres north of the site. The Church of St Andrew, a Grade II\* listed building is located approximately 550 metres to the south west of the site. To the north east of the site are several scheduled ancient monuments; the Iron Age hill-fort at Wandlebury, a Bronze Age barrow and a Neolithic causewayed enclosure at Little Trees Hill and a Bronze Age tumulus at Wormwood Hill with a Neolithic longbarrow. The nearest of these is Little Trees Hill, approximately 650 metres from site.
- 6.7 The site lies within flood zone 1 (low risk) with some small areas of surface water flooding identified adjacent to Chalk Hill, Gog Magog Way and Haverhill Road.
- 6.8 The site is used for arable agricultural uses and as such there is little existing vegetation within the site, aside from a small area of tree planting near the site's northern edge. Most of the site boundaries are formed by mature hedgerows, with one unmarked section boundary to the south-west. The topography of the site rises from south to north with the lowest point of the site being approximately 20 metres above

ordnance datum (AOD) rising to a highest point of approximately 43 metres AOD over a 600-metre distance.

## **The Development Proposals**

- 6.9 The appeal seeks outline planning permission (with all matters reserved apart from access) for the development of land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and the provision of land for use as a countryside park for public access.
- 6.10 The area of land for the retirement village element of the proposals comprises approximately 3.12ha, whilst the open space and landscaping comprises a total of 20.89ha (19.1ha of which is the countryside park). The built element comprises approximately 13% of the overall site.
- 6.11 A retirement village provides a range of specialist homes for private leasehold, sale and market rent, with additional care facilities to support those who need it including a care home, with a particular focus upon older people. The level of support can be adapted to fit the changing needs of people over time, ranging all the way up to full care as one would expect to receive in a standalone residential care home. Retirement villages are designed to integrate with local communities: on-site facilities are available for public use and residents can access existing local facilities and services via sustainable transport and maintain their existing social networks. It is agreed that the development proposals, as far as they relate to the retirement village, are a C2 use classification.
- 6.12 The scheme proposals are not designed in detail and the mix of care bed spaces and extra care units is not fixed.
- 6.13 For the purposes of assessment, the illustrative scheme presented with the application is predicated upon the following maximum amounts:
- A central care home of up to 110 bed spaces/rooms/units (both assisted care suites and care bedrooms), with associated facilities;
  - Up to 110 retirement dwellings with care link packages
  - Up to 17,825sq.m proposed floorspace overall
- 6.14 As confirmed at paragraph 223 of the Council's Committee Report the Council's Development Plan does not require the proposals to provide affordable housing. As confirmed at paragraph 226 of the Council's

Committee Report, the development proposals would not conflict with Policy H/11 of the Development Plan.

- 6.15 The proposed Countryside Park extends to approximately 19.1ha in area and spans between Haverhill Road and Hinton Way.

### **Stapleford and Rural Centres**

- 6.16 As confirmed at paragraph 238 of the Council's Committee Report, Stapleford is classified as a 'Rural Centre' under the Council's settlement hierarchy policy, policy S/8 of the Development Plan. Rural Centres are the largest, most sustainable villages of the District.
- 6.17 South Cambridgeshire comprises of 105 settlements. The Council's Development Plan designates five of these as Rural Centres. Of these, all but one (Cambourne) lie within the Cambridge Green Belt.
- 6.18 Policy S/8 of the Development Plan confirms that for development within framework boundaries there is no limit on the size of individual schemes, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.
- 6.19 It is agreed that Stapleford is a sustainable location for growth and is a suitable location in principle for a retirement village of the maximum scale proposed.

### **Green Belt**

- 6.20 The appeal site lies entirely within the Cambridge Green Belt.
- 6.21 Paragraphs 149 and 150 of the NPPF define development that should not be regarded as inappropriate within the Green Belt. The retirement care village element of the proposals does not align with any of these definitions and therefore comprises of inappropriate development within the Green Belt.
- 6.22 The proposed countryside park constitutes appropriate development within the Green Belt, in accordance with paragraph 150(e) of the NPPF.
- In relation to the purposes of including land as Green Belt (as per paragraph 138 of the NPPF) it is agreed that the appeal site does not perform any of the following purposes:
  - It does not check the unrestricted sprawl of large built-up areas
  - It does not prevent neighbouring towns merging into one another

- It does not preserve the setting and special character of Cambridge
- It does not assist in urban regeneration, by encouraging the recycling of derelict and other urban land

6.23 In terms of the five purposes set out at paragraph 138 of the NPPF the key test for this appeal that of encroachment into the countryside as confirmed at paragraph 105 of the Council's Committee Report.

6.24 As confirmed at paragraph 309 of the Council's Committee Report, the Council's position is that substantial weight is accorded to the overall harm to the Green Belt in accordance with paragraph 148 of the NPPF.

6.25 It is agreed, notwithstanding this substantial weight, that in accordance with paragraph 148 of the NPPF planning permission can be granted where the potential harm to a Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

### **Alternative sites**

6.26 The application was accompanied by an Alternate Site Search Assessment which demonstrated that no suitable, available and achievable alternative sites outside of the Green Belt were available for the proposed development.

6.27 As confirmed at paragraph 230 of the Council's Committee Report, the findings of the Alternative Site Assessment are agreed.

### **Landscape and Visual Impact**

6.28 As confirmed at paragraph 134 of the Council's Committee Report, the site is not situated in an area that is subject to any national or local designations and does not fall within the scope of 'valued landscapes' under Paragraph 174a) of the NPPF.

6.29 The Site is located within National Character Area 87 'East Anglian Chalk' which stretches from Letchworth Garden City in the south-west to Newmarket to the north-east.

6.30 At a District Level the most appropriate study which addresses landscape character is the Cambridge Inner Green Belt Study (CIGBS) produced by LDA Design in 2015 for both Cambridge City Council and South Cambridgeshire District Council.

6.31 Within the CIBGS the Site falls within the Chalk Hills Landscape Type and 3B Gog Magog Hills Landscape Character Area (LCA).

- 6.32 The application was supported by a Landscape Visual Appraisal. It is agreed that the methodology adopted by the Landscape Visual Appraisal is sound and in accordance with best practice.
- 6.33 The Council's Landscape Officer's comments of the 13 December 2020 confirm that for the proposed countryside park, which constitutes the majority of the appeal site, the landscape and visual impacts after a 1yr period would be major neutral effect and after a 15yr period would be a major beneficial effect. Paragraph 278 of the Council's Committee Report states that the Countryside Park would 'restore local habitat, significantly increase tree cover and result in a significant biodiversity net gain, alongside an enhancement to the local landscape character'.
- 6.34 The representative viewpoints (A-M) included within the submitted LVA were agreed with the Council's Landscape Officer in January 2020, prior to the LVA being completed, and are considered sufficient for the assessment.
- 6.35 The Council's Landscape Officer's comments of the 13 December 2020 confirm that views to the site are limited due to the presence of roadside hedges, surrounding woodland and limited number of public rights of way.
- 6.36 The most open public aspects from roads of the retirement village area are from Haverhill Road (Viewpoints C, D, E, G, H and I LVA) which runs directly past the Site.
- 6.37 There would be no views of the retirement village area from Hinton Way due to containing landform and vegetation.
- 6.38 Views from Rights of Way are restricted to a single Route Bridleway S2 to the south-east. This passes through a very open landscape in the Granta Valley with 360 degree views including views up to the chalk hills and towards Stapleford village.
- 6.39 There would be an elevated view of the development from one location to the north-east of the Magog Down which has public access.

### **Need for Older People's Accommodation**

- 6.40 It is agreed that the need to provide housing for older people is critical as set out within National Planning Practice Guidance (Paragraph: 001 Reference ID: 63-001-20190626).
- 6.41 The Council's Development Plan identifies in a 'Key Facts' section on page 133 that within South Cambridgeshire there is an ageing population with growth forecast between 2001 to 2021 of 95% for the 60-74 age group and 108% for those 75+.

6.42 Paragraph 7.38 of the Development Plan confirms that the population of the district is ageing, and identifies that often older people need or prefer smaller properties that are easier to manage than their original home, with people often looking to 'downsize' to a smaller property.

6.43 Page 9 of the CRESR Sheffield Hallam University and University of Sheffield – Older People's housing, care and support needs in Greater Cambridge 2017-2036 states as follows:

*"Local research and policy documents reveal how Greater Cambridge is set to experience most acutely, the national phenomenon of an ageing population. Across this area the number of people aged 75 and over is set to nearly double between 2016 and 2036, when over 65s will constitute nearly 1 in 5 of the population. In the wider county, growth is projected to be highest among the over 90s age group, which is set to grow by 181 per cent from 6,148 to 17,292 between 2016 and 2036. The impact of this demographic change is likely to be felt most strongly in rural districts: South Cambridgeshire is expecting the largest increase in its over 75s at 98 per cent by 2036, with Cambridge City seeing a rise of 77 per cent over the same time period."*

6.44 In her comments of the 18 October 2020 the Council's Housing Officer confirms that:

*"It is well versed that the District is facing a rapidly ageing population. The Greater Cambridge Housing Strategy 2019 sets outs that both Councils (Cambridge and South Cambridgeshire) are keen to promote a range of housing options to accommodate people and families throughout their lifetime across all tenures to enable them to live safely and independently for as long as possible. It acknowledges the need for the provision of 'downsizer' accommodation so that older people who want to move to smaller and more suitable accommodation have the option to do so and be able to remain in their local community. The Strategy acknowledges that loneliness and isolation is one of the biggest issues that may affect older people, and that homes for older people should be promoted that are well located to services and facilities and well integrated into the community, where people of all ages can help support each other."*

6.45 As confirmed at paragraph 259 of the Council's Committee Report, the Council's Development Plan does not allocate specific sites for the provision of older people's accommodation.

- 6.46 Policy H/9 of the Development Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including inter alia older people, but the development plan does not include any policies that place a prescriptive requirement upon developments to deliver such housing as part of general housing or other schemes.
- 6.47 As confirmed at paragraph 266 of the Council's Committee Report, the Council does not dispute that there is an identified need for specialist older people's housing in the area.
- 6.48 There is a significant need for older people's accommodation that is not being met or provided for by the Council's Development Plan. Paragraph 26 of the Council's Committee Report states that there can be no doubt that the development could make a very significant contribution towards meeting local need for older people's accommodation.

### **Release of Housing Stock**

- 6.49 Paragraph 7.38 of the Development Plan confirms that the population of the district is ageing, and identifies that often older people need or prefer smaller properties that are easier to manage than their original home, with people often looking to 'downsize' to a smaller property.
- 6.50 In her comments of the 18 October 2020 the Council's Housing Officer confirms that:
- "...The Greater Cambridge Housing Strategy 2019...acknowledges the need for the provision of 'downsizer' accommodation..."*
- 6.51 Paragraph: 016a Reference ID: 63-016a-20190626 of the National Planning Practice Guidance advises that plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data.
- 6.52 According to the latest census data available there are 26,265 people aged 65 or over at living in 16,032 households in the District. This gives an average level of 1.63 older people for each house.
- 6.53 Should 220 units of accommodation be delivered on the site then this could equate to the release of 134 existing housing units into the local housing market.



- 6.54 According to the latest ratio of median house price to median gross annual workplace-based earnings data. Median house prices in south Cambridgeshire are 10.13 times that of median gross annual earnings. This compares to England as a whole where Median house prices in south Cambridgeshire are 7.84 times that of median gross annual earnings.

### **Agricultural Land**

- 6.55 Policy NH/3(1) of the Local Plan states that planning permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless (a) Land is allocated for development in the Local Plan or (b) sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
- 6.56 Policy CSF/5 of the Cambridge Southern Fringe Area Action Plan envisages that a Countryside Enhancement Strategy will be prepared for the area including the appeal site and this would envisage changes in land use within the policy area from food production uses to landscape, biodiversity, recreation and public access purposes.
- 6.57 The appeal site is located entirely on land which is classified as Grade 2 (very good) agricultural land.
- 6.58 As confirmed at paragraphs 221 and 222 of the Council's Committee Report there are wider benefits to the development proposals which would override the need to protect the agricultural value of the land and the proposal would comply with Policy NH/3 of the Development Plan.

### **Heritage**

- 6.59 In its consultation response letter of 21 September 2020 Historic England advised that "On the basis of the information available to date, we do not wish to offer any comments".
- 6.60 In his consultation response of the 29 September 2020 the Council's Conservation Officer advised that "if the development is in accordance with the parameter plan, it would not have a harmful impact on any heritage assets, and would be in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018".
- 6.61 The County Council Archaeological Team raise no objection to the proposal, subject to a condition requiring a programme of archaeological work to be secured in accordance with a written scheme of investigation.

6.62 Paragraphs 198 and 199 of the Council's Committee Report state as follows:

*"Officers are satisfied that the retirement care village would not result in harm to Stapleford Conservation Area or the setting of nearby listed buildings given the separation between the designated heritage assets and the proposed built form of development, along with their limited intervisibility, and concur with the conclusions of the submitted Heritage Statement."*

*"Officers note that the Heritage Statement submitted does identify less than substantial harm to the to the setting of Little Trees Hill, a scheduled ancient monument, albeit no such concern has been raised by the technical consultees."*

6.63 Paragraph 200 of the Council's Committee Report states as follows:

*"In this instance, there are wider benefits to the proposal...that are considered to outweigh the less than substantial harm identified within the Heritage Statement, again noting the lack of objection from the Council's Historic Environment Team and Historic England"*

6.64 As confirmed at a paragraph 203 of the Officer Report to Committee, the development proposals are acceptable in heritage terms and comply with Policy NH/14 of the Local Plan and section 16 of the NPPF.

## **Trees**

6.65 As confirmed at paragraph 161 of the Council's Committee Report, the application has been subject to formal consultation with the Council's Trees Officer who raises no objection to the proposal, noting that there are no trees on or adjacent to the site that have any statutory protection and that there are hedgerows on or adjacent to the site which may qualify as 'important hedgerows' under the Hedgerow Regulations (1997) and/or have no statutory protection.

6.66 As confirmed at paragraphs 163 and 164 of the Council's Committee Report the proposed development would not result in harm to trees and would comply with Policy NH/4 of the Development Plan.

## **Biodiversity**

6.67 As confirmed by paragraph 154 of the Council's Committee Report, the application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposed development subject to a number of conditions.

- 6.68 As confirmed at paragraph 159 of the Council's Committee Report, the development proposals would comply with Policy NH/4 of the Development Plan.
- 6.69 Paragraph 145 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to retain and enhance biodiversity.
- 6.70 Paragraph 174d of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 6.71 Paragraph 180d of the NPPF states that development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 6.72 Policy NH/4(1) of the Development Plan states that development proposals where the primary objective is to conserve or enhance biodiversity will be permitted.
- 6.73 Policy NH/6 (2 a & b) of the Development Plan states that the Council will encourage proposals which reinforce, link, buffer and create new green infrastructure and promote, manage and interpret green infrastructure and enhance public enjoyment of it.
- 6.74 Policy CSF/5(2) of the Development Plan sets out that a Countryside Enhancement Strategy will be prepared for the area bounded by the Cambridge City boundary, Babraham Road, Haverhill Road, and the edge of the built up area of Great Shelford and Stapleford. This encompasses the appeal site.
- 6.75 Policy CSF/5(2) of the Development Plan states that the Strategy will comprise; new copses on suitable knolls, hilltops and scarp tops; management and creation of chalk grassland; management of existing shelter belts; new mixed woodland and shelter belts; creation of a landscape corridor along Hobson's Brook; reinforcement and planting of new hedgerows; roadside planting; new footpaths, cyclepaths and bridleways creating routes through the area and linking to Wandlebury Country Park / The Magog Down.
- 6.76 To date, a Countryside Enhancement strategy for this area has not been prepared by the Council.

- 6.77 As confirmed at paragraph 277 of the Council's Committee Report, in February 2021 the Council adopted a 'Doubling Nature Strategy', which sets out an approach to increasing wildlife-rich habitats and tree canopy and improving access to green spaces. The vision is to double nature in South Cambridgeshire by 2050 and by doing so, enable wildlife and people to thrive and business to prosper, meaning more wildlife-rich habitats, and increase in tree canopy cover and better accessibility to green space.
- 6.78 The provision of a countryside park in the location proposed will reinforce the ecological resilience of existing nearby habitat provision at Magog Down, Wandlebury Country Park, Nine Wells.
- 6.79 The provision of the countryside park, to be expressly managed as primarily a chalk grassing habitat, will provide significant biodiversity enhancement to the site and wider area.
- 6.80 The Council's position is that significant weight should be afforded to both the environmental and social benefits that the countryside park would bring a set out at Paragraph 313 of the Committee Report.

### **Highways and Transport**

- 6.81 As confirmed at paragraph 170 of the Council's Committee Report, the application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposal, subject to conditions for visibility splays, radius kerbs, access construction details and a traffic management plan.
- 6.82 As confirmed at paragraph 171 of the Council's Committee Report, the application has been subject to formal consultation with the County Council's Transport Assessment Team who raise no objection to the proposal, subject to conditions for a Travel Plan and delivery of the proposed further accessibility link onto Gog Magog Way to the south of the site.
- 6.83 As confirmed at paragraph 172 of the Council's Committee Report, subject to the imposition of the conditions for visibility splays, radius kerbs, access construction details, a traffic management plan, creation of further accessibility to the south of the site and a Travel Plan, the development proposals would be acceptable in terms of its impact on highway safety and the highway network.
- 6.84 The development proposals would comply with Policies TI/2 and TI/3 of the Local Plan and paragraph 111 of the NPPF.

## **Flood Risk and Drainage**

- 6.85 As confirmed at paragraph 177 of the Council's Committee Report, the application has been subject to formal consultation with Anglian Water, the Environment Agency, the Lead Local Flood Authority and the Council's Sustainable Drainage Engineer and no objection is raised by any of these parties, subject to conditions.
- 6.86 As confirmed at paragraph 180 of the Council's Committee Report, subject to the imposition of conditions requiring a surface water drainage scheme and associated maintenance as part of any consent, the development proposals would be acceptable in terms of flood risk and surface water drainage.
- 6.87 As confirmed at paragraph 181 of the Council's Committee Report, subject to the imposition of a condition requiring a foul water drainage scheme as part of any consent, the development proposals would be acceptable.
- 6.88 As confirmed at paragraph 182 of the Council's Committee Report, the development proposals would comply with Policies CC/7, CC/8 and CC/9 of the Local Plan.

## **Residential Amenity**

- 6.89 As confirmed at paragraph 208 of the Council's Committee Report and having regard to the parameter plans the development proposals are unlikely to result in an unduly overbearing mass, significant loss of light, severe loss of privacy or unacceptable increase in the level of noise and disturbance to occupiers of the adjacent properties.
- 6.90 As confirmed at paragraph 210 of the Council's Committee Report, the development proposals would comply with Policy HQ/1(n) of the Development Plan.

## **Renewable Energy and Climate Change**

- 6.91 Policies CC/1, CC/3 and CC/4 of the development Plan require development to demonstrate and embed the principles of climate change mitigation and adaptation, that the carbon emissions of the development are at least 10% lower than that of a standard development and all new residential developments to achieve as a minimum water efficiency equivalent to 110 litres per person per day.
- 6.92 As confirmed at paragraph 213 of the Council's Committee Report, the Council's Sustainability Officer raises no objection to the proposed development, subject to conditions requiring an Energy Statement (to demonstrate a minimum of 10% reduction in carbon emissions) and water efficiency specifications.

- 6.93 As confirmed at paragraph 214 of the Council's Committee Report, subject to the imposition of appropriate conditions, the proposal would comply with Policies CC/1, CC/3 and CC/4 of the Development Plan.

### **Contaminated Land**

- 6.94 As confirmed at paragraph 215 of the Council's Committee Report, there are no historical uses of the site likely to give rise to contamination. There are several potential contaminant sources and pathways to sensitive receptors which means that a targeted Preliminary Intrusive Ground Investigation should be undertaken in order to determine the risk to the proposed development from these identified sources.
- 6.95 As confirmed at paragraph 216 of the Council's Committee Report, the application has been subject to formal consultation with the Council's Contaminated Land Officer, who raises no objection subject to conditions requiring a detailed desk study and site walkover, risk assessment, remediation method statement, verification report and identification of additional or unexpected contamination.
- 6.96 As confirmed at paragraphs 217 and 218 of the Council's Committee Report subject to the imposition of conditions the development would be acceptable in terms of contamination and the proposal would comply with Policy SC/11 of the Development Plan.

### **Access to green space and recreation**

- 6.97 Paragraph 98 of the NPPF confirms that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.
- 6.98 Policy CSF/5(2) of the Development Plan sets out that a Countryside Enhancement Strategy will be prepared for the area bounded by the Cambridge City boundary, Babraham Road, Haverhill Road, and the edge of the built up area of Great Shelford and Stapleford. This encompasses the appeal site.
- 6.99 Policy CSF/5(2) of the Development Plan states that the Strategy will comprise, amongst other things; new footpaths, cyclepaths and bridleways creating routes through the area and linking to Wandlebury Country Park / The Magog Down.
- 6.100 To date a Countryside Enhancement strategy for this area has not been prepared by the Council.
- 6.101 Policy NH/6 (2 a & b) of the Development Plan states that the Council will encourage proposals which reinforce, link, buffer and create new

green infrastructure and promote, manage and interpret green infrastructure and enhance public enjoyment of it.

6.102 As confirmed at paragraph 277 of the Council's Committee Report, in February 2021 the Council adopted a 'Doubling Nature Strategy', which sets out an approach to, amongst other things, improving access to green spaces. The vision is to double nature in South Cambridgeshire by 2050 and by doing so create better accessibility to green space for residents.

6.103 As confirmed at paragraph 293 of the Council's Committee Report, the countryside park would be accessible from a minimum of three points, one from Hinton Way to the north west, one from Gog Magog Way to the south and one from Haverhill Road to the east, all would be pedestrian/cycle access only. The points of access from Hinton Way and Gog Magog Way are closely related to the edge of Stapleford village and easily accessible.

6.104 The proposed countryside park will provide enhanced green infrastructure linkages between Wandlebury Country Park and Magog Down to the North East and the villages of Stapleford and Great Shelford to the South West.

6.105 The Council's position is that significant weight should be afforded to both the environmental and social benefits that the countryside park would bring as set out at Paragraph 313 of the Committee Report.

### **Job Creation and Economic Impact**

6.106 Chapter 6 of the NPPF focuses on building a strong, competitive economy and paragraph 81 of the NPPF sets out that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

6.107 The proposed Retirement Village is anticipated to generate 70 full time equivalent jobs across a variety of roles such as medical care, social care, management and maintenance. These will be permanent roles which will increase the number and type of employment opportunities available in Stapleford.

6.108 New residents will contribute additional local spending and will utilise and support local services and facilities helping to ensure their viability and their continued existence.

## **7. Matters Not Agreed**

7.1 The following matters are not agreed between the Appellant and the Council

- Whether the benefits of the scheme clearly outweigh the harm by inappropriateness and other harm



## 8. List of Possible Conditions

No.	Wording
<b>Timings</b>	
1	No development shall commence until details of the appearance landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.
2	Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
<b>Pre-commencement</b>	
3	<p>The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.</p> <ul style="list-style-type: none"> <li>• Location Plan – Ref. J0027450_011 dated 06.08.2020</li> <li>• Parameter Plan: Access and Movement – Ref. J0027450_010 dated 06.08.2020</li> <li>• Parameter Plan: Landscape ref. J0027450_009 dated 06.08.2020</li> <li>• Parameter Plan: Land Use and Building Heights Ref. J0027450_008 dated 06.08.2020</li> <li>• Access Assessment Option 2 - 406.09693.00002.14.H011.2 dated Oct 2020</li> <li>• Emergency Access Option – ref. 406.09693.00002.14.012.2 dated Oct 2020</li> </ul>
4	<p>No development shall commence the implementation of a programme of archaeological work secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing.</p> <p>The WSI shall include:</p> <ol style="list-style-type: none"> <li>a) the statement of significance and research objectives;</li> <li>b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</li> <li>c) The timetable for the field investigation and its implementation as part of the development programme;</li> <li>d) d) The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material.</li> </ol>

5	<p>Prior to or concurrent with the submission of the first reserved matters application a Construction Ecological Management Plan (CEcMP) shall be submitted to the local planning authority for approval. The CEcMP shall include the following:</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</li> <li>d) The location and timings of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during which construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs if applicable.</li> </ul> <p>The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p>
6	<p>Prior to or concurrent with the submission of the first reserved matters application a Landscape and Ecological Management Plan (LEMP) shall be submitted to the local planning authority for approval. The content of the LEMP shall include the following:</p> <ul style="list-style-type: none"> <li>a) Description and evaluation of features to be managed.</li> <li>b) Ecological trends and constraints on site that might influence management.</li> <li>c) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved.</li> <li>d) Appropriate management options for achieving aims and objectives.</li> <li>e) Prescriptions for management actions.</li> <li>f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</li> <li>g) Details of the body or organisation responsible for implementation of the plan.</li> <li>h) Ongoing monitoring and remedial measures.</li> </ul> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully</p>

	<p>functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p>
7	<p>No demolition or construction works shall commence on site until a traffic management plan and routing agreement has been agreed with the Local Planning Authority in consultation with the Highway Authority. The areas of concern that should be addressed are:</p> <ul style="list-style-type: none"> <li>a) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)</li> <li>b) Contractor parking shall be within the curtilage of the site and not on the street.</li> <li>c) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.</li> <li>d) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.</li> </ul>
8	<p>No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridgeshire District Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.</p> <p>The scheme shall be based upon the principles within the agreed Flood Risk Assessment &amp; Sustainable Drainage Strategy prepared by MTC Engineering (ref: 2433 - FRA &amp; DS Rev B) dated Mar 2020 and shall also include:</p> <ul style="list-style-type: none"> <li>a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;</li> <li>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;</li> <li>c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;</li> <li>d) A plan of the drained site area and which part of the proposed drainage system these will drain to;</li> <li>e) Full details of the proposed attenuation and flow control measures;</li> <li>f) Site Investigation and test results to confirm infiltration rates;</li> <li>g) Temporary storage facilities if the development is to be phased;</li> </ul>

	<ul style="list-style-type: none"> <li>h) A timetable for implementation if the development is to be phased;</li> <li>i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</li> <li>j) Measures taken to prevent pollution of the receiving groundwater and/or surface water</li> <li>k) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.</li> </ul> <p>The drainage scheme must adhere to the hierarchy of drainage options as outlined in national planning guidance</p>
9	<p>No development hereby permitted shall be commenced until a foul water drainage scheme for the site, in accordance with South Cambridgeshire District Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.</p>
10	<p>No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.</p> <p>Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented development and thereafter maintained in accordance with the approved details</p>
11	<p>No development shall take place until:</p> <ul style="list-style-type: none"> <li>a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.</li> <li>b) 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.</li> <li>c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method</li> </ul>

	statement) have been submitted to and approved in writing by the Local Planning Authority.
12	Before any development is commenced, a scheme for protecting the proposed residential units from noise from Haverhill Road shall be submitted to and approved in writing by the Local Planning Authority and all works which form part of the approved scheme shall be completed before any one of the permitted dwellings is occupied.
13	No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.
14	In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.
15	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
16	No development shall commence until a site-based Low Emission Strategy (LES) is submitted to and approved in writing by the Local Planning Authority.  The LES shall include the following:  a) Sustainable Transport Measures in accordance with section 3.6. Pollution of the Greater Cambridge Sustainable Design and Construction SPD 2020  b) An implementation plan for each of the proposed measures

	The development shall be carried out in accordance with the approved LES and retained as such.
17	<p>No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, (i.e., individual gas fired boilers that meet a dry NOx emission rating of <math>\leq 40\text{mg/kWh}</math>), have been submitted to and approved in writing by the local planning authority.</p> <p>Should the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:</p> <ul style="list-style-type: none"> <li>a) Spark ignition engine: less than or equal to 150 mg NOx/Nm<sup>3</sup></li> <li>b) Compression ignition engine: less than 400 mg NOx/Nm<sup>3</sup></li> <li>c) Gas turbine: less than 50 mg NOx/Nm<sup>3</sup></li> </ul> <p>The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.</p> <p>The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced and retained as such.</p>
18	Prior to the commencement of development a scheme for the provision of fire hydrants shall be submitted to an agreed in writing with the Local Planning Authority. The development shall thereafter be accrued out in accordance with the approved details.
<b>Pre-occupation</b>	
19	<p>Prior to occupation a "lighting design strategy for biodiversity" features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ul style="list-style-type: none"> <li>a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</li> <li>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</li> </ul> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no</p>

	circumstances should any other external lighting be installed without prior consent from the local planning authority.
20	Prior to the commencement of the use hereby permitted visibility splays of 2.4m x 160m shall be provided each side of the vehicular access measured from and along the highway boundary as per drawing number 406.09693.00002.14.H011.1. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway verge or footway.
21	Prior to the commencement of the use hereby permitted, the vehicular accesses from the existing carriageway edge shall be laid out and constructed in accordance with a detailed engineering scheme to be submitted to and approved in writing by the local planning authority, and such a scheme shall include the provision of a metalled/sealed surface for a minimum length of 10m from the existing carriageway edge.
22	Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
23	The development shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.
24	Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition XX [contamination] must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.
25	Before the development / use hereby permitted is commenced, an assessment of the noise impact of plant and or equipment including any renewable energy provision sources such as any air source heat pump or wind turbine on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the local planning authority. Any noise insulation scheme as approved shall be fully implemented

	before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.
26	Prior to first occupation of the development, hereby approved, a travel plan to encourage the use of sustainable modes of travel other than the private car shall be submitted to an agreed in writing by the Local Planning Authority. The agreed Travel Plan shall be operated in accordance with the approved Travel Plan.
<b>Compliance</b>	
27	The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.
28	If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved
29	No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.



## Appendix A – Draft Heads of Terms for planning obligation agreement

No.	Matter
1	Terms of use and occupation of the housing with care
2	Provision of countryside park, set up contribution and retention in perpetuity for public use

## Appendix B - Core Documents List

<b>CD1 Application Documents</b>		
<b>Core Doc Ref</b>	<b>Title</b>	<b>Ref/Date</b>
CD1.1	Application Form and certificates	02/07/2020
CD1.2	Planning Statement and appendices	March 2020
CD1.3	Design and Access Statement	March 2020
CD1.4	Heritage Statement	18/03/2020
CD1.5	Transport Assessment and Framework Travel Plan	March 2020
CD1.6	Air Quality Assessment	March 2020
CD1.7	Landscape and Visual Appraisal	March 2020
CD1.8	Ecology Report	March 2020
CD1.9	Tree Survey and Preliminary Arboricultural Impact Assessment	LSDP 1443.01
CD1.10	Flood Risk Assessment and Sustainable Drainage Strategy	March 2020
CD1.11	Phase 1 Geo-environmental Assessment	16/03/2020
CD1.12	Services Report	March 2020
CD1.13	Alternate Site Search Assessment	April 2020
CD1.14	Planning Need Assessment	February 2020
CD1.15	Statement of Community Involvement	March 2020

<b>CD1 Drawings Schedule as submitted</b>				
<b>Core Doc Ref</b>	<b>Drawing Description</b>	<b>Reference</b>	<b>Revision</b>	<b>Date</b>
CD1.16	Site Location Plan	J0027450_011		12.03.2020
CD1.17	Land Use & Building Heights	J0027450_008		25.03.2020

	Parameter Plan			
CD1.18	Landscape Parameter Plan	J0027450_009		25.03.2020
CD1.19	Access And Movement Parameter Plan	J0027450_010		25.03.2020
CD1.20	Illustrative Masterplan With Countryside Park	J0027450_005	Rev A	02.07.2020
CD1.21	Access Assessment Option 2	406.09693.00002.14.H011.0		Nov 2019
CD1.22	Emergency Access Option	406.09693.00002.14.012.0		March 2020

<b>CD2 Additional/Amended Documents and Plans submitted after validation</b>		
<b>Core Doc Ref</b>	<b>Title</b>	<b>Ref/Date</b>
CD2.1	Revised Certificate B (Application Form)	06.08.2020
CD2.2	Technical Note - Response to Cambridgeshire County Council Transportation Comments	02.11.2020
CD2.3	Letter from MHE Consulting – Response to SCDC Ecologist Comments	26.10.2020
CD.2.4	LVA Addendum	Dec 2020

<b>CD2 Amended Drawings Schedule submitted after validation</b>				
<b>Core Doc Ref</b>	<b>Drawing Description</b>	<b>Reference</b>	<b>Revision</b>	<b>Date</b>
CD2.5	Site Location Plan	J0027450_011		28.07.2020
CD2.6	Land Use & Building Heights Parameter Plan	J0027450_008		28.07.2020
CD2.7	Landscape Parameter Plan	J0027450_009		28.07.2020
CD2.8	Access And Movement Parameter Plan	J0027450_010		28.07.2020
CD2.9	Site Location Plan	J0027450_011		06.08.2020
CD2.10	Land Use & Building Heights Parameter Plan	J0027450_008		06.08.2020
CD2.11	Landscape Parameter Plan	J0027450_009		06.08.2020
CD2.12	Access And Movement Parameter Plan	J0027450_010		06.08.2020
CD2.13	Access Assessment Option 2	406.09693.00002.14.H011.1		Oct 2020
CD2.14	Emergency Access Option	406.09693.00002.14.012.2		Oct 2020

<b>CD3 Committee Report and Decision Notice</b>		
<b>Core Doc Ref</b>	<b>Title</b>	<b>Ref/Date</b>
CD3.1	Report to South Cambridgeshire District Council Planning Committee	13 April 2021
CD3.2	Minutes of a meeting of the Planning Committee held on Tuesday, 13 April 2021 at 10.00 a.m.	-
CD3.3	Decision Notice	20 April 2021

<b>CD4 The Development Plan</b>		
<b>Core Doc Ref</b>	<b>Title</b>	<b>Ref/Date</b>
CD4.1	The South Cambridgeshire Local Plan (SCLP)	Sept 2018
CD4.2	The Cambridge Southern Fringe Area Action Plan (CSFAAP)	Feb 2008

<b>CD5 Relevant Documents</b>		
<b>Core Doc Ref</b>	<b>Title</b>	<b>Ref/Date</b>
CD5.1	South Cambridgeshire District Council 'Doubling Nature Strategy'	Feb 2021
CD5.2	Cambridgeshire Green Infrastructure Strategy	2011
CD5.3	Centre for Regional Economic and Social Research (CRESR) Sheffield Hallam University and University of Sheffield – Older People's housing, care and support needs in Greater Cambridge 2017-2036	November 2017
CD5.4	Cambridge Inner Green Belt Study (CIGBS)	November 2015
CD5.5	Guidelines for Landscape and Visual Impact Assessment, The Landscape Institute and Institute of Environmental Management and Assessment, 3 <sup>rd</sup> Edition	April 2013

CD5.6	Technical Guidance Note (TGN) 06/19: Visual Representation of development proposals (Landscape Institute)	17 September 2019
CD5.7	National Character Area Profile: 87 East Anglian Chalk (NE529)	2015