

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 March 2018

AUTHOR/S: Joint Director, Planning and Economic Development

Application Number: S/3418/17/FL

Parish: Fulbourn

Proposal: Demolition of the existing Fulbourn social club and construction of a new 72-bedroom care home (Use Class C2) with associated car and cycle parking, landscaping and access from The Drive, Fulbourn

Site address: Land at Fulbourn Social Club, Capital Park, Cambridge Road, Fulbourn

Applicant(s): Henderson UK

Recommendation: Delegated Powers to Approve subject to prior completion of a S106 and safeguarding conditions

Key material considerations: Green Belt, Very Special Circumstances case including need and available sites, Loss of Facility, Impact on Sports Provision, Conservation Area, Design and Visual Impact, Transport and Parking

Committee Site Visit: Yes

Departure Application: Yes - Advertised as a departure

Presenting Officer: Dan Smith

Application brought to Committee because: Departure from policy and at the request of the Parish Council which supports the application

Date by which decision due: 16 March 2018

Executive Summary

1. The application seeks full planning permission for the demolition of the existing social club building and the provision of a new 72 bedroom care home on the Capital Park site in Fulbourn. It is associated with application S/3404/17/FL for the re-provision of the social club building and 10 flats elsewhere on the park. The application site is currently occupied by the social club building and its car park and access. The proposed site is outside of the development framework of Fulbourn on Capital Park which is a business park between Fulbourn and Cambridge and is a Major Developed Site in the Green Belt. The site is also within the former hospital site Conservation Area. The development is considered to be

inappropriate development by definition, but it is considered that sufficient very special circumstances exist to outweigh the harm to the Green Belt. The social club which is considered to be an important community facility would be provided with a new premises elsewhere on site and the other impacts of the development in terms of its impact on adjacent sports pitches, the impact on the visual amenity of the area including the Conservation Area and transport and highway safety are considered acceptable and issues relating to ecology, drainage, contamination, waste collection and sustainability considerations are considered acceptable subject to conditions. The application has been referred to the Planning Committee by officers at the request of the Parish Council which supports the application and because it represents a departure from adopted policies GB/1 and GB/4. Planning Committee is requested to grant delegated powers to approve the application subject to the completion of a Section 106 legal agreement relating to the provision of transitional arrangements to allow the social club to continue to operate after the demolition of the existing building but prior to the completion of the new building.

Relevant Planning History

2. S/1015/90/F - Planning permission granted for an extension to the Social Club building.
S/1180/76/F - Planning permission granted for an extension to the Social Club building.

Planning Policy

3. ***National Planning Policy Framework
National Planning Policy Guidance***
4. ***Local Development Framework Core Strategy DPD (January 2007)***
 - ST/1 Green Belt
 - ST/2 Housing Provision
 - ST/3 Re-Using Previously Development Land and Buildings
 - ST/4 Rural Centres
5. ***Local Development Framework Development Control Policies DPD (July 2007)***
 - DP/1 Sustainable Development
 - DP/2 Design of New Development
 - DP/3 Development Criteria
 - DP/7 Development Frameworks
 - GB/1 Development in the Green Belt
 - GB/2 Mitigating the Impact of Development in the Green Belt
 - GB/4 Major Developed Sites in the Green Belt
 - HG/1 Housing Density
 - HG/2 Housing Mix
 - HG/3 Affordable Housing
 - SF/1 Protection of Village Services and Facilities
 - SF/9 Protection of Existing Recreation Areas
 - SF/10 Outdoor Playspace, Informal Open Space, and New Developments
 - SF/11 Open Space Standards
 - NE/1 Energy Efficiency
 - NE/3 Renewable Energy Technologies in New Development
 - NE/4 Landscape Character Areas
 - NE/6 Biodiversity
 - NE/8 Groundwater
 - NE/9 Water and Drainage Infrastructure
 - NE/10 Foul Drainage - Alternative Drainage Systems
 - NE/11 Flood Risk
 - NE/12 Water Conservation
 - NE/14 Lighting Proposals
 - NE/15 Noise Pollution

NE/16 Emissions
CH/2 Archaeological Sites
CH/5 Conservation Areas
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-motorised Modes

6. ***South Cambridgeshire LDF Supplementary Planning Documents (SPD)***

Development Affecting Conservation Areas - adopted 15 January 2009
Open Space in New Developments - adopted 15 January 2009
Public Art - adopted 15 January 2009
Trees & Development Sites - adopted 15 January 2009
Biodiversity - adopted 2 July 2009
District Design Guide - adopted 2 March 2010
Landscape in New Developments - adopted 2 March 2010
Health Impact Assessment - adopted 8 March 2011
Cambridgeshire Flood and Water - adopted November 2016

7. ***Draft Local Plan (Submitted July 2013)***

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
S/7 Development Frameworks
S/9 Minor Rural Centres
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/7 Water Quality
CC/8 Sustainable Drainage Systems
HQ/1 Design Principles
NH/2 Protecting and enhancing Landscape Character
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/9 Redevelopment of Previously Developed Sites and Infilling in the Green Belt
NH/12 Local Green Space NH/13 Important Countryside Frontage
NH/14 Heritage Assets
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
SC/2 Health Impact Assessment
SC/3 Protection of Village Services and Facilities
SC/6 Indoor Community Facilities
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
SC/9 Protection of Existing Recreation Areas, Allotments and Community Orchards
SC/10 Lighting Proposals
SC/11 Noise Pollution
SC/12 Contaminated Land
SC/13 Air Quality
SC/15 Odour and other fugitive emissions to air
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultations

8. **Fulbourn Parish Council** - Supports the application and requests it is referred to the SCDC Planning Committee.
9. **Local Highways Authority (Development Management Team)** - does not object to the proposed development and states that no significant adverse effect upon the Public Highway should result from this proposal.
10. **Local Highways Authority (Major Developments Team)** - initially issued a holding objection based on a lack of information regarding the highways impacts. It has since been provided with further information and has removed its objection stating that the application as submitted is not expected to have any significant impact on the local highway network.
11. **CamCycle** - objects to the proposed development on the grounds of insufficient detail regarding cycle parking. It also requests an enhanced footway crossing of the access junction to the site and an improved shared-use pathway on Cambridge Road.
12. **Environment Agency** - notes that the site is above a principal aquifer and that the former use has the potential to be contaminative. It considers that permission could be granted subject to conditions requiring investigation and remediation of any contamination on site and details of a surface water drainage scheme.
13. **CCC as Lead Local Flood Authority** - initially objected based on a lack of information regarding the drainage rates and calculations for the drainage scheme and infiltration testing, however it has since been provided with further information in respect of those matters and has confirmed it has no objection in principle to the development as the additional information has demonstrated that surface water can be dealt with on site by using infiltration in the form of soakaways and permeable paving. It requests a condition in respect of the submission and implementation of a detailed surface water drainage scheme.
14. **SCDC Sustainable Drainage Engineer** - states that the application is acceptable subject to conditions regarding surface water and foul water drainage.
15. **Anglian Water** - states it has no assets owned or subject to adoption agreement within the site. States Teversham Water Recycling Centre has capacity for wastewater flows and foul sewerage network presently has available capacity for the development. Recommends a condition regarding the need for a surface water drainage strategy.
16. **CCC Archaeology Team** - states that the site lies in an area of high archaeological potential, situated south of Caudle Corner Farm Settlement (Cambridgeshire Historic Environment Record reference DCB407), a nationally important Iron Age and Roman settlement and designated Scheduled Ancient Monument. It states that earlier archaeological evaluations carried out at Fulbourn Hospital did not encompass the proposed area for development. It therefore considers it highly likely that important archaeological remains survive in this area and that these could be severely damaged or destroyed by the proposed development. It does not object to the proposed development provided a programme of archaeological investigation is secured by condition.
17. **SCDC Urban Design Officer** - states that while the Care Home is two and two and half storey in height and significantly larger than the existing clubhouse the existing vegetation will effectively screen the new proposals with minimal impacts on public views, with the main impact of the proposals being on views of the site from the open parkland and playing fields to the east and that due to the limited visibility of the proposals the height and massing of the building is within the bounds of acceptability for the site. The officer notes that the scheme design has evolved during the pre-application process and there have been improvements in the design although some recommendations of the quality panel have not been acted upon and therefore the officer's view is that there remains scope for

improvement in the design and a more robust approach to detailing and articulation of the form is required. Conditions are requested in respect of materials, hard surfacing, building detailing and boundary treatments.

18. **SCDC Landscapes Officer** - does not object to the proposed development stating that no significant landscape or visual harm would result from the proposed development. The officer notes the limited number of trees to be removed and the significant existing screening of the site from boundary planting. Conditions are recommended in respect of the submission and implementation of a landscaping scheme, boundary treatments and a landscape management and maintenance plan.
19. **SCDC Ecology Officer** - notes the location of the site within an impact zone for a nearby SSSI but that the development does not exceed the criteria which would require Natural England to be consulted. The officer states that a Preliminary Ecological Appraisal (PEA) and Bat Roost Emergence survey have been submitted in support of the application. The officer is content that the impact on ecology would be acceptable subject to conditions relating to the removal of planting outside of bird breeding season, the carrying out of a badger survey, and the submission of a scheme for biodiversity enhancement.
20. **SCDC Trees Officer** - does not object to the proposed development noting that all necessary arboricultural information has been supplied. The officer expresses disappointment that some trees would be lost and states that new landmark trees should be planted to compensate. She is content for permission to be granted subject to the approval of the Arboricultural Method Statement and Tree Protection Strategy and a requirement for replacement planting.
21. **SCDC Environmental Health Officer (EHO)** - has no objection to the proposed development subject to conditions and informatives relating to hours of construction, site practices, demolition and hours of deliveries to the care home.
22. **SCDC Scientific Officer (Contaminated Land)** - states that although the previous site use poses a relatively low risk in terms of contamination, the proposed use is sensitive to the presence of contamination. The officer agrees with the recommendations of the submitted Phase 1 Geoenvironmental report that intrusive site investigation is required. There is no objection to the proposed development provided a condition is applied requiring the investigation and remediation of contamination on site.
23. **SCDC Sustainability Officer** - does not object to the proposed development and recommends conditions relating to the provision of on site renewable energy and/or low carbon energy sources and water conservation measures.
24. CCC Adult Care Team – notes significant existing and predicted demand for care beds. It states that the submitted Needs Assessment provides a detail and accurate assessment of the current care home provision in the target area and notes that the provision of dementia care beds within Cambridge and South Cambridgeshire is a particular area of demand.
25. **Sport England** - notes that the proposed development would not adversely affect the adjacent playing fields, but objects to the proposed development on the basis that it is unclear whether the clubhouse to be demolished contains ancillary facilities serving the adjoining sports pitches and that there is no information on the current use of the adjacent playing fields for competitive matches.
26. **Fulbourn Sports and Social Club** - The Club Committee supports the move on the condition that it can move into the new club building prior to the redevelopment of the existing club site.

27. **Police Architectural Liaison Officer** - states that the layout of the development is acceptable in terms of crime prevention and community safety and that the security of the residents and staff has been considered.
28. **Cambridgeshire Fire and Rescue Service** - requests that the provision of fire hydrants be secured by s106 agreement or planning condition and notes the need for access and fire fighting facilities to be provided in accordance with Building Regulations.
29. **Fulbourn Forum** - objects to the proposed development on the grounds that the development is a departure from policy, exceeds the restrictions in policy GB/4 and would harm the Green Belt and Conservation Area. It states that the sequential assessment submitted by the applicant does not, in its view, demonstrate that no other suitable sites exist and that very special circumstances do not therefore exist to justify the development within the Green Belt.
30. **Cambridge Past, Present and Future** - recommends refusal on the basis that the site is within the Green Belt and in its view that the scale of the new building is contrary to policy GB/4 and would cause visual harm to the area, Green Belt, Conservation Area and listed hospital building [sic - the hospital is not a listed building]. It states its view that the case for very special circumstances has not been made.

Representations

31. No representations have been received in respect of the proposed development.

Site and Proposal

The site

32. The application site is located at the northern tip of the Capital Park site, which is situated between Fulbourn and Cherry Hinton. The wider Capital Park site is accessed via Cambridge Road to the south and comprises 4 large three storey office buildings, the old hospital building, a daycare nursery and cafe. It is also home to the current sports and social club, located at the southern side of the site which is the subject of the associated planning application.
33. The application site is approximately 1600 m² in area and is bounded by Fulbourn Old Drift immediately to the north with the railway line beyond. Further north is the park home site known as The Firs alongside which runs the Caudle Ditch and the track to Caudle Corner Farm. Car parking for one of the office buildings immediately to the south and an access road into the Fulbourn hospital site to the west, with the hospital site and Tesco superstore further west. The site is currently vacant, but until recently was home to a large sewing room linked to the previous laundry building associated with the former hospital use of the site. The laundry building was also removed from the site to accommodate parking associated with one of the office buildings on Capital Park. The only building remaining on site is a small substation building at the north west corner.
34. Fulbourn Old Drift provides vehicle access from Hinton Road to the east and extends further to the north west of the site where it becomes a pedestrian and cycle path. The entire length of Fulbourn Old Drift is a Public Right of Way (Bridleway 95/1). The site is currently enclosed by a low wall and weldmesh fencing to the Old Drift and weldmesh fencing to the east. There is a layer of spoil across much of the site at present on which tall ruderal is growing. The site is located outside of any development framework boundary and is in the Cambridge Green Belt and is part of the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt. It is also located within the boundary of the Conservation Area of the former hospital site.

The proposal

35. The application seeks full planning permission for the demolition of the existing club building, the erection of a new 72 bedroom care home and the provision of associated access, car and cycle parking and landscaping.
36. An associated application (S/3404/17/FL) for the provision of a new social club building and 10 residential flats elsewhere on the Capital Park site has been submitted and is being recommended for approval.

Planning Assessment

37. The proposed development has been assessed against the National Planning Policy Framework and Planning Policy Guidance and the local planning policies listed above.

Policy background

38. The Development Plan currently consists of the Core Strategy DPD (adopted January 2007), Development Control Policies DPD (adopted July 2007) and Site Specific Policies DPD (adopted January 2010). The application site falls within an area identified as the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt in the Development Control Policies DPD. The National Planning Policy Framework (March 2012) and the Proposed Submission Local Plan (July 2013) are material planning considerations in decision taking.
39. Policy GB/4 of the Development Control Policies DPD includes the Fulbourn and Ida Darwin Hospital site as a Major Developed Site in the Green Belt. Policy GB/4 states that within Major Developed Sites redevelopment may be permitted provided it would not result in:
 - i. A greater floor area than the existing built form;
 - ii. A greater footprint unless there are significant environmental improvements;
 - iii. The existing height of the built development being exceeded;
 - iv. There being a greater impact than the existing development on the openness of the Green Belt.

Weight to be attached to policies

40. The DPDs referred to in the above section were adopted prior to the publication of the National Planning Policy Framework. The NPPF states that planning law requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration. Para 211 of the NPPF states "For the purposes of decision-taking the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this framework." The NPPF also sets out how to determine the amount of weight that should be attached to policies. Para 215 states "Due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that they may be given)"
41. With reference to the pertinent policies in this case it is important to assess the conformity of the policies with the policies in the NPPF. Firstly it is important to note that the term Major Developed Site in the Green Belt does not feature in the NPPF. However, the NPPF does allow for the redevelopment of previously developed sites in the Green Belt, providing it does not have a greater impact on the openness of the Green Belt or impact the reasons for including the land in the Green Belt. The local policies go further than the NPPF in that they stipulate measures such as floor area, footprint and height of the redevelopment, therefore only some weight can be afforded to those stipulations of the policy.

Appropriateness of the Development within the Green Belt

42. Significant weight is given to the Green Belt location of this site and Section 9 of the NPPF that relates to the Green Belt. Paragraph 87 states that inappropriate development is by definition harmful to the Green Belt, however paragraph 89 states that the construction of new buildings should not be considered inappropriate where it consists of the complete redevelopment of previously developed sites (brownfield land) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The impact of the proposed development on the purpose of including the land within the Green Belt and on its openness have therefore been assessed.

Purposes of the Green Belt

43. Paragraph 80 of the NPPF states that Green Belt land serves five purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
44. The proposed development has been assessed in respect of these five purposes. The site is previously developed and has an existing building, access and area of car parking sited on it. It is also part of the wider Capital Park site which contains several large buildings. It is not considered that the redevelopment of the site with the proposed building would impinge on any of those purposes. There would be no significant additional urban sprawl or encroachment on the countryside given the location on the existing park and the previously developed nature of the site. Similarly, the redevelopment of this brownfield site would not result in any additional merging of Cambridge and Fulbourn nor would it impact on the special character of either place. The development would result in the reuse of an existing brownfield site. As such, the proposed development is considered to be compatible with the purposes of including the land within the Green Belt.

Impact on the openness of the Green Belt

45. The application site is currently home to a low rise building on the east edge of the site with an access and car park to the west. The site is relatively well screened by existing planting to the southern boundary alongside Cambridge Road and the wider Capital Park site is screened by mature planting on the eastern boundary. There is also mature planting to the north of the social club site, between the existing building and the other buildings on the park. The proposed building would replace that low level existing building with a considerably larger building, both in terms of its floor area and its height which would reach two and a half storeys with rooms in the roof provided by sizeable dormer windows. The care home building would occupy significantly more of the existing site than the social club building, with the car park extending further west towards the access and the northern wing of the building onto a part of the site which is currently laid to lawn. The proposed building, while relatively well screened from outside of the immediate Capital Park site, would, due to its increased height, mass and floor area, have a greater impact on the openness of the Green Belt than the existing building.
46. Based on the measures contained within paragraph 89 of the NPPF, as the care home would have a greater impact on the openness of the Green Belt than the existing club building, the proposed development is considered to be inappropriate development within the Green Belt. As per Paragraph 87, such development should not be approved except in very special circumstances. Paragraph 88 of the NPPF states that substantial weight should be given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any

other harm, is clearly outweighed by other considerations. It is therefore necessary to first assess whether any 'other harm' would result from the development and then whether there are other considerations which would clearly outweigh the harm by reason of inappropriateness and any other harm, sufficient to be considered very special circumstances.

Loss of service and facility

47. The application proposes the demolition of the proposed social club and the erection of the proposed care home on the site. In respect of the loss of the club building, the Council has adopted policy SF/1 which states that planning permission will be refused for proposals which would result in the loss of a village service, including village pubs, shops, post offices, community meeting places or health centres, where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.
48. The application states that the club has approximately 500 members, the vast majority of whom come from Fulbourn and the surrounding villages. There is a small annual membership fee and membership is available to the community. The application documents suggest that the social club should not be considered as a community facility under policy SF/1 as it is a private members club and was not established for nor does it seek to serve as a community facility. However, it is clear from information which has been supplied in respect of the club that it serves a valuable function in the community and the fact that it is a members club does not preclude it from being considered a facility which offers a service or facility to the community.
49. In most cases, it would therefore be necessary to make an assessment of the impact of the loss of the use, having regard to the established use of the premises and its existing and potential contribution to the local population, the presence of other alternative services and facilities and the future economic viability of the use. However, as detailed in the report for the associated application S/3404/17/FL, planning permission for the relocation of the club elsewhere on the site is proposed and has been recommended for approval. The redevelopment of the site would therefore not result in the loss of the social club use from the immediate vicinity. As such, it is not considered that the proposed development would result in any significant loss of a community service or facility and is therefore considered acceptable in terms of policy SF/1.
50. The new site for the social club would be subject to additional constraints than the existing site in terms of the floor area of the proposed club compared to the existing and the need for conditions limiting late night operation given the adjacent residential properties. However, it is not considered that these changes would result in such a fundamental change to the operation of the club that it would compromise its ongoing activity and the community function it serves.
51. Concern has been raised about the phasing of the development of both sites, in respect of the need for a premises to be provided for the club on an ongoing basis. While ideally, the proposed social club would be provided prior to the demolition of the existing, for reasons of financing and timescales of delivery, such phasing may not be possible to achieve. It is therefore considered necessary to have provision for interim premises to be provided on site were the existing club building to be removed prior to the completion of the proposed building. This would need to be secured by a planning obligation within a legal agreement. While there is an in principle commitment to such an obligation from the applicant, the precise terms are still being negotiated and the agreement is not yet in place. On that basis, delegated powers to approve the application are sought, subject to completion of such an agreement.
52. Consideration has also been given to whether it is necessary to require, either via planning condition or legal obligation, the retention of the social club use on the site or ongoing

access to the building by the social club. While the club is considered to be an important service and facility and is afforded the protections of policy SF/1 on that basis, it is not considered appropriate or necessary to apply further restrictions or obligations on the retention of the club. The proposed use as a social club is a sui generis use which means permission would be required to change it from a social club to another use. Furthermore, the existing club premises does not benefit from any greater level of protection under planning control than that which the proposed building would have under policy SF/1 and as a result of its sui generis use class.

53. On that basis, the proposed development is considered to be acceptable in terms of the ongoing provision of the social club in respect of policy SF/1.

Impact on sports pitches

54. The existing club contains changing facilities associated with the previous competitive use of the adjacent playing fields as sports pitches. The proposed club building would be located some distance from the adjacent playing fields and would not contain changing facilities and it is therefore necessary to consider whether the loss of those facilities would cause harm in terms of its impact on the use of the adjacent playing fields.
55. Sport England has objected to the proposed development on the basis that the proposal may prejudice the use, or lead to the loss of use of land being used as a playing field or that has been used as a playing field in the last five years. Whilst it concludes that the proposed development would not physically impact on the adjacent playing fields, it has expressed concern regarding the loss of the building which may contain ancillary facilities serving the adjoining sports pitches.
56. The applicant has confirmed that the existing building contains changing rooms, however they are no longer used as the adjacent playing fields are no longer used for formal sporting purposes and their maintenance has proved problematic due to lack of use. The last formal use of the playing fields was for training purposes by Fulbourn Football Club, but this use ceased approximately four years ago and did not include access to the changing facilities, with the football club choosing to move elsewhere. No formal use of the playing fields has occurred since.
57. The pitches were identified for 'outdoor sport' within the Council's 2012 Services and Facilities Study. Reference is made to two football pitches at the hospital site in the Council's Recreation and Open Space Study (2013) where it is noted that they are not generally available to the public, but that they are part of a development plan on which the Parish Council would like to see the development of mini pitches. However, the pitches were removed from the 'outdoor sport' category in the updated 2014 Services and Facilities Study and they are not included within the 2016 Greater Cambridge Playing Pitch Strategy 2015-2031.
58. Given the poor state of repair of the changing facilities at the club, the fact that they have not been associated with the last use of the playing pitches, the considerable period of time which has elapsed since the playing fields were last formally used and the decision by the Council to remove them from the latest Services and Facilities Study and to not to include the pitches within the Greater Cambridge Playing Pitch Strategy, it is considered that the proposed loss of the social club building would not cause any significant harm to the provision of sports facilities locally or impact on the ongoing provision of or access to the adjacent land as playing fields.

Design, impact on visual amenity and impact on the Conservation Area.

59. The existing, low level, social club building is not considered to be of any significant architectural merit and its loss would not cause any harm to the visual amenity of the area

or the character and appearance of the Conservation Area. The proposed care home would be two to two and a half storeys in height with its upper floor accommodation being provided in the pitched roof space above parts of the building and via dormer windows in the roof. Both the footprint, floor area and building height and massing significantly exceed that of the existing social club building. The scale and design of the building has evolved during pre-application discussions with the Local Planning Authority, including in response to the comments of the Design Enabling Panel which was largely supportive of the proposed design but which made various recommendations on its detailed design.

60. The visual impact of the scale and massing of the building has been considered in respect of its impact on the visual amenity of the area including on the Conservation Area. The building has a large floor area, however the breaking up of the building into various wings and the use of the roof space rather than an additional full floor has limited its overall massing and impact. The site is well screened from public views from Cambridge Road to the south by the mature tree planting on the southern boundary and additional planting would be undertaken as part of a landscaping strategy which would be required by condition. The tree belt to the east of Capital Park means that the bulk of the building would not be visible from the approach along Cambridge Road, although it would be prominent in nearer views from the playing fields. The building would also be visible in some longer distance views of the site, particularly from elevated ground to the south. While the proposed building is significantly larger than the existing, it is considered that the screening of the site is such that the additional impact of the larger scale and massing of the building on the visual amenity of the area is acceptable, subject to conditions requiring additional landscape planting.
61. In terms of the detailed design, the building is considered to be a good quality contemporary design which has responded to some, but not all of the suggestions of the Council's Urban Design Officer and the Design Enabling Panel. The applicants were requested to consider greater articulation of the wings of the building to break up the massing of the building further and a simplified roof form. These suggestions have not been fully realised, however the justification for that is that such changes would result in the need for increased height on elements of the building which are currently two storey. This trade off between design and scale has been considered and, on balance, it is considered that the lack of further articulation is an acceptable given the benefit of the lower roof line they allow and the consequent reduced scale of the building in terms of the Green Belt impact, the visual amenity of the area and the impact on the Conservation Area. The detailing of the building would be critical to its success in design terms and the Urban Design Officer has commented that while the overall impact of the building is acceptable, it is important, given the style of architecture proposed, that the detailing appears crisp and contemporary. Standard boxed eaves are not considered appropriate and flush eaves and wet verges should be considered. High quality materials will be expected in this location such as stock bricks, clay plain tiles and aluminium/composite window frames. A condition would therefore be applied to any permission requiring further details of materials and finishes as well as further details of balconies and terraces, parapets, copings, bays and dormer windows, entrances and doors, windows and rooflights, verges, eaves, flues and extracts. On that basis, the proposed building is considered to be acceptable in terms of its visual impact.
62. As with the existing building, the parking area to the front of the proposed building is prominent, however its scale and location is dictated by the position of the access and the need to have public and private areas of outdoor space clearly delineated and enclosed, given the nature of the proposed use. Landscaping would help to soften the impact of the hardstanding of the parking area on the visual amenity of the area and this would be addressed in the general landscaping condition for the site.
63. The Council's Landscapes Officer has assessed the impact of the proposed development and submitted Landscape and Visual Impact Appraisal. The officer's view is that the no

harmful landscape or visual effects would result from the development due to the relatively secluded nature of the site provided by existing boundary planting, the maintenance of an open frontage onto the parkland to the east and only relatively minor impacts on existing views of the site. The officer has recommended conditions requiring the submission and implementation of a scheme of hard and soft landscaping, boundary treatments and a landscape management and maintenance plan which are considered sufficient to ensure the proposed development does not result in any harm to the visual amenity of the area or the character and appearance of the Conservation Area.

64. On the basis of the above, the proposed development is considered to be acceptable in accordance with adopted policies DP/2, DP/3 and CH/5.

Neighbouring amenity

65. The proposed development is considered to be far enough away from existing neighbouring dwellings that it would not cause any harm to their amenity in terms of loss of light visual intrusion or overshadowing.
66. The proposed building is also considered to be sufficiently distant from dwellings and other commercial uses that, subject to conditions in respect of hours for deliveries and construction hours, it would not create a level of noise that would cause any harm to those properties.
67. On that basis, the proposed development is considered to be acceptable in terms of its impact on the amenity of existing residents and the level of amenity that would be provided to residents of the proposed flats, in accordance with adopted policies DP/3 and NE/15.

Transport, parking and highway safety

Highway Safety

68. The proposed site would be accessed via the existing main access to Capital Park from Cambridge Road and then via the existing access point onto the current site. It would result in additional trips to the site compared to the existing use, however the physical arrangements of the access would not significantly change and the Local Highways Authority's Development Management Team has confirmed that no significant adverse effect on highway safety would result from the proposed development. It is considered appropriate and necessary to apply conditions in respect of surfacing and drainage of the access and the provision of a Construction Traffic Management Plan in order to ensure the construction and use of the building does not adversely impact on the Capital Park access road and the nearby adopted highway.

Vehicle Parking

69. The car parking provision for the care home would be 24 spaces. This is in line with the Council's maximum standards for parking which are one space per three bed spaces and is considered to be adequate to serve the likely needs of the development. The site is located close to existing bus routes and is well located close to the cycle and pedestrian path alongside Cambridge Road. The laying out of the proposed access and parking and turning areas prior to the first use of the care home and their retention for that intended purpose thereafter would be required by condition. On that basis the proposed development is considered to be acceptable in terms of its parking provision.

Cycle Parking

70. The submitted Transport Assessment states that cycle parking would be provided in line with the Council's required cycle parking standards which are one space per two members

of staff working at the same time. This gives a requirement of 18 cycle spaces which the Transport Assessment state would be provided. The submitted site plan shows covered cycle parking for only 12 cycles however this could be addressed by a condition requiring the full amount of cycle parking to be provided. A condition would therefore be applied required further details of the particular cycle storage and its subsequent implementation and retention ensuring that the proposed development would adequately provide for cycle parking.

71. On the basis of the above, the proposed development is considered to be acceptable in terms of its parking provision and its impact on highway safety in accordance with adopted policies DP/1, DP/2, DP/3, TR/1 and TR/2.

Fire servicing, bin storage and waste collection

72. The application demonstrates adequate access arrangements to the front of the site for fire tenders. The Cambridgeshire Fire Authority requests that adequate provision of fire hydrants be required, either by condition or s106 obligation. This requirement would be addressed by a condition requiring details of fire hydrant provision.
73. The proposed development has made provision for bin storage in a small ancillary building adjacent to the southern boundary of the car park. The precise details of the bin storage building would be required by condition. The application has provided vehicle tracking for waste collection vehicles within the site, demonstrating that adequate arrangements for waste collection vehicles are possible. As the proposals would require refuse collection lorries to access the car park for manoeuvring and collection a resilient form of surfacing is required on site. Details of the hard surfacing of the access and turning areas would therefore be required by condition to ensure a suitable surface is provided. This requirement would be addressed by the condition requiring details of hard landscaping of the site.
74. On that basis, the proposed development is considered to be acceptable in terms of the provision of bin storage and waste collection arrangements in accordance with adopted policy DP/3.

Sustainability

75. The application proposes that the requirements of adopted policies for renewable energy generation and reductions in carbon emissions could be met using a number of different feasible strategies. The Council's Sustainability Officer is content that the proposed development could comply with the requirements of policies NE/1 and NE/3 in terms of energy generation and carbon reduction and, given that a detailed scheme to address that has not been fully specified, has requested a condition in respect of the submission if a detailed scheme. The officer has also requested a condition relating to the production of a water conservation strategy to address the requirements of policy NE/12.
76. The requested conditions would be applied and on that basis, it is considered that the proposed development is acceptable in terms of sustainable energy and carbon reduction requirements in accordance with adopted policies DP/1, NE/1, NE/3 and NE/12.

Ecology

77. The application site has an existing building on it which would be demolished to make way for the proposed development and has areas of tree planting, under storey and other vegetation. The submitted Preliminary Ecological Appraisal identified the potential for roosting bats, nesting birds and foraging badgers. The subsequent Bat Roost Emergence survey found no evidence of bats roosting in the buildings but did find evidence of foraging

bats. The removal of trees and vegetation might put breeding birds at risk were it to be undertaken in the spring or summer.

78. The Council's Ecology Officer has therefore requested conditions be applied to any permission requiring that a competent ecologist advise on any vegetation removal within the bird breeding season, that a badger survey be carried out and necessary mitigation be provided prior to the commencement of development and that a scheme for biodiversity enhancement be implemented on site.
79. The requested conditions would be applied and on that basis, the proposed development is considered to be acceptable in terms of its impact on the ecological interests of the site in accordance with adopted policy NE/6.

Trees

80. The proposed development would necessitate the removal of six trees on site, two of which are category B trees (moderate amenity value) and four of which are category C trees (lower value). The Council's Trees Officer has not objected to the proposed development on that basis, provided that replacement planting, including trees which would become landmark trees to offset the loss of the higher quality trees, and the protection of trees to be retained is secured by condition.
81. On that basis, the proposed development is considered to be acceptable in terms of its impact on trees in accordance with policy NE/6.

Contamination

82. The site has been subject to previous uses which have the potential to be contaminative. Given the sensitive end use, there is potential for the site to impact on human health during construction and occupation phases and for it to impact on the quality of groundwater in the area.
83. Statutory consultees have considered the potential for existing contamination and the necessary measures required to ensure that the site is adequately remediated in order to allow safe construction and occupation and ensure no harm is caused to the underlying aquifer. It is considered that the risks of contamination can be adequately mitigated by the application of conditions in respect of investigation and remediation of contamination, the treatment of any previously unidentified contamination during construction and the submission and implementation of a suitable surface water drainage scheme which protects against the contamination of controlled groundwater.
84. The requested conditions would be applied and on that basis, the proposed development is considered to be acceptable in terms of the potential risks to human health and groundwater in accordance with adopted policies DP/1 and NE/8.

Drainage

85. The site has existing buildings on it and it is not considered that there is any obvious impediment to providing surface and foul water drainage arrangements that would ensure an acceptable impact on the existing drainage infrastructure and avoid surface water flooding in the area. The Environment Agency, the Lead Local Flood Authority, Anglian Water and the Council's Sustainable Drainage Engineer have requested a condition requiring a surface water drainage scheme be submitted and are content that the application is acceptable on that basis in terms of surface water and flooding. The Council's Sustainable Drainage Engineer has requested a condition requiring a foul water drainage scheme be submitted and is content that the application is acceptable on that basis in terms of foul water drainage. Anglian Water has confirmed that Teversham Water

Recycling Centre has available capacity to accommodate the scheme and that the foul sewerage network has available capacity for the predicted flows.

86. The requested conditions would be applied and on that basis, the proposed development is considered acceptable in terms of its impact on drainage and flood risk in accordance with adopted policies NE/9, NE/10 and NE/11.

Archaeology

87. The site lies within an area of high archaeological potential, south of the Caudle Corner Farm Settlement which is a nationally important Iron Age and Roman settlement and a Scheduled Ancient Monument (SAM). Previous archaeological work south of the designated SAM has identified Iron Age and Roman features and indicates the settlement may be larger than originally thought and extend into the application site. Earlier excavations on the hospital site did not include the application site and it is therefore considered that the proposed redevelopment could impact on important archaeological remains which may survive on the site. The County Archaeology team does not object to the proposed development, but requests that a programme of archaeological investigation be carried out prior to development. Such a programme could be required by condition.
88. The requested condition would be applied and on that basis the proposed development is considered acceptable in terms of the archaeological interests in the area in accordance with adopted policy CH/2.

Very Special Circumstances case

89. As set out in above, the proposed development represents inappropriate development in the Green Belt as it would have a greater impact on the openness of the Green Belt than the existing buildings. No significant other harm has been identified in the assessment of the other impacts of the development. The application should therefore only be approved where "very special circumstances" exist that clearly outweigh harm to the Green Belt by reason of inappropriateness caused by the loss of openness.

Need

90. The question of need for a care home facility is a significant factor in the consideration of whether there are very special circumstances sufficient to outweigh the Green Belt harm. The applicant has submitted a Care Needs Assessment focused on the geographical area south east of Cambridge including Cherry Hinton, Fulbourn, Teversham, Stow-cum-Quy and Fen Ditton. It identifies a current demand for care home beds of 361 beds and a projected need by 2020 of 387 beds. With a current supply of 195 beds and no further care home development committed, an under supply of 166 beds at present and 192 beds by 2020 has been identified.
91. The County Council has provided information which shows that the need for care home beds is projected to double in the next 20 years from roughly 4,500 across the county to almost 9,000. In the Cambridge and South Cambridgeshire area, the demand is also projected to double in that period. There are currently 1575 beds in the Cambridge and South Cambridgeshire area and the County Council evidence is that 30% of user choice placements were unfulfilled in 2016/17. In addition to the current shortfall, it also states that the rate of provision of care home places is not keeping pace with demand. Lack of affordable land is identified as a key issue in delivery of more residential care provision.
92. In respect of the current scheme, Cambridgeshire County Council Adult Social Care team has specifically commented that it is currently working to increase choice, affordability, quality and capacity of care home provision across the county given the current and projected deficit in bed spaces. It has confirmed the assessment made within the submitted

Needs Assessment is detailed and accurate and welcomes the proposed provision on different types of accommodation, including dementia care, as this would offer individuals whose needs increase over time a home for life.

93. On the basis of the above, it is considered that a significant existing need for care home provision has been identified in the immediate and wider South Cambridgeshire area and that the current projections are of a worsening deficit in the mid and long term. The need for a care home facility in the area is therefore considered to be significant and a material consideration which should be given significant weight in the planning balance.

Other sites

94. Notwithstanding the identified need, the location of the site in the Green Belt requires that consideration be given to the potential to provide a comparable facility outside of the Green Belt. The applicant has provided a Sequential Assessment considering other potential sites for the proposed development. The assessment focuses on the same area identified in the submitted Needs Assessment and on sites of sufficient scale to provide a similar sized development.
95. The Sequential Assessment identifies seven other potential sites for a new care home, however it concludes that none of the other sites are sequentially preferable to the currently proposed site, either because they too are in the Green Belt, they are not currently available for development, are allocated for different uses or have been allocated as local green space. The assessment also identifies 13 other care homes in the area and considers whether they are suitable for expansion, however it identifies only limited opportunity for expansion of three of the homes and none of these are anticipated to come forward in the near future. The Sequential Assessment therefore concludes that there are no other sequentially preferable sites in the local area which would alleviate the need to develop within the Green Belt.
96. In assessing the validity of the Sequential Assessment, the relatively limited scope of the search area has been considered. While it is possible that a wider search area may have identified a site which could be sequentially preferable, the search focused on the same area identified in the submitted Needs Assessment which has identified a need locally. Furthermore, the level of current and future need for provision across the District is very significant such that it would not be addressed solely by the provision of the current development. It is therefore the case that locating an alternative site elsewhere would not address the overall current or projected future need nor undermine the need for the development of the current site. The application site is available for development with a care home already involved, meaning the site would be able to be brought forward quickly to address the current need. It is therefore considered that the potential for other sites which are outside the Green Belt or would otherwise be sequentially preferable has been adequately investigated and has not identified any such sites.
97. In accordance with the NPPF, substantial weight has been given to the harm caused to the Green Belt both by reason of inappropriateness and the other harm identified through the loss of openness of the Green Belt in this location. However, it is considered that the application has provided significant evidence for the need for a care home and the lack of other suitable and available sites locally. On the basis of significant existing and projected need and the lack of other suitable sites, the application is considered to have demonstrated that other considerations clearly outweigh the harm to the Green Belt by reason of inappropriateness and the other identified harm.
98. It is therefore considered that very special circumstances exist to grant permission for the proposed development within the Green Belt. Under The Town and Country Planning (Consultation) (England) Direction 2009, as the development is inappropriate development within the Green Belt and is over 1,000 m² in floor area, if Committee grants delegated

powers to approve the application as requested, the decision would be referred to the Secretary of who has the opportunity to call in the decision.

Recommendation

99. That authority to approve the application be delegated to the Director for Planning and Economic Development to allow the application to be determined contemporaneously with the associated application S/3404/17/FL, subject to the completion of a Section 106 legal agreement relating to the provision of transitional arrangements to allow the social club to continue to operate after the demolition of the existing building but prior to the completion of the new building and to the following conditions, with the final wording of s106 agreement and conditions to be agreed in consultation with the Chair and Vice Chair of Planning Committee prior to the issuing of planning permission.

Conditions

- a. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- b. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
438/LP01 Rev C - Site Location Plan
4538/PL02 Rev K - Proposed Site Plan
4538/PL03 Rev F - Basement & Ground Floor Plans
4538/PL04 Rev F - First & Second Floor Plans
4538/PL05 Rev B - Elevations 1 & 3
4538/PL06 Rev E - Elevations 2 & 4
4538/PL07 Rev B - Elevations 5 & 6
415.07386.00001.29.001.3 - Landscape Proposals
Arboricultural Impact Assessment SH11902/005 - Wardell Armstrong, September 2017
Bat Roost Survey Report (Wardell Armstrong, Sept 2017)
Preliminary Ecological Appraisal (Wardell Armstrong, September 2017)
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- c. Prior to the commencement of any demolition or development, a written scheme of investigation (WSI) including a timescale for both the onsite archaeological works and post-excavation assessment and publication, shall be submitted to and approved in writing by the Local Planning Authority. The WSI shall include:
i) The statement of significance and research objectives;
ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
iii) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.
No demolition on or development of any land that is included within the WSI shall take place other than in accordance with the agreed scheme and the archaeological investigation and post-excavation publication shall be carried out in accordance with the approved timescale.
(Reason – To secure the preservation of the archaeological interest of the area either by record or in situ as appropriate in accordance with policy CH/2 of the adopted Local Development Framework 2007.)

- d. No deliveries, demolition, construction works or any works to existing trees shall commence on site until a detailed Tree Protection Strategy has been submitted to and approved in writing by the Local Authority. The submitted information shall include details of protective fencing, ground protection measures and method for installing services and shall comply with BS5837 and industry good practice. The measures detailed in the Tree Protection Strategy shall be fully implemented prior to any deliveries or construction works commencing and shall be retained in situ until all construction works have been completed.

(Reason - In the interests of the trees on site in and in the interests of the visual amenity of the area and the character and appearance of the Conservation Area in accordance with policies DP/2, DP/3, GB/2, CH/5 and NE/6 of the adopted Local Development Framework 2007).

- e. Notwithstanding the plans, hereby approved, prior to the commencement of development, the following details shall be submitted to and approved in writing by the Local Planning Authority.

- Balconies/terraces and balustrading at a scale of no less than 1:10
- Parapets, copings, at a scale of no less than 1:10
- All materials and finishes including sample panels
- Details of feature brickwork at a scale of no less than 1:10
- Junctions between different materials at a scale of no less than 1:10
- Entrances and doors
- Windows and rooflights at a scale of no less than 1:10
- Windows to be recessed a minimum of 100mm
- Boundary treatments
- Ground Surface treatments
- Bin storage
- External lighting

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

(Reason - To ensure the development has an acceptable appearance and impact on the visual amenity of the area in accordance with policies DP/2, DP/3 and CH/5 of the adopted Local Development Framework 2007.)

- f. Notwithstanding the plans, hereby approved, prior to the commencement of development full details of both hard and soft landscape works and boundary treatments shall be 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 as well as proposals for load bearing soil cells or equivalent to create an adequate soil system and allow root development. Hard landscaping information for the access and parking areas shall include details of how the construction of those areas will be carried out in order to accommodate the maneuvering of waste collection vehicles.

(Reason - To ensure the development is satisfactorily assimilated into the area in the interests of the appearance of the Green Belt, the visual amenity of the area, the Conservation Area and enhances biodiversity in accordance with policies GB/2, DP/2, DP/3, CH/5 and NE/6 of the adopted Local Development Framework 2007.)

- g. All hard and soft landscape works and boundary treatments shall be implemented 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 in the interests of the appearance of the Green Belt, the visual amenity of the area, the Conservation Area and enhances biodiversity in accordance with policies GB/2, DP/2, DP/3, CH/5 and NE/6 of the adopted Local Development Framework 2007.)

- h. Prior to commencement of development, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved management plan.
(Reason - To ensure the development is satisfactorily assimilated into the area and the impact on the Green Belt is mitigated in accordance with Policies GB/2, DP/2, DP/3 and CH/5 of the adopted Local Development Framework 2007.)
- i. Prior to commencement of development, a schedule of landscape maintenance for a period of five years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The development shall thereafter be carried out in accordance with the approved schedule.
(Reason - To ensure the development is satisfactorily assimilated into the area and the impact on the Green Belt is mitigated in accordance with Policies GB/2, DP/2, DP/3 and CH/5 of the adopted Local Development Framework 2007.)
- j. Prior to the commencement of development, a remediation strategy comprising the following components to address the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:
- i. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site, indicating potential sources, pathways and receptors, including those off site.
 - ii. The results of a site investigation based on (i) above, and a detailed quantitative risk assessment, including a revised CSM.
 - iii. Based on the risk assessment in (ii) above, an options appraisal and Remediation Method Statement giving full details of the remediation measures required and how they are to be undertaken. The Remediation Method Statement shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the Remediation Method Statement in (iii) above, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the long term monitoring and maintenance plan in (iii) above, shall be implemented as approved.

(Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and policy NE/8 of the adopted Local Development Framework 2007, to ensure that risks from land contamination to the future users of the site are minimised 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).

- k. If, during remediation or development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy

detailing how that contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved prior to the first occupation of the development.

(Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and policy NE/8 of the adopted Local Development Framework 2007, to ensure that risks from land contamination to the future users of the site are minimised 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).

- i. Prior to the commencement of development, a surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change. Where infiltration drainage systems are proposed the scheme shall demonstrate that they do not pose a risk to groundwater quality. The approved scheme shall be implemented in full accordance with the approved details prior to the first occupation of any part of the development.
(Reason - To ensure a satisfactory method of surface water drainage and prevent harm to controlled waters in accordance with Policies NE/8, NE/9 and NE/11 of the adopted Local Development Framework 2007.)
- m. Prior to the commencement of development, a detailed 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 ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007).
- n. No removal of hedgerows, trees or shrubs, ivy or other climbing plants or works to or demolition of existing buildings on site that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken an adequate check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site and any such written confirmation has been submitted to the Local Planning Authority.
(Reason - To ensure no harm to breeding birds in accordance with policy NE/6 of the adopted Local Development Framework 2007 and to guard against an offence being committed under the Wildlife and Countryside Act 1981, as amended (section 1).
- o. Prior to the commencement of development, a Badger Survey shall be carried out within the site by a licensed ecologist and a report of the findings, including a suitable mitigation strategy as required if badgers are found, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved strategy.
(Reason - To ensure no harm to badgers in accordance with policy NE/6 of the adopted Local Development Framework 2007 and to guard against an offence being committed under the Protection of Badgers Act 1992).
- p. Prior to the commencement of development a scheme of biodiversity enhancement including a timescale for its implementation shall be submitted to and approved in

writing by the Local Planning Authority. The scheme shall include all the recommendations within the Bat Roost Survey Report (Wardell Armstrong, Sept 2017), and within the Preliminary Ecological Appraisal (Wardell Armstrong, September 2017). The approved scheme shall be fully implemented in accordance with the approved timescale, unless otherwise agreed in writing by the Local Planning Authority. (Reason - In accordance with policy NE/6 of the adopted Local Development Framework 2007 and as the NPPF expects development to provide for biodiversity.)

- q. Prior to the commencement of development, a Carbon Reduction Statement, which demonstrates that at least 10% of the development's total regulated predicted carbon emissions will be reduced through the implementation of on-site renewable and/or low carbon energy sources, shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include the following details:
- a) SBEM calculations demonstrating the total regulated energy requirements of the whole development, set out in Kg/CO₂/annum based on a Part L Compliant Scheme;
 - b) A schedule of how the proposed on-site renewable and/or low carbon energy technologies will impact on the carbon emissions presented in (a) above.
 - c) A maintenance programme for the technologies presented in (b) above.
- The approved renewable energy technologies shall be fully installed and operational prior to the first use of the building and shall thereafter be maintained in accordance with the approved maintenance programme.
(Reason - To ensure an energy efficient and sustainable development in accordance with Policies DP/1, NE/1 and NE/3 of the adopted Local Development Framework 2007.)
- r. Prior to the commencement of development, a Water Conservation Strategy detailing water conservation and management measures shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall thereafter be fully implemented prior to the first occupation of the development and thereafter retained.
(Reason - To ensure the buildings operate acceptably in terms of their use of water in accordance with policy NE/12 of the adopted Local Development Framework 2007.)
- s. Prior to the commencement of development, a Construction Traffic Management Plan including details of the following shall be submitted to and approved in writing by the Local Planning Authority:
- i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
 - iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
 - iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.
- Development shall not be carried out other than in complete accordance with the approved details.
(Reason - In the interests of highway safety in accordance with Policies DP/1 of the adopted Local Development Framework 2007.)
- t. Prior to the commencement of development, hereby permitted, details of a scheme for secure and covered cycle parking for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first occupation of the development and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

- u. During the period of demolition and construction, no power operated machinery or plant shall be operated on the site nor any construction related deliveries taken before 0800 hours and after 1800 hours on weekdays, nor before 0800 hours and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing by the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents and users of commercial premises in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- v. Prior to the first use of the development, hereby approved, a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
(Reason - To ensure an adequate water supply is available for emergency use.)
- w. Prior to the first use of the development, hereby approved, the vehicle access and parking and turning areas serving the care home, shown on approved drawing 415.07386.00001.29.001.3, shall be fully implemented and thereafter shall be used only for the purpose of vehicle access, maneuvering and parking. The vehicle access and parking and turning areas shall be constructed so that no private water drains onto or across the adopted public highway and shall be surfaced with a bound material and thereafter maintained as such.
(Reason - In the interests of highway safety in accordance with policy DP/3 of the Local Planning Framework 2007).
- x. No external lighting shall be provided or installed on site other than in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with policies GB/2, DP/2, DP/3 and NE/14 of the adopted Local Development Framework 2007.)

Informatives

- aa. The granting of a planning permission does not constitute a permission or license to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- bb. The applicant should take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development. This should include not working outside regular daytime hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the environmental health service.
- cc. A Demolition Notice may be required from the Council's Building Control section prior to the demolition of existing buildings, establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

- dd. To protect the amenities of occupiers of other premises in the vicinity, attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. The applicant is specifically advised to seek approval for any proposed piling operations.
- ee. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service.

Background Papers

- 100. Where the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require documents to be open to inspection by members of the public, they must be available for inspection: -
 - (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
 - (b) on the Council's website; and
 - (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.
- 101. 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 Core Strategy (adopted January 2007)
 - South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted January 2007)
 - Planning File References: S/3418/17/FL, S/3404/17/FL

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