

Erection of a 5-bay modular staffroom and ancillary office building (approximately 15m long, 9.6m wide and 3.8m high) for use in association with Pilgrim Pathways School for a temporary period.

At: Pilgrim Pathways School Block 19, Ida Darwin Site, Fulbourn Old Drift, Fulbourn, Cambridge, Cambridgeshire, CB21 5EE .

Applicant: Cambridgeshire County Council

Application Number: CCC/22/070/FUL

To: Planning Committee

Date: 28 June 2023

From: Head of Service, Planning and Sustainable Growth

Electoral division(s): Fulbourn

Purpose: To consider the above planning application

Recommendation: That permission is granted subject to the conditions set out in paragraph 12.1

Officer contact: Dallas Owen

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1. Introduction / Background

- 1.1 The application seeks permission for the installation of a 144 square metre modular staffroom and ancillary offices for use in association with Pilgrim Pathways School for a temporary period. The new modular building would contain a staffroom, four offices, toilet, access ramp and fire escape steps.
- 1.2 The site of the proposed modular staffroom and ancillary office building is within the Cambridge Green Belt and this decision is being brought before members because the Council's scheme of authorisation states that development proposals that constitute a major departure from the development plan must be decided by Planning Committee.
- 1.3 The application seeks permission for the installation of the new modular staffroom and ancillary office building and its retention for a period of three years, until 31 August 2026.

2. The Site and Surroundings

- 2.1 Fulbourn village is located a little over 5km southeast of Cambridge City Centre and is within South Cambridgeshire District Council's area. Pilgrim Pathways School is situated on the eastern part of the Ida Darwin Hospital site, located on Fulbourn Old Drift, Fulbourn. The Pilgrim Pathways School is a medical needs unit providing alternative education support for children and young people with complex mental health and medical needs for pupils from Primary through to post-16. The school is situated adjacent and to the west of the residential area of Fulbourn and it is accessed from the eastern end of Fulbourn Old Drift via the entrance to the operational Ida Darwin Site, which provides vehicular and pedestrian access. The proposed location of the modular building is on a grassed area to the east of some existing grassed earth mounds between the Pilgrim Pathways School Building to the north and The Cambridge Steiner School to the south. The wider site benefits from existing mature landscaping on or near the boundaries of the Hospital site. To the east of the application site are the rear gardens of residential properties along Thomas Road.
- 2.2 The western part of the former hospital site has been mostly demolished, except for one remaining building to the west of the existing access that has been fenced off with temporary construction fencing. The wider hospital, which includes the application site is leased to the Cambridgeshire and Peterborough Foundation Trust (CPFT) for the hospital site. The planning statement submitted in support of the application advised that work was in progress to seek to extend this lease until 2028 prior to the subsequent intended sale and redevelopment of the wider site. Cambridgeshire County Council currently provides education facilities to children attending the hospital and as part of the new lease it is expected that a licence will be processed with the intent of formalising County Council's use.
- 2.3 A railway line is adjacent to the northern boundary of the former hospital site, is approximately 110 metres north of the application site. The application site is in flood zone 1, the lowest category of risk for fluvial flooding. The application site falls at least in part within ground water protection zones 1,2, and 3. It is also located within the Cambridge Green Belt.

- 2.4 There is a scheduled monument known as 'settlement site by Caudle Corner Farm' approximately 270 metres north-west of the proposed siting of the modular building. The nearest listed building is a Grade II listed dwelling, 29 Hinton Road, which is situated approximately 260 metres to the south-east of the application site. Fulbourn Conservation Area is 240 metres to the east of the application site. Also, Fulbourn Fen Site of Special Scientific Interest is approximately 1.9 kilometres to the east of the application site. The application site is outside of and adjacent to the western boundary of the Development Framework for Fulbourn as defined by The South Cambridgeshire Local Plan 2018. Within the South Cambridgeshire Local Plan policy H/3 is a site specific policy for the Fulbourn & Ida Darwin Hospitals.

3. The Proposed Development

- 3.1 This is a Regulation 3 planning application for the erection of a new modular staffroom and ancillary offices for the medical and teaching staff that provide education provision to children attending the hospital and is not and does not contain a classroom. The total number of teaching staff on site is 19. The mobile is therefore required to provide a staff room for the 19 staff on site. The approximate dimensions of the temporary building is 15 metres by 9.6 metres, with the height of the flat roof being approximately 3.8 metres above ground level. The proposed modular building will have mushroom coloured steel cladding, the panels will be off-white colour coat steel, the windows will be white PVC-U framed and the external doors will be white painted steel with mid-grey frames.
- 3.2 Access to the building will be on the western elevation via a ramp and stairs which will have a stained timber skirting. A further set of steps will be installed on the south elevation. It is proposed that the temporary building is retained for a period of three years, until 31 August 2026.

4. Planning History

- 4.1 The following paragraphs set out the most relevant planning history for the former Ida Darwin hospital site, detailing the planning consents issued by South Cambridgeshire District Council relating to the wider site:
- 4.2 S/1066/13/OL - the redevelopment of the Ida Darwin Hospital site with up to 180 dwellings (C3) including affordable housing a 70 unit Extra Care facility (C2) with access and associated works open space and landscaping following the demolition of existing buildings on site. Refused 4 July 2014.
- 4.3 S/4469/18/PN - Prior notification for prior approval of proposed demolition of 18 buildings including water tower. Approved 24 December 2018.
- 4.4 S/0670/17/OL - Outline planning application for up to 203 dwellings including affordable housing and land for community provision with access and associated works open space and landscaping following the demolition of existing buildings on site. Approved 7 November 2019.

- 4.5 20/05199/REM - Application for all matters reserved for Layout, Scale, Appearance and Landscaping following the granting of outline approval ref: S/0670/17/OL for up to 203 dwellings including affordable housing and land for community provision with access and associated works, open space and landscaping, following the demolition of existing buildings on site. Approved 30 April 2022.
- 4.6 To date, 19 condition discharge applications which provide further information relating to outline planning permission S/0670/17/OL, and 9 condition discharge applications which provide further information relating to the reserved matters application 20/05199/REM have been submitted to SCDC for consideration.

5. Publicity

- 5.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 by means of a notice published in the Cambridge News on 30 November 2022.
- 5.2 Two site notices were posted 28 November 2022, one to the south of the application site on a lamppost on the north side of Fulbourn Old Drift and a second on site beside an existing parking area to the south of Block 19 Ida Darwin Site.
- 5.3 Discretionary notification letters were sent to properties in the immediate vicinity of the Pilgrims Pathways school site.

6. Consultation responses

- 6.1 The full details of the consultation responses that were received can be found on the Council's public access planning webpages, and the following section contains summaries of the consultee responses:
- 6.2 South Cambridgeshire District Council (SCDC) Planning: No objection. The Local Planning Authority (LPA) have no objections to the proposed temporary staff room and ancillary office building, subject to a condition to ensure the building is removed and the land is restored to its former condition within a certain time period.
- 6.3 SCDC Environmental Health: No objection.
- 6.4 Cambridgeshire County Council (CCC) Highways Development Management: No objection, as no significant adverse effect upon the public highway should result from this proposal.
- 6.5 CCC Transport Assessment: no comments received.
- 6.6 CCC Ecology: No objection. Satisfied that the scheme will have no adverse impact on biodiversity. The proposed bird and bat box condition will secure adequate biodiversity enhancement for the scheme.

- 6.7 Lead Local Flood Authority (LLFA): No objection. As there will be little to no impact to surface water drainage.
- 6.8 Crime Prevention Design Team: No objection in relation to the above proposal. Recommend dusk to dawn eyelets above each door, CCTV and an alarm.
- 6.9 Cambridgeshire Fire and Rescue Service: no comments received.

7. Representations

- 7.1 Fulbourn Parish Council commented as follows: -
Concern over increase traffic flow and on street parking should this application result in an increase in pupil numbers.
Were pupil numbers capped when permission was granted for the building to be used as a school in its current form or in its initial use?
With future developments potentially commencing in the same time period in close proximity to the school, there will undoubtedly be an increase in traffic.
- 7.2 No neighbour representations have been received in respect of this application.

8. Planning Policy

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 8.4 and 8.5 below.
- 8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (paragraph 11). It states that for decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out of date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.
- 8.3 The following paragraphs within the NPPF (July 2021) are also considered to be relevant to this application:

- Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- Paragraph 9 - These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- Paragraph 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- Paragraph 39 - Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.
- Paragraph 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- Paragraph 93 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

 - a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings,

public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

- Paragraph 137 - The Government attaches great importance to Green Belts. 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.
- Paragraph 138 - Green Belt serves five purposes:
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- Paragraph 147 - Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- Paragraph 148 - When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- Paragraph 149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
 - a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than

the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- Paragraph 159 - Planning and Flood Risk - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- Paragraph 168 – Applications for some minor development and changes of use should not be subject to sequential or exception tests but should still meet the requirements for site specific flood risk assessments set out in footnote 55. Footnote 55 – A site specific flood risk assessment should be provided for all developments in flood zones 2 and 3. In flood zone 1, an assessment should accompany all proposals involving sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
- Paragraph 180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
- Paragraph 194 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to

include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- Paragraph 195 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal
- Paragraph 202 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8.5 The development plan comprises the South Cambridgeshire Local Plan (Adopted September 2018) (the SCLP) and the following policies are relevant to this application:

S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
SC/4 Meeting Community Needs
SS/3 Cambridge East
CC/1 Mitigation and Adaptation to Climate Change
CC/4 Water Efficiency
CC/9 Managing flood risk
HQ/1 Design Principles
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/14 Heritage Assets
TI/9 Education Facilities
H/3 Special Policy Area - Fulbourn & Ida Darwin Hospitals

9. Planning Considerations

9.1 The main planning issues that need consideration as part of the determination of this application are: Justification of Need, protection of Green Belt land, the impact on heritage assets and the conservation area, ecology and biodiversity, traffic and transport matters, residential amenity, flood risk, and climate change. Each of these matters are addressed in the sections below.

Principle of development and Justification of Need

9.2 As stated in the submitted Justification of Need letter "The Pilgrims Pathways school is a pupil referral unit providing alternative education support for children and young people with complex mental health and medical needs. The school provides a dynamic learning environment for pupils from primary through to post-16. They have a unique role offering

teaching, learning and support to pupils/patients with more complex needs requiring inpatient treatment as part of NHS CAMHS (Child and Adolescent Mental Health Services) Tier 4 specialised services. Tier 4 services provide assessment and treatment for children and young people with emotional, behavioural or mental health difficulties. These are the three Tier 4 secure units- The Darwin Adolescent Psychiatric Centre, The Phoenix Eating Disorders Unit, The Croft Children and Family unit – all three being located on the Ida Darwin Hospital site in Fulbourn which is owned by CPFT (Cambridgeshire and Peterborough Foundation Trust)".

- 9.3 The Justification of Need letter also states that "The school has recently undertaken a health and safety audit with staff. One of the areas identified within the audit was that staff identified there was nowhere for them to go when they were not teaching. Staff are either sitting in their cars to eat lunch or walking around the carpark when needing to take time out from a stressful situation. This is due to the school being based on an NHS site and therefore the only space offered is designated teaching spaces and there is no other space on site. The total number of teaching staff on site is 19. The mobile building is therefore required to provide a staff room for the 19 staff on site. The mobile building will be needed as temporary provision".
- 9.4 The current proposal, if approved, would be to install and then retain the new mobile building on site for three years, at which time the education authority would undertake a review of the ongoing need taking into account the proposed relocation of the Pilgrims Pathways school to the new children's hospital at Addenbrookes, and redevelopment of the wider site. At paragraph 2.1.3 of the submitted Planning Statement it states that "There is currently a lease in place to Cambridgeshire and Peterborough Foundation Trust for the hospital site". The Agent has confirmed that the lease has been extended to 31 December 2028 at the latest. A licence is in progress to allow for the mobile and other space within the hospital buildings that CCC occupy. It is considered that the proposed development does not conflict with Policy TI/9 of the South Cambridgeshire Local Plan (SCLP) and is supported by paragraph 93 of the NPPF.

Protection of Green Belt land

- 9.5 The location of the proposed mobile building is within the Cambridge Green Belt. Policy S/4 of the SCLP states that: 'New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.'
- 9.6 Paragraph 138 of the NPPF defines the purposes of Green Belt as: checking unrestricted sprawl; preventing neighbouring settlements from merging; safeguarding the countryside from encroachment; preserving the setting and character of historic settlements; and, encouraging the recycling of derelict and other urban land. Paragraph 148 of the NPPF outlines that Development will only be permitted when 'the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.
- 9.7 The new mobile building does not benefit from any exceptions to inappropriate development that are set out in paragraph 149 of the NPPF. Although it is noted that the development is harmful to the purposes of the Green Belt (because it does represent sprawl), it is considered that this harm will be no greater than that caused by the existing buildings in the locality (also taking into account that permission has been granted by

SCDC for the wider site to be redeveloped for housing) and residential properties to the east. Furthermore, the low height of the proposed mobile building, along with the location and context of existing buildings means that the site and proposed mobile building cannot be seen from the public highway as the existing buildings obscure any views of the site. Therefore, any potential harm to the Green Belt or the impact on the openness of the Green Belt would be limited.

- 9.8 In paragraph 93 of the NPPF, it requires planning authorities to provide services the community needs and decisions should (b) take into account and support the delivery of local strategies to improve health, and (d) ensure that established services are able to develop and modernise. The letter from Cambridgeshire County Council which justifies the need for a temporary mobile building in this location details that the proposed development will allow the staff to continue to provide adequate care to the children accommodated at the school, specifically that the building would provide staff with a rest area which would reduce occupational stress. In the spirit of paragraph 149 (b) of the NPPF, it is considered that the provision of the proposed mobile building is an 'appropriate facility in connection with the existing use of land'. These factors, when balanced against the limited harm to the purposes of the Green Belt, as set out in paragraph 9.7 above, outweighs the Green Belt considerations which thereby constitutes the very special circumstances that can justify such development in the Green Belt. Furthermore, the temporary nature of the proposal and intention to remove the mobile building within three years, ensures that there is no harm to the long-term objectives of Green Belt policy. Therefore, the proposal does not conflict with Policies S/4, HQ/1 and NH/8 of the SCLP or the relevant paragraphs regarding the protection of Green Belt Land contained in the NPPF.

Impact on Heritage assets and Conservation area

- 9.9 As mentioned earlier in the report, there is a scheduled monument known as 'settlement site by Caudle Corner Farm' approximately 270 metres north-west of the proposed siting of the modular building. The nearest listed building is a Grade II listed dwelling, 29 Hinton Road, which is situated approximately 260 metres to the south-east of the application site. Fulbourn Conservation Area is 240 metres to the east of the application site. Also, Fulbourn Fen Site of Special Scientific Interest is approximately 1.9km to the east of the application site.
- 9.10 Paragraph 194 of the NPPF (July 2021) states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification. SCLP policy NH/14 also supports this. The proposed temporary mobile building is single storey and has a low-pitched roof which would make it subservient to the existing school building. As the development is only proposed on a temporary basis and will not be sited within or adjacent to the heritage assets mentioned above in paragraph 9.9, the harm to the heritage assets is not considered to be significant owing to the separation distances. The site cannot be seen from the public highway as the existing buildings obscure any views of the site. As such, the proposal accords with policies HQ/1, NH/14 of the SCLP and paragraphs 194, 196 and 202 of the NPPF.

Ecology and biodiversity

- 9.11 The installation of the mobile building will take place on an area of amenity grassland located between existing buildings. The application is accompanied by an Ecological Impact Assessment (EIA) that concludes in section 8.3.1 that “There are no onsite habitats suitable to support nesting birds. The impact on nesting birds by the proposed development/works is assessed as negligible”. At section 8.4.1 of the EIA, it concludes that “There are no onsite habitats suitable to support bats. The trees close to the site were considered suitable foraging and commuting habitat for bats but were not considered suitable to support roosting bats. The impact on bats by the proposed development/works is assessed as negligible”. Section 8.5.1 concludes that “The impact on badgers by the proposed development/works is assessed as negligible”; at 8.6.1 “The impact on hedgehogs by the proposed development/works is assessed as minor”; and at 8.7.1 “The impact on reptiles by the proposed development/works is assessed as negligible”. The County Ecologist considers this to be an accurate representation of the ecological assessment undertaken as part of the scheme. Within the submitted Ecological Impact Assessment, it is recommended that three bird boxes and two bat boxes are provided as enhancement to the site. This can be secured by draft condition 4. The County Ecologist has reviewed the EIA and commented that they are satisfied that the scheme will have no adverse impact on biodiversity and welcome a bird and bat box condition, which will secure adequate biodiversity enhancement for the scheme. As such the proposed development accords with policy NH/4 of the SCLP.

Traffic and transport

- 9.12 The comments of Fulbourn Parish Council are noted. However, the number of pupils will not increase as a consequence of this development and therefore the proposal will not lead to any changes to travel patterns or volumes. CCC Highways have not objected to the proposal. As the proposed 5 bay unit is to be used to accommodate existing staff needs with an increase of one full time and two part time members staff, and that the access remains unchanged, no significant adverse effect upon the public highway should result from this proposal the development accords with Policies TI/2 and TI/9 of the SCLP.

Residential amenity

- 9.13 The proposed development will be located within the context of the existing buildings on the Ida Darwin site, specifically the building used for the Pilgrims Pathways school. 15, 16, and 17 Thomas Road are the nearest residential properties with their rear garden boundaries located approx. 138 metres from the eastern boundary of the proposed site. There is a mature landscape belt providing a barrier between the Ida Darwin site and the residential properties along Thomas Road. The Environmental Health officer did not raise any objections, on the basis that the proposal is providing necessary facilities for the staff of the school. It is therefore unlikely to have a negative impact on any neighbouring residents who will be familiar with the established use as a school and associated noise. On this basis the proposed development is considered to comply with policies HQ/1 and SC/10 of the SCDC Local Plan.

Flood risk

- 9.14 The application site is located within Flood Zone 1 which indicates a low risk of flooding. The LLFA had no objection in principle on the basis that the proposed development encompasses a small temporary structure which will result in little to no impact to surface water drainage both on site and externally, as such the proposal will therefore be compliant with paragraph 168 of the NPPF (July 2021), and policy CC/9 of the SCLP.

Climate change

- 9.15 Cambridgeshire County Council declared a climate change emergency in May 2019 and the Council's Climate Change and Environment Strategy 2022 sets the Council on a pathway to securing a sustainable future for the County and its residents. The Local Education Authority owns a number of modular buildings that are regularly transferred from school to school to meet changing demographic and accommodation needs. The County Council currently has no 5 bay mobile buildings available. The mobile building that has been proposed for this site will be prefabricated off site. The long-life span and suitability for re-use of this mobile unit in the future will preserve the embodied energy used in the original building manufacture. Therefore, this proposal is considered to comply with Policies CC/1 and TI/9 of the SCLP.

Other issues

- 9.16 Whilst the comments of the Crime Prevention Design Team are noted in respect of the preference that wall mounted eyelids above each door are dusk to dawn rather than passive infrared sensors (PIR), and for the provision of CCTV and an alarm, it should also be noted that the site of the proposed development is part of the wider residential hospital site and that the security of the proposed building, in terms of lighting and surveillance, will be incorporated into the security arrangements for the whole hospital site.

10. Public Sector Equality Duties (PSED).

- 10.1 Section 149 of the Equalities Act 2010 places a statutory duty on all public bodies to consider the needs of all individuals in their day-to-day work, including those with protected characteristics. The protected characteristics under PSED are: disability, gender reassignment, pregnancy, maternity/ paternity, race, religion or belief (including non-belief), sex and sexual orientation. In addition to the protected characteristics under the PSED, the Council considers that care leavers are also a protected characteristic. The Council, in the exercise of the planning functions, must have due regard to the need to the following aims in their decision-making: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; foster good relations between people who share a relevant protected characteristic and those who do not share it; and advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it. Furthermore, consideration must be given to removing or minimising disadvantages suffered by people due to their protected characteristics; meeting the needs of people with protected characteristics; and

encouraging people with protected characteristics to participate in public life or in other activities where their participation is low.

- 10.2 The same level of provision of educational facilities will be retained at the Pilgrims Pathways school and as the proposed development will improve staff welfare this arguably will have a positive impact on the young people with more complex needs requiring inpatient treatment as part of NHS CAMHS (Child and Adolescent Mental Health Services) Tier 4 specialised services. Tier 4 services provide assessment and treatment for children and young people with emotional, behavioural, or mental health difficulties. Therefore, it is considered unlikely that this development would have any negative impact on those with protected characteristics and there would be no known implications of the proposal in relation to the council's PSED duties under the 2010 Act.

11. Conclusion

- 11.1 For the reasons that are fully set out in section 9 above, the proposed development accords with national and local policy in respect of the principle of development, justification of need, impact on heritage assets, ecology and biodiversity, flood risk, traffic and transport, and climate change and is therefore sustainable development that should be supported.
- 11.2 Although the proposed development is considered to be inappropriate development for the purposes of the Green Belt, when this is balanced against the justification for the need of the development, along with the fact that the proposal is for a mobile building which would be for a temporary period, it is considered that very special circumstances apply and therefore it is recommended that the application is approved.

12. Recommendation

- 12.1 It is recommended that planning permission is granted subject to the following conditions:

Time limit

1. The permission hereby granted is a temporary permission which shall expire on 31 August 2026 or when the modular building is no longer used as a staff room and office accommodation, ancillary to the use of Pilgrim Pathways School whichever is the sooner. The hereby permitted development, shall be removed and the land restored to its former condition within one month of cessation of its use or by 31 August 2026, whichever is the sooner.

Reason: To define the permission and to ensure satisfactory restoration of the site in the interest of protecting the Green Belt, in accordance with policy HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018, and Section 13 of the NPPF.

Approved plans and documents

2. The development hereby permitted shall only remain in accordance with the application dated 16 June 2022 and the following plans and documents (received 8 September 2022, unless otherwise stated); amended plans and documents:

- 5 bay mobile building Location Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Site Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Setting Out Plan, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Detail Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- Proposed elevations and floor plan, M21-08 RevC, prepared by MRC, dated 02.06.2021;
- Modular buildings typical external ramp and steps Type19, MBTA19-000, dated Oct '19 (received 19.06.2023);
- Fire Safety Strategy, M21-08 FS RevC, prepared by MRC, dated 02.06.2021;
- Technical Information Note Mobile Classrooms Final Version, prepared by Local Authority Building Control, dated March 2011 (received 18.04.2023); and
- Ecological Impact Assessment, prepared by Greenwillows Associates Ltd, dated March 2021.

Reason: To ensure the appropriate development of the site, protect the character and appearance of the locality in accordance with policies HQ/1, and NH/8 of the South Cambridgeshire Local Plan 2018.

Use restriction

3. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 as amended, the hereby permitted modular building shall be used as a staff room and office accommodation only, ancillary to the use of Pilgrim Pathways School.

Reason: To limit the use of the temporary building to that applied for to limit potential traffic impacts to those assessed, in accordance with policy TI/2, and in the interest of protecting the Green Belt and the countryside, in accordance with policy HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018, and Section 13 of the NPPF.

Bird and Bat Boxes

4. Prior to the first occupation of the development hereby permitted, details of bird and bat boxes including but not limited to their proposed number, precise locations, and a timetable for their installation shall have been submitted to and approved in writing by the County Planning Authority. Thereafter the bird and bat boxes shall be installed entirely in accordance with the approved details and approved implementation timetable.

Reason: To ensure net biodiversity gain in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

Informatives

Greater Cambridge Planning Officers have advised the applicant to discuss proposed delivery time scales with the developer of South Cambridgeshire District Council's planning permission reference number 20/05199/REM (Morris Homes).

Compliance with paragraph 38 of the National Planning Policy Framework

The applicant sought pre-application advice and has worked proactively with the County Planning Authority to ensure that the proposed development is acceptable in planning terms. The applicant has responded positively to the advice and recommendations provided and amendments have been made (where required) to satisfy concerns raised. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.

Source Documents

[Link to south-cambridgeshire-adopted-local-plan-2018.pdf](#)