

ERECTION OF A 2FE (420 PLACE) PRIMARY SCHOOL AND SINGLE STOREY 52 PLACE PRE-SCHOOL NURSERY WITH ASSOCIATED VEHICLE AND PEDESTRIAN ACCESS, CAR AND CYCLE PARKING, VEHICULAR DROP OFF AREA WITH LANDSCAPING AND PLAYING FIELDS, A PEDESTRIAN CROSSING, NEW FOOTPATH, WIDENING OF THE EXISTING FOOTPATH AND ANCILLARY WORKS

AT: Land at Buxhall Farm, Glebe Way, Histon, Cambridge, CB24 9XP
LPA REF: S/0101/18/CC
FOR: Cambridgeshire County Council

To: Planning Committee

Date: 18 July 2019

From: Joint Interim Assistant Director, Environment and Commercial

Electoral division(s): Histon and Impington

Purpose: To consider the above planning application.

Recommendation: That permission is granted subject to the conditions set out in paragraph 10.1

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1.0 INTRODUCTION

- 1.1 The proposal site at Buxhall Farm is located outside of the development boundary for the village of Histon and Impington. It is located on an unallocated site in the South Cambridgeshire District Council Adopted Local Plan (September 2018) on land within the Cambridge Green Belt. Buxhall Farm is currently a tenanted farm in agricultural use. See Agenda Plan 1
- 1.2 The proposal site was promoted broadly for a primary school in 2012, being offered as part of a residential led mixed use development scheme, of 12.44 hectares (30.74 acres) as part of the South Cambridgeshire Local Plan: issues and options stage, September 2012. However, the site was never taken forward for further consideration by South Cambridgeshire District Council.
- 1.3 Notwithstanding the site was not taken forward in the Local Plan, as a result of the site initially being promoted as part of South Cambridgeshire's Local Plan process, the need for suitable primary school provision in the village remains. In order to address this, Cambridgeshire County Council Education Service commissioned an assessment of suitable sites to be undertaken within the Histon and Impington village catchment area, and this assessment is set out in the Sequential Assessment of Sites Report (April, 2017, Strutt and Parker). The report concluded that the site at Buxhall Farm remains the most viable option for a primary school by the applicant.
- 1.4 As the proposal is for development which does not accord with the provisions of the adopted South Cambridgeshire District Local Plan (September 2018), the Secretary of State has been notified on the basis that it is a departure from the Development Plan. This means that the Secretary of State has the opportunity to "call in" the proposal to assess the recommendation of the Planning Committee once made.

2.0 THE SITE AND SURROUNDINGS

- 2.1 Histon village in Cambridgeshire is located approximately 8 Kilometres (5 miles) to the north of Cambridge, separated by the A14 which runs east west just south of the village. As a result of development in the late 20th Century the village has become entwined with the village of Impington with which it shares village amenities.
- 2.2 The proposed school site would be located on arable farmland which forms part of Buxhall Farm which is tenanted and owned by Cambridgeshire County Council. The proposed school site is bound to the west by a hedged boundary and Glebe Way, a commuter route and cycle path between Cambridge and Cottenham. The southern boundary of the site is demarcated by a mixture of hedges and fences which separate the site from the rear gardens of Garden Walk, a residential road with a mixture of detached, semi-detached and short

terraces all two storey in height with the exception of a bungalow at the corner of the site with Glebe Way (see the planning history section noting that this may change in the future). The arable farmland of Buxhall Farm extends beyond the proposal site to the north and east. Access to the farm for agricultural vehicles and pedestrians is accessed from Mill Lane, a private road. Refer to Agenda Plan 1.

- 2.3 The area of the application site is 2.57 hectares (6.35 acres). This comprises the primary school site of 2.2 hectares (5.44 acres) and the remainder of the application site, 0.37 hectares (0.91 acre) which shall consist of highway improvement works, on Glebe Way and Cottenham Road. The highway improvement works are described in more detail in paragraphs 8.61 – 8.69.
- 2.4 The proposed school site would be located outside of, but directly adjacent to, the settlement boundary of Histon and Impington on land located within the Cambridge Green Belt. The highway improvement works would all be located on land within the settlement boundary of Histon and Impington and on the public highway. There are a number of public rights of way in proximity to the application site.
- 2.5 The application site is not located either within or adjacent to a Conservation Area. The boundary of Histon and Impington Conservation area is located approximately 0.8 kilometre (0.51 miles) to the south of the proposed school site. The Grade II Listed Buildings of 59 and 61 and Stone Corner Cottage on Cottenham Road are located approximately 0.5 kilometre (0.31 miles) to the west. The application site is located in Flood Zone 1 which means it is at low risk of flooding. There are no trees protected by Tree Preservation Orders on the application site.
- 2.6 The current topography of the site is generally flat with a maximum change in elevation of less than 0.5 metres (1.64 feet) across the site; see paragraph 8.21 for changes proposed as part of the development. The surrounding landscape to the north of the site is characterised by agricultural landscape in the wider vicinity with field boundaries comprising a buffer of trees and hedges. To the east of the site comprises agricultural fields and properties. There is a bridleway located to the west of the site.
- 2.7 The site is currently an agricultural field so there is no public access, or designated public rights of way (PROW) which cross the site. The closest public right of way to the application site is on Garden Walk (PROW 18) which is approximately 62 metres (67.8 yards) from the boundary of the proposal site and a permissive right of way which runs along a drain 120 metres (131.23 yards) to the north of the proposal site.
- 2.8 The proposal site is also located within an area designated by Natural England as a Natural Character Area (NAC) within the 88 Bedfordshire

and Cambridgeshire Claylands and a Landscape Character Area (LCA) as defined by Policy NH/2 in the South Cambridgeshire Local Plan (September 2018). The proposal site is also allocated as a mineral safeguarded site for sand and gravel deposits, as defined by Policy CS26, the details of the boundaries are illustrated on Proposals Map C of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011).

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The application seeks full planning permission for the erection of a 2 form entry (420 place) primary school and single storey 52 place pre-school nursery with associated vehicle and pedestrian access, car and cycle parking, vehicular drop off area with landscaping and playing fields, a pedestrian crossing, widening of the existing footpath and a new footpath west of Glebe Way on the existing grassed verge, footpath widening and ancillary works. The gross site area (excluding the off-site highway works is 2.2 hectares (5.44 acres)) with the gross external area (GEA) of 3,286 square metres (35,370.21 Square feet). Refer to Agenda Plan 2.
- 3.2 The proposal would provide a new 2 form entry (2FE) primary school which would accommodate 420 pupils aged 4-11. The building would be two storeys, approximately 10 metres (32.81 feet) in height at the roof ridge and provide teaching space of 12 classrooms, main and small hall, library, staff administrative areas and kitchen area. The external layout of the school comprises allotment areas, informal play areas, two playing fields and two netball courts. Pre-school nursery provision for 52 children would also be provided in a single storey part of the primary school.
- 3.3 The design of the building comprises a brick base with pitched roof, which overhangs at the gable end of the main entrance to the building with weather board cladding either laid vertically or horizontally and louvres. The fenestration would comprise of glazing panels in a variety of formats and sizes throughout the building. Refer to agenda plans 5, 6 and 7.
- 3.4 Pedestrian access to the primary school building and to the pre-school nursery classroom is via the main reception point and controlled gated access which is directly accessed from a new entrance from Glebe Way. A new junction would be created on Glebe Way to enable vehicular access to the proposed parents drop off area which has capacity for 20 vehicles and a barrier controlled staff and visitor car park which has capacity for 18 parking bays and 2 disabled parking bays. Pupils and visitors travelling by bike will use this access and 180 cycle spaces would be provided with 114 scooter spaces.

- 3.5 A soft landscaping strategy is proposed and ecological mitigation and enhancements which includes; replacement of native boundary hedgerows, and additional native trees, and ground cover planting to include ornamental shrubs and wildflowers, bird and bat boxes and invertebrate habitats. A 3 metre (3.28 yards) wide gravel buffer between the boundary of the school and the rear gardens of Garden Walk would also be provided. This would be fenced and gated for security and maintenance purposes in response to concerns raised by the Parish Council. Hard landscaping would include external play areas finished with a rubber crumb and boundary treatments comprising of a 1.2 metre (3.94 feet) railing to the front of the school extending to a 1.8 metre (5.91 feet) fence at the northern, eastern and southern school boundaries.
- 3.6 A tree survey has also been submitted with the application and identifies there as being no category A trees on site which are trees of high quality. Only 1 of the trees within the site boundary would need to be removed with others located within the existing hedgerow being replaced due to their poor quality. The majority of the existing hedgerow on site, approximately 125 linear metres (136.7 yards) would be removed.
- 3.7 The proposal includes improvements to extend the existing footpaths to create a safer route to school from central Histon from Cottenham Road and Narrow Close to Glebe Way together with the addition of dropped kerb crossings and tactile paving at the junction of Parlour Close and at the junction of Cottenham Road and Glebe Way to link with a new Toucan crossing point at the entrance to the school on Glebe Way. Refer to Agenda Plan 3.

4.0 PLANNING HISTORY

- 4.1 The proposal site is located on a farmed arable field and has no relevant planning history. However, there have been a number of recent planning permissions granted at Histon and Impington Junior School and the Infant School which have provided additional capacity for primary school aged children within the Histon and Impington Village catchment which are relevant to this application.

Reference	Description	Decision
S/0069/19/CC	Section 73A to vary condition 3 for the retention of one 7 bay mobile to 31 st August 2020.	Pending
S/0099/18/CC	Section 73 planning application to expand the existing 360 place junior school, to include a two storey extension, two single storey extensions, 3 canopies to the reception area classrooms, additional car parking, cycle and scooter parking, and	Approved 21.12.2018

	the creation of an artificial sports pitch to enable it to expand to a 630 place primary school with amended wording to Condition 24 (Station Road Footpath Widening), to allow footpath widening to be completed by 31st October 2019 of planning permission S/0243/17/CC.	
S/0243/17/CC	Expansion of the existing 360 place junior school to include a two storey extension, two single storey extensions, 3 canopies to the reception area classrooms, additional car parking, cycle and scooter parking and the creation of an artificial sports pitch to enable it to expand to a 630 place primary school.	Approved 13.12.2017
S/0233/17/CC	Erection of 7-bay mobile classroom building with access ramp, and internal relocation of one existing 7-bay mobile classroom with access ramp, both for temporary period until 31 August 2020.	Approved 18.07.2017
S/00006/15/CC	Temporary installation of two 7 bay mobile classrooms (8.4m x 21 m) until 31 August 2019	Approved 23/07/2015
S/00042/03/CC	Single storey extension to create a main hall, stores, WC's, plant room, head teachers office with link room to existing. Alteration of existing hall to 2 no. classrooms.	Approved 06/03/2003

4.2 Also relevant to this application is an outline planning permission reference S/0623/18/OL, granted on 11th May 2018 for the development of a site adjacent to the proposal site at 1 Garden Walk for a maximum of 3 detached residential dwellings and outdoor space. The permission includes a vehicle access to the site from Glebe Way which would be located approximately 71 metres (77.64 yards) to the south of the proposed Toucan Crossing. Refer to Agenda Plan 3.

4.3 As a result of the planning permissions granted to date, the primary school provisions are as follows: Histon and Impington Infant School 2FE (220 pupils ages 4-7), Histon and Impington Junior School, 3FE (630 pupils ages 4-11), 3 temporary mobiles located on Histon and Impington Junior School site (120 pupils ages 6-7, year 2).

5.0 CONSULTATION RESPONSES (SUMMARISED), PUBLICITY and EIA SCREENING:-

5.1 This proposal is an application for major development and development which does not accord with the provisions of the development plan. It has been publicised in accordance with the Town and Country

Planning (Development Management Procedure) (England) Order 2015. The application was advertised by press notice on 23rd November 2018, 3 site notices were displayed at the following locations: one was displayed at the junction between Parlour Close and Cottenham Road, another displayed on the eastern footpath on Glebe Way adjacent to the proposal site and a further site notice was located at the junction between Garden Walk and Glebe Way. Consultation letters were sent to adjacent neighbours and statutory consultees. The Secretary of State has also been notified of the proposed development as it is located in the Cambridge Green Belt and will therefore be a departure from the development plan.

- 5.2 The proposal was screened under The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 and (Amendment) 2018. The Screening confirmed that the proposal does not require an Environmental Impact Assessment to be carried out.
- 5.3 The adopted Cambridgeshire County Council Statement of Community Involvement (January 2019) sets out that at pre-application stage applicants are encouraged to undertake pre-application discussions. Proposals are defined as either being 'Category A' developments requiring a high level of community involvement or 'Category B' developments requiring a standard level of community involvement. Category A developments are defined as being applications with significant environmental effects or developments that are contrary to the development plan. As this proposal is contrary to the development plan the applicant adopted a 'Category A' high level of community involvement during the pre-application process and whilst at the point of submission the relevant adopted Statement of Community Involvement was from 2014, the principles of consultation remain the same.
- 5.4 Consultation by the applicant as part of the pre-application process included meetings with planning officers, landscape and urban design officers from Cambridgeshire County Council and South Cambridgeshire District Council, and a review by the Design Quality Panel on 21 May 2018. A public exhibition of the proposals was held by the applicant on 6 June 2018 and meetings with Histon and Impington Parish Council were held in May and August 2018.

The statutory consultee responses are as follows (in summary):

- 5.5 **South Cambridgeshire District Council – Landscaping:** - No objection. Has commented;
 - Further details will be required as to the construction and layout of the various landscape elements and spaces tree species and planting mixtures.

- Layout – a recessed entrance space at the main entrance to the school would allow pedestrians exiting the school to view north south along the route.
- The landscape features to the south and east of the school should include a connecting route through these areas, with varied landscape treatments and extended trim trail.
- The planting in the outdoor classrooms should be more varied and include some sensory planting. Suggested conditions comprise: soft landscaping details, hard landscaping detailing.

5.6 **South Cambridgeshire District Council – Urban Design** – No objection. There is no objection to the general disposition of uses but further detail will need to be submitted on the subdivision of the external spaces. The form and appearance of the school is generally acceptable although a narrower edge to the roof would have a crisper appearance. Consideration should be given to equalising the pitch of the nursery roof which appears unbalanced. The suggested material palette is acceptable. Conditions requiring details of the verges and eaves, boundary treatments and material samples are required.

5.7 **South Cambridgeshire District Council – Environmental Health;**
Holding Objection removed – The following comments are also made:

- **Construction Phase: Noise / Vibration and Dust** – The impact on existing residential premises should be considered and controlled by conditions to restrict construction noise and vibration. See conditions relating to construction hours, piling, dust suppression and to restrict the burning of waste.
- The methodology and assessments made in the submitted Noise Impact Assessment dated 10th March 2018 by Encon Associates is acceptable. However the EHO recommends further clarification of the background noise survey data. Noise impacts from the proposed plant on site will need to be considered and a condition to control noise nuisance and mitigation measures from plant and equipment external to buildings is proposed. Noise affecting the adjacent residential properties on the potential community use of the facilities should also be considered.
- **Artificial Lighting** – The Electrical Building Services Lighting Layout External dated September 2018 indicates that light spill will not adversely impact on neighbouring residential properties and the impacts are deemed acceptable. The scheme must comply with the requirements of the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”.
- **Operational Domestic Waste/Recycling Provision and Waste Collection** - The applicant should comply with the RECAP Waste Management Design Guide toolkit, and a waste audit and strategy

and a Site Waste Management Plan would need to be submitted by condition. See conditions 11 and 12.

- **Renewable Energy Strategy/Report** - There is no objection to the use of solar photovoltaic panels, solar hot water heating, ground source heat pumps, ground source heat pumps and air source heat pumps. In the absence of any detailed information a condition could be considered to retain the control of any noise associated with renewable energies that may be installed at a future date. The applicant has confirmed that only photovoltaics are proposed.
- **General Informatives** - An informative relating to consideration of South Cambridgeshire District Council Supplementary Planning Document – “District Design Guide: High quality and Sustainable Development in South Cambridgeshire – Chapter 10 – Environmental Health and associated appendices” was recommended.
- Following the submission of further information with regards to the noise survey by the applicant dated 12/02/2019, the South Cambridgeshire District EHO confirmed that the information was acceptable on 25/06/2019.

5.8 South Cambridgeshire District Council – Air Quality – No objection. Requested that a Low Emissions Strategy be submitted by condition prior to commencement.

A Low Emissions Strategy was submitted on 25/03/2019 which was confirmed as acceptable by South Cambs Air Quality Officer. The Officer confirmed that the Strategy and proposed measures are acceptable and should be conditioned to ensure compliance and the following measures should be provided: provision of electric vehicle charging point and associated priority parking space, provision of two car share parking spaces and provision of a full travel plan once the school is operational. These are shown on the landscape and biodiversity plan and a compliance condition is attached as condition 19 to ensure adherence to the plan.

5.9 South Cambridgeshire District Council - Contaminated Land –No objection. The Officer has confirmed that there is no contamination of concern at present at the site and further investigation is not deemed necessary. Paragraph 8.93 of the report relating to contaminated land suggests a ‘Watching brief’ during construction, and this approach is supported and this is attached as condition 14.

The Officer provided a further response on 27/03/2019 requesting that a condition be attached to ensure a strict chain of evidence is kept for all external fill material being imported to the site. This is attached as condition 34.

- 5.10 South Cambridgeshire District – Development Officer Health Specialist** – No remaining objection. The Officer assessed the initial Health Impact Assessment (HIA) as Grade D and confirmed that it did not meet the required standard of the Health Impact Assessment Supplementary Planning Document Policy as it did not provide details of the policy framework or provide an assessment methodology.

The Officer has provided comments on the revised HIA which has been assessed as Grade B which meets the required standard of the HIA SPD policy and has now addressed the concerns initially raised in relation to referencing local policy, and the depth and breadth of data identifying the local population had been broadened and analysed with vulnerable groups identified. The Officer has commented that the HIA has not taken into account the cumulative impact of the proposal with other developments in the area (if any), the duration of the construction phase and its impact on mental health together in population groups with any mitigation for the potential impacts. The Officer has requested that the phasing of the pedestrian and cycleway infrastructure be completed before the school opening and this is imposed as condition 20.

CCC Public Health and the South Cambridgeshire District Health Specialist provided further guidance to the applicant at a meeting on 26/02/2019. In response to this meeting an updated HIA was submitted by the applicant on 25/03/2019.

- 5.11 CCC Public Health** – No remaining objection. The Officer confirmed that the submitted Health Impact Assessment (HIA) did not follow the standard methodology for producing a HIA and specific concerns raised by the Parish Council concerning road traffic and air quality had not been addressed.

CCC Public Health also attended the meeting on 26/02/2019 with the South Cambridgeshire District Health Specialist and following the submission of the updated HIA confirmed that the document now followed the standard methodology for producing a HIA and used the HUDU (Healthy Urban Development Unit) Rapid HIA toolkit which is appropriate for this scale of development. In addition the HIA now contains a wider health profile, an outline of the screening and scoping stages used in the preparation of the assessment, an outline of the public consultation carried out as part of the preparation of the application (although no specific consultation was carried out for the HIA due to the short timescales), mitigation and monitoring are now included within the HUDU.

- 5.12 CCC Archaeology**: - No objection. The Officer has confirmed that further investigation is not necessary and no conditions are required.

- 5.13 CCC Highway Authority** – No objection. The Officer confirmed in a response dated 19/02/19 that the proposed works to the adopted public

highway and within the school site are acceptable subject to a detailed design that will form part of the Section 278 Agreement process under the Highways Act 1980 and requested a condition for a standalone traffic management plan together with a compliance condition 9.

The proposed highway infrastructure plan was subject to amendments following discussions regarding transport mitigation and drawing number 2081-02 Rev D dated 19/03/2019 has been agreed with the Highway Officer who has requested a condition to ensure all highway mitigation works are completed and operational prior to the occupation of the school and this is imposed as condition 20.

Following the submission of a revised Construction Environmental Management Plan Rev 3.2 dated April 2019 and Transportation and Traffic Management Plan dated 17/04/2019, the Highway Authority confirmed on 20/05/2019 that the amended documents are acceptable and conditions 8 and 9 are attached to ensure their adherence.

- 5.14 **CCC Transport Assessment** – Initial holding objection withdrawn following the submission of an updated Transport Assessment (dated January 2019), the submission of further junction modelling information, and the imposition of conditions, as discussed below.

Initial consultation response dated 18/12/2018 based on the submitted Transport Assessment (dated October 2018) are summarised as;

- The school is located within a reasonable cycle distance for the majority of residents of Histon and Impington. Where there are no dedicated cycle lanes present it is expected the walking routes will be typically used by smaller children who cycle or scoot to school.
- The traffic count surveys are acceptable for use within this assessment. Whilst there are no accident clusters within the vicinity of the site and previous highway improvements have reduced the number of pedal cycle accidents, it is recommended that cycle and road safety should be regularly promoted at the school.
- The on-site car parking provision is noted to accord to the car parking standards set out within the South Cambridgeshire Local Plan (2018), Cycle and scooter parking will be monitored as part of the school travel plan and this is agreed.
- The County can only accept the Toucan crossing as mitigation when the Traffic Regulation Order (TRO) is approved.
- The Travel Plan should be submitted as a separate document rather than be appended to the Transport Assessment. The Travel Plan will need to be subject to a condition should approval be given. The modelling simulations for LinSig and PICADY are not agreed and further information is required.
- The applicant submitted a revised Transport Assessment dated January 2019 and further comments were received from the Transport Assessment Team on 20/02/19. The comments from the

Transport Assessment Team support the development proposal subject to a Traffic Regulation Order being approved for the Toucan Crossing which is considered necessary mitigation for the development and conditions to ensure the necessary highway infrastructure is approved and in place prior to the occupation of the school and provision of a travel plan. These are imposed as conditions 17 and 20.

- 5.15 **CCC Road Safety** – No objection. The officer requested that an interim travel plan be created for the new primary school at Buxhall Farm. The interim plan should show the school's willingness to engage with the Country Road Safety Education Team and the new school would use the STARS system to create the travel plan.

The applicant submitted an interim travel plan on 14/03/2019 and this was confirmed as acceptable by the Road Safety Officer.

- 5.16 **CCC Ecology** – Holding Objection withdrawn subject to the submission of an amended landscape, biodiversity plan and elevations detailing bird boxes and conditions. The Officer provided initial comments on 15/01/2019;
- Trees, hedgerows and arable field have the potential to support nesting birds and these should be protected.
 - The proposed landscape scheme is welcomed but the proposed starling box specification should be amended to a specification that can be attached to a building. The location of the sparrow nest boxes should be provided or secured by condition.
 - Details of the grassland seed mixes (particularly the wildflower mix) should be provided together with details of the proposed grassland management (particularly the wildflower grassland).
 - The soft landscaping and ecological enhancement features should be adequately managed in perpetuity to ensure long term gain in biodiversity value at the site. If planning permission is granted a landscape and ecological management plan must be secured by condition.

The applicant submitted updated revised elevation drawings and the landscape and biodiversity plan on 18/04/2019. The CCC Ecologist confirmed on 02/04/2019 that the amended details were now acceptable subject to conditions which are imposed as Conditions 29, 30 and 31.

The applicant submitted details of the biodiversity net gain calculation on 12/04/2019. The Ecology Officer has confirmed in her response dated 18/04/2019 that the proposed landscape and ecological management plan (LEMP) implemented for 5 years is likely to result in a significant measureable net gain in biodiversity value at the site and therefore accords with both local and national planning policy. The Officer has also commented that there is the potential for far greater

biodiversity net gain if the proposed LEMP period was extended to 10-15 years or more and would support a condition which requests this.

- 5.17 **Sport England** - The proposed development does not fall within either their statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID:37-003-20140306), therefore Sport England has not provided a detailed response in this case. General guidance and advice was referenced which can, be found on their website. www.sportengland.org/planningapplications

- 5.18 **Cambridgeshire Fire and Rescue Service** – No objection. The officer has requested that a condition requiring that the provision of fire hydrants is attached to any permission.

- 5.19 **Local Lead Flood Authority (LLFA)** – Holding objection withdrawn. The Initial objections were made owing to insufficient detail to demonstrate that a minimum 1 metre clearance between the base of the soakaways and the groundwater level could be provided with insufficient on site testing and hydraulic calculations being provided.

Following discussions between the applicant and the LLFA Officer, and submission of an updated surface water strategy and proposed detailed drainage layout, the LLFA confirmed on 30/04/2019 that the objection can now be removed subject to a compliance condition to ensure adherence to the approved scheme, included as condition 25.

- 5.20 **Anglian Water** – Holding Objection withdrawn. Anglian Water initially commented that they were unable to make a full assessment due to the lack of a foul connection point and unsuitability of the surface water strategy/flood risk assessment submitted and requested conditions relating to foul water drainage works, a connection point, discharge rate and submission of a surface water drainage strategy and requested as informative 5.

Following discussions between the applicant and Anglian Water, Anglian Water provided further comments dated 25th April 2019 stating that they are obliged to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure there is sufficient capacity for the proposal. The updated comments from Anglian Water retain the informative set out in their initial response but not the requested conditions, as the proposed method of surface water management does not relate to Anglian Water operated assets and the LLFA should be consulted. The LLFA has confirmed that the surface water drainage strategy is acceptable.

- 5.21 **Environment Agency** – The information has been reviewed and there are no comments to make on the application.

5.22 **Cambridgeshire Police Designing out Crime Officer** – The officer has been consulted by the Applicant and a Security Needs Assessment has been produced. The development is fully supported and the Officer looks forward to working with the client during the build should planning approval be achieved.

5.23 **Natural England** – has no comments to make on this application.

5.24 **Histon and Impington Parish Council** – Recommends refusal for the following reasons:

- Air Quality and pollution is a concern. The option of relocating the school further back on the site should be investigated and data gathered.
- Details of the proposed ventilation system within the classrooms should be submitted by condition and reviewed by an air pollution specialist.
- There should be minimal removal of the hedge to ensure safe access.
- A condition for the retention of the existing hedge and any trees or shrubs within it which within a period of five years from the completion of the development of the occupation whichever is the sooner, die are removed or become seriously damaged or diseased shall be replaced in the next planting season with other or similar species – to safeguard bio-diversity interests and the character of the area.
- The proposal underestimates the need for parking for staff for both the primary and nursery school.
- Sweep design of the access will increase disruption on the B1049 noting access is across shared pedestrian/cycle path
- Concerns regarding conflict of users noting shared pedestrian/cycle path
- Condition – review/survey prior to any works commencing and on occupation, off-street parking impact in the vicinity to test parking provision
- Traffic counts to be undertaken prior to any works commencing and on occupation to test traffic flows on the B1049 and remedial action should further traffic be shown to divert through residential roads
- Noting opening of site indicates 8:40 details of how this would be managed to ensure no disruption on the B1049 during peak times
- During construction phase, restriction of delivery times to and from the site to minimise disruption during peak hours
- Contractor parking, plant and deliveries to made and stored within the site curtilage
- Visibility splays be maintained free from any obstruction – in the interest of highway safety
- Noting objection from the Lead Local Flood Authority and soil indicated as clay, members question the efficiency of surface water to discharge via infiltration.
- Further work required to enable a credible strategy for drainage on the site, taking note of the work done on the Histon and Impington Surface Water Management Plan.

Further comments were received on the amended plans 24/04/2019 from Histon and Impington Parish Council (HIPC) which are as follows:

- The site levels have been raised by 500mm. As a result there will be increased run off towards Garden Walk where properties already suffer from significantly raised water levels in their rear gardens during wet winter periods.
- The workings of the proposals are not clear. How is the rainwater being dealt with? How will the water from the soakaway be discharged?
- The sustainable Drainage Strategy 18-0066 section 2.1 states that 1m depth minimum is required at winter groundwater levels and that the design has been based on measurements of groundwater made recently. It is not clear that these recent measurements provide a realistic base. Residents report standing water in the field during normal winter wet weather.
- The two routes for cyclists to cross the vehicle junction to the school are confusing and potentially dangerous. HIPC would wish to see cyclists (perhaps by the installation of barriers) diverted from the current footpath via the raised junction where they will have priority as shown on the attached Sustrans guidance.
- The proposed Pelican crossing needs to be widened so that the cyclists (including cyclists with longer than average cycles), can wait safely at the crossing.
- The junction of Cottenham Road and the B1049 is too wide/fast for an uncontrolled crossing.
- The southern most "School Ahead" sign is too close to the pedestrian crossing.

The applicant and LLFA provided a response to the Parish Council on 01/05/2019 and 02/05/2019 in relation to the flood/drainage concerns raised.

6.0 REPRESENTATIONS (SUMMARISED):-

6.1 23 Neighbour representations have been received and their representations are summarised below:-

- The proposal will endanger people using the shared use walking and cycling path alongside Glebe Way, because it fails to protect the existing cycling and walking route between Histon and Cottenham.
- The proposed dropped kerbs on the junction of Cottenham Road are very close to the junction where the road is wide, a second set of dropped kerbs should be sited away from the junction on old Cottenham Road where the road is narrower. The access to Cottenham Road Junction should be realigned and narrowed to reduce turning speeds.

- If children are to be encouraged to cycle to school then they will need to be able to cycle on the new stretch of pavement on the west side of Glebe Way.
- 20 car spaces is not enough to allow drop off of Key Stage 1 children.
- Why is there a need for a second primary school to be built in this location?
- A segregated cycleway and a dedicated footway with planting should be considered alongside the school.
- A large area of the present field acting as a soak away would be covered by buildings and car park raising issues with the drainage system and increasing the risk of flooding in the surrounding streets.
- There is ample space for the path to be set back from the road and have a raised table over the school access.
- The school is inappropriate development in the Green Belt. Exceptional reasons do not exist that warrant a building on this area of Green Belt.
- Views from here to Ely will be spoilt.
- The proposed removal of existing vegetation to create the new footpath on Glebe Road will increase noise to back gardens.
- Air quality is an important issue for child health. Increased traffic congestion from the development will increase air pollution and noise which will impact on the children's health and disrupt teaching at the school.
- The proposed site is on the Green Belt and will lead to the loss of ecological habitats.
- What will happen to the current primary school?
- At rush hour it is very difficult as a resident to turn from Narrow Close right on to the main road at present.
- The site would need sensitive fencing and public art elements to make the perimeter attractive, with soft boundaries and a site specific art element.
- This is an important architectural contribution to the village
- All site traffic should be located within the site or adjacent field.
- A mini roundabout should be considered on the B1049 and Cottenham Road junction.

Neighbour comments received on the amended plans:

- What will be the implications for the surrounding area and school playground in terms of water run-off, especially the houses and gardens on Garden walk.
- Where will the extra hardcore come from and has the impact from the additional traffic and noise from this on the local roads and residential amenity been considered?
- The proposed new route for cyclists over the raised table at the vehicle entrance to the school will compromise the existing cycle route as when driving into the school the driver will have priority over the first cycleway but have to give way to the second which is confusing for all.
- The area around the crossing has been widened, this is not sufficient and should be widened with public realm improvements made.

- The Cottenham Road junction remains wide and should be realigned and narrowed to reduce the turning speeds.
- With the additional raise in levels, what would be the implications for the surrounding area in terms of water run-off, especially the houses and gardens backing onto the site from Garden Walk and for those areas which are not raised such as the playground. Where will the extra hardcore come from, will the dust and noise be assessed?

The Highway Authority has responded to the Parish Council comments and these are included in paragraphs 8.62 to 8.70.

- 6.2 All representations made with regards to the application will be placed in the Members Lounge 7 days ahead of the committee meeting, to allow Members of the planning committee to review them in full.

7.0 PLANNING POLICY

- 7.1 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 7.3 to 7.4 below.

- 7.2 The National Planning Policy Framework (February 2019).

The National Planning Policy Framework (NPPF), sets out the Government's planning policies and how local planning authorities are expected to apply them. The NPPF is a material consideration in determining planning applications. It promotes the central government objective of being in favour of sustainable development.

The following paragraphs within the NPPF are considered to be particularly relevant to this application:

- **Paragraphs 7 and 8 Achieving Sustainable Development** - states that the purpose of the planning system is to contribute to the achievement of 'sustainable development' pursued through mutually supportive economic, social and environmental objectives
- **Paragraphs 91 and 92 Promoting Healthy and Safe Communities** – supports proposals which create healthy, inclusive and safe places and provide social, recreational and cultural facilities.
- **Paragraph 94 Promoting Healthy and Safe Communities** states the importance of ensuring a sufficient choice of school places is available to meet the needs of existing and new communities by creating, expanding or altering schools. Local planning authorities should take a positive, proactive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should (a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications;

and (b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

- **Paragraph 96 Open Space and Recreation** - states the importance of access for communities to high quality open spaces and opportunities for sport and physical activity
- **Paragraph 102 Promoting Sustainable Transport** - states that transport issues should be considered at an early stage and opportunities to promote walking, cycling and public transport should be pursued
- **Paragraph 112 Supporting High Quality Communications** - supports advance high quality and reliable communications infrastructure
- **Paragraph 124 Achieving Well Designed Places** - states the importance of creating high quality buildings and places with good design being a key aspect of sustainable development
- **Paragraphs 133 and 134 Protecting Green Belt Land** – states the importance of Green Belts in keeping land permanently open to prevent urban sprawl; 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; to assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- **Paragraphs 143 – 145 Proposals affecting the Green Belt** - inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 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. Local Planning Authority’s should regard the construction of new buildings as inappropriate in the Green Belt unless there are exceptional circumstances.
- **Paragraph 148 Meeting the Challenge of Climate Change, Flooding** supports development which would provide the transition to a low carbon future, taking full account of flood risk.
- **Paragraph 155 Planning and Flood Risk** - inappropriate development in areas of high risk of flooding should be avoided by directing development away from such areas.
- **Paragraph 170 (a-f) Conserving and Enhancing the Natural Environment** - supports planning decisions which protect and enhance the landscape, do not contribute to noise, odour, water or noise pollution and remediate and mitigate for contaminated land.
- **Paragraphs 174 – 175 Habitats and Biodiversity** - Protects and enhances to support a net gain in bio-diversity and geodiversity.

- **Paragraphs 178 – 183 Ground Conditions and Pollution** – Planning decisions are supported which ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy Development Plan Document (adopted July 2011) (M&WCS)

7.3 The following policy is of relevance:

- CS26 – Safeguarded Minerals Sites

South Cambridgeshire District Council Local Plan (Adopted September 2018) (SCDCLP)

7.4 The following policies are of particular relevance:-

- Policy S/3: Presumption in favour of Sustainable Development
- Policy S/4: Cambridge Green Belt
- Policy S/7: Development Frameworks
- Policy S/6: The Development Strategy to 2031
- Policy S/8: Rural Centres
- Policy CC/1: Mitigation and Adaptation to Climate Change
- Policy CC/2: Renewable and Low Carbon Energy Generation
- Policy CC/3: Renewable and Low Carbon Energy Generation in New Developments
- Policy CC/4: Water efficiency
- Policy CC/6: Construction Methods
- Policy CC/8: Sustainable Drainage Systems
- Policy CC/9: Managing Flood Risk
- Policy HQ/1: Design Principles
- Policy HQ/2: Public Art and New Developments
- Policy NH/2: Protecting and Enhancing Landscape Character
- Policy NH/3: Protecting Agricultural Land
- Policy NH/4: Biodiversity
- Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt
- Policy NH/14: Heritage Assets
- Policy SC/2 Health Impact Assessment
- Policy SC/9: Lighting Proposals
- Policy SC/10: Noise Pollution
- Policy SC/11: Contaminated Land
- Policy SC/12: Air Quality

- Policy SC/14: Odour Impact Assessments and Other Fugitive Emissions to Air
- Policy TI/2: Planning for Sustainable Travel
- Policy TI/3: Parking Provision
- Policy TI/9: Education Facilities
- Policy TI/10: Broadband

South Cambridgeshire District Council - Supplementary Planning Documents

7.5 As identified on South Cambridgeshire District Council's website, the following documents are in the process of being reviewed but are still material considerations when making planning decisions with the weight in decision making to be determined on a case by case basis having regard to consistency with national planning guidance and the adopted South Cambridgeshire Local Plan 2018.

- Biodiversity (July 2009);
- Landscape in New Developments (March 2010);
- Trees and Development Sites (January 2009);
- Public Art (January 2009);
- South Cambridgeshire Open Space in New Developments (January 2009);
- South Cambridgeshire District Design Guide (March 2010);
- Health Impact Assessment (March 2011); and
- Cambridgeshire Flood and Water SPD (November 2016).

Cambridgeshire and Peterborough Minerals and Waste – Emerging Plan - Preliminary Draft Local Plan Stage

7.6 Cambridgeshire County Council and Peterborough City Councils are undertaking a review of the Minerals and Waste Development Plan, this new Plan will be known as the Cambridgeshire and Peterborough Minerals and Waste Local Plan. A draft Local Plan (Preferred Options) was published for public consultation between 15 March – 25 April 2019. As an emerging draft Local Plan this document will carry limited weight, and it anticipated that the final draft (Submission) Local Plan will be published in November 2019. The adopted Minerals and Waste Core Strategy and the associated Site Specific Proposals Plan will remain in force until the new Local Plan replaces them.

Cambridgeshire and Peterborough Interim Local Transport Plan (June 2017)

7.7 The Combined Authority is now developing its Cambridgeshire and Peterborough Local Transport Plan. The plan is currently subject to consultation (ending on 27 September 2019) and it is anticipated that this will be adopted towards the end of 2019. While a new Cambridgeshire and Peterborough Combined Authority (CPCA) Local

Transport Plan is being prepared for the CPCA area, an interim document – [an amalgamation of Cambridgeshire County Council and Peterborough City Council's Local Transport Plans](#) – was adopted by the CPCA in June 2017 as a single plan for the whole area.

Histon and Impington Neighbourhood Plan (Version 3.0, 31 May 2019)

- 7.8 Histon & Impington Parish Council submitted its Neighbourhood Plan to South Cambridgeshire District Council (SCDC) on 3 June 2019. SCDC is currently seeking views on the Neighbourhood Plan before it is considered by an examiner and can proceed towards a referendum. SCDC has confirmed that the Neighbourhood Plan complies with all the relevant statutory requirements, and they therefore commenced the Submission public consultation (Regulation 16) on 19 June 2019 and the document is currently out to consultation until 31 July 2019. As such, whilst the document is well advanced, as it is yet to be approved, the plan policies listed below have limited weight:

- HIM05 - Parking Provision for Cars and Cycles, including Tables 2 and 3;
- HIM12 - Local Green Space (northern part of Buxhall Farm), including Map 16 and Table 5;
- HIM15 - Walking and Cycling Routes, including Maps 20 and 21 and Table 7; and
- HIM17 – The Infant School Site, including Map 23.

Draft Histon & Impington Village Design Guide Supplementary Planning Document (SPD)

- 7.9 Alongside the above Neighbourhood Plan, SCDC are also consulting on the draft Histon & Impington Village Design Guide SPD. This has been developed alongside the Neighbourhood Plan, as a design-focused tool to guide all new development in the village. As with the Neighbourhood Plan, whilst the document is well advanced, the design guidance contained within it only holds limited weight at this stage.

8.0 PLANNING CONSIDERATIONS

- 8.1 The main planning considerations in relation to this planning application are: principle of need and justification; green belt (harm to the green belt, visual impact); landscape and arboriculture – landscape character, loss of agricultural land; design and layout; external lighting, air quality; health impact assessment; residential amenity; ecology; transport and access; car and cycle parking; public art; surface water drainage and flooding, foul drainage, sustainability; archaeology; waste and recycling; contaminated land, construction works, and mineral safeguarding.

Principle of Need and Justification

- 8.2 Paragraph 94 of the NPPF supports the need to build new, expand and alter schools in order to ensure there are sufficient school places available. The proposal has been commissioned by the People and Communities Service of Cambridgeshire County Council and is supported by a Regulation 3 letter and additional demographic data provided. Cambridge Primary Education Trust (CPET) have also confirmed in a letter dated 1st February 2019 and email dated 8th July 2019 their intention to run both Histon and Impington Junior School and Histon and Impington Infant School as 2FE primary schools in the future and this has support from the Regional Schools Commissioner, with the transfer of the lease of Histon and Impington Infant school back to Cambridgeshire County Council once the proposed school is occupied.
- 8.3 Primary school education in Histon and Impington Village is currently split between the Infant School and Junior School. The Infant School provides education for children aged 4-7 (Reception and Years 1-2) and the Junior School provides education for children aged 8-11 (Years 4-6). The Infant school has operated as a split site 4 form entry school since 2015, owing to additional demand for primary school places from new housing growth, families moving into the two villages and from increasing birth rates within the catchment area. Over this period due to the constraints of the Infant School site Year 2 pupils have been and continue to be accommodated in 3 temporary mobiles on the Histon and Impington Junior site. The planning permissions for these temporary mobiles expire on 1st August 2020. Since planning permission was originally granted for the provision of the temporary mobiles in 2015, the County Council has made a significant investment to extend and refurbish Histon and Impington Junior School in preparation for it becoming an 'all through' primary school providing teaching for 4-11 year olds, supporting the County Council's long held policy to provide educational continuity and coherence across the primary age range. The second part of the County Council's strategic education plan for the two villages is to relocate the current Infant School to a new site in Buxhall Farm, also enabling it to become an all-through primary school.
- 8.4 The applicant (Cambridgeshire County Council's People and Communities Service – CCC Education) has confirmed that for future years, a new 2 form entry school (420 places) at Buxhall Farm is required as forecasts show that there would not be sufficient places to accommodate the anticipated demand for primary places, noting that the legal maximum class size for Foundation Stage children (aged 4-5) and Key Stage 1 children (aged between 5-7) is set at 30 to a qualified teacher. The pupil forecasts are based on recent trends so would take into account the recent low level of annual house building in the two villages which equate to 14 housing completions in total in the last three years. However, there are still net annual increases to year groups despite little annual housing development which has historically

also included a small number of out of catchment children. The figures below show that there is predicated demand for a further one form of entry school (210 places) over and above the 3 form entry maximum capacity of the Junior School site. However, on the basis that the applicant has confirmed that a one form of entry school would not be financially viable to run, the proposal has come forward as a two form entry primary school.

- 8.5 Table 1 below shows the predicted forecast for Histon and Impington for 2022/23 provided by the applicant team to demonstrate the numbers required.*

	YEAR	2022-23						
CLASS	Rec*	1	2	3	4	5	6	Totals
1	26							26
2	26							26
3	25							25
4	25							25
5		27						27
6		27						27
7		27						27
8		27						27
9			28					28
10			28					28
11			28					28
12			28					28
13				29				29
14				29				29
15				29				29
16				29				29
17					31			31
18					30			30
19					30			30
20					30			30
21						28		28
22						28		28
23						28		28
24						28		28
25							28	28
26							27	27
27							27	27
28							27	27
Total Roll	102	108	112	116	121	112	109	780

PAN:	90	90	90	90	90	90	90	630
Shortfall	-12	-18	-22	-26	-31	-22	-19	- 150

* This forecast is based on recent trends so includes a small number of out of catchment children.

- 8.6 The expansion or conversion of the current Infant School is not considered to be a suitable option as it is located on a constrained site within the village which offers no potential for expansion or capacity to provide the classroom space or facilities for older children. Whilst the emerging Histon and Impington Neighbourhood Plan can only be given limited weight it is also worth noting that Policy HIM17 of the recently submitted Neighbourhood Plan provides that the existing Infant School is likely to be relocated away from New School Road and as such the policy seeks to safeguard the site's future for a community use with a preference for health facilities, with principles and a timescale to be used in any assessment after which alternative uses may be considered.
- 8.7 The proposed all-through primary school at Buxhall Farm is therefore effectively proposed in place of the current Infant School site and the applicant team has confirmed it is required to ensure there would be sufficient school places into the future in response to new developments coming forward in the village. There is a current outline planning application reference S/1312/19/OL for up to 50 dwellings south of Mill Road Impington and an application for 26 dwellings on a site north of Impington Lane that has just been allowed on appeal (reference APP/W0530/W/18/3219207 decided 13 June 2019). CCC Education has confirmed that this is likely to provide demand for places for an additional 27 primary school aged children, based on their calculation of 40 places per 100 homes. It is also worth noting that Buxhall Farm Policy HIM12 of the recently submitted Histon and Impington Neighbourhood Plan identifies the Buxhall Farm site as the location of a primary school, and identifies local green space and an important natural habitat immediately to the rear of the proposed school site.
- 8.8 The applicant team (CCC Education) has confirmed that the Buxhall Farm proposal would have an initial Reception intake of 2 forms of entry (60 pupils) with the school offering places in all year groups from the outset. Cambridge Primary Education Trust (CPET) as the governing trust and admissions authority for the school would determine the catchment area. The key guiding principle would be to ensure that disruption across both schools is minimised and that there is equality of educational opportunity.
- 8.9 The applicant team (CCC Education) has also confirmed that the nearest primary schools outside of the Histon and Impington catchment area are unable to take the additional numbers of pupils over and above the 3 FE capacity of the current Junior School site. Cottenham

Primary School currently has 558 pupils on roll compared to a PAN of 90 (630 places) and there have been a number of large housing developments approved in the village in the past 2-3 years. It is envisaged that the impact of these would fill the school which could lead to additional capacity needing to be secured. Orchard Park Primary School currently has 196 pupils on roll, compared to a capacity of (210 places). It is full in KS1 and expected to remain so with high levels of demand within parts of the City. Once open, Darwin Green Primary School will operate with a PAN of 60 (2FE), 420 places. This is the size required to mitigate the demand arising from the new development and is not projected to have any surplus capacity to meet any demand from outside the development.

- 8.10 The existing Infant School in Histon is to be decommissioned as a school once all pupils have transferred to a new school. There is no timescale as yet for when this will happen. The progression of this would be dependent on a letter of intent from and then subsequent actions being undertaken by CPET to return the lease of the Infant School to the County Council. At this stage, determination about the future potential and use of the infant school would need to be made through existing internal processes in relation to Council assets. This would also need to take account of the proposed Histon and Impington Neighbourhood Plan policy referenced for the infant school site (HIM17) in paragraph 8.7.
- 8.11 A number of representations have been received from those who have questioned the need for the school in terms of pupil numbers forecast. The applicant (CCC Education) has confirmed that the children will be predominantly from within the existing schools' catchment area and that it expects the pattern of net increases to year groups as they age forward to continue, as new families move out of Cambridge and into the villages and from new developments. By replacing the current Infant School with an all-through primary school on Buxhall Farm and extending the age range of the current Junior School this would also prevent a two tier system of education from developing which was also raised as a neighbour concern as, all children within the catchment area of Histon and Impington catchment area will be able to attend an all through primary school from the ages of 4-11.
- 8.12 Planning officers acknowledge the justification of need put forward by the applicant team (CCC Education), in particular their case for providing a choice within catchment for an 'all through' primary school; the challenge to provide appropriate accommodation for this within the current Infant and Junior configuration; together with the need to provide permanent accommodation for Year 2 pupils who have been educated in temporary mobile accommodation on the Junior School site since 2015. However, the justification for this is set within an existing context where it is unlikely that any further large housing developments, other than those already noted in paragraph 8.7 above, would come forward in the SCDC Local Plan period and the number of

annual births has fallen recently. As such, planning officers consider that the short term demand for primary school places as set out in Table 1, paragraph 8.5 would equate to a 1FE school. If only those children within the catchment area of Histon and Impington were included, provision of less than 1 FE would be required.

- 8.13 In the event that the existing mobile classrooms and Infant School classrooms were retained, this accommodation would be capable of meeting the predicted demand. However, officers acknowledge that some of the Junior School classrooms are already being used for other purposes such as music and art, and CPET has provided a 'letter of comfort' confirming that they would continue to operate on this basis, with the Junior School site as a 2FE rather than the 3FE it has the built capacity to accommodate and there is no evidence to suggest that CPET would change this accommodation strategy as this would help balance out the numbers between the Junior School and proposed Buxhall Farm site. Furthermore, accommodating children across both the Infant and Junior school site and continuing to teach them in mobile classrooms would not be a satisfactory long term educational strategy. The concern to planning officers with this strategy is that by building a 2 FE school, this would create potential capacity of 5FE across Histon and Impington.
- 8.14 As evidenced by the current demographic data shown in Table 1, the applicant team has demonstrated that for the start of the academic year in September 2022 there would potentially be a shortfall in capacity of - 150 primary school places (including out of catchment children) which would equate to about 71% of a 1 form entry primary school (150 children out of a capacity of 210) which the proposed Buxhall Farm primary school would provide capacity for. However, in order for a primary school at Buxhall Farm to be financially viable the applicant team has stated that it would need to be a 2FE entry school. Therefore, whilst acknowledging that the NPPF states that great weight should be given to school places (paragraph 94), the weight placed on the justification for the need has been placed at the lower end of 'great weight' for the purposes of this assessment.
- 8.15 In conclusion, given the demographic data and justification of need provided by the applicant team (CCC Education), as demonstrated in paragraphs 8.2 to 8.15 above, planning officers consider the proposal would meet the educational need for the catchment area within Histon and Impington Village in accordance with Paragraph 94 of the National Planning Policy Framework 2019 (NPPF) and SCDCLP (2018) policies S/3 and HQ/1. This assumes that the continued use of the Infant School site and use of the mobile classrooms on the Junior School site are not considered suitable as long term solutions and have therefore not been taken into account. However, as noted in paragraph 8.14 above, the weight placed on the justification of need has been placed at the lower end of 'great weight' by officers for the purposes of this

assessment, because of the reduced predicted demand for the additional capacity required for the 2FE primary school proposed.

Green Belt

- 8.16 The preservation of the Cambridge Green Belt is supported locally by SCDPLP (2018) Policy S/4 where it maintains a rural edge to Cambridge and protects key views. The green belt also serves to protect the scale and rural character of Green Belt villages such as Histon and Impington by preventing them from merging with adjacent villages. The Cambridge Green Belt extends into the countryside that surrounds Histon and Impington village and its total area is approximately 26,340 hectares (65,088 acres).
- 8.17 The Green Belt is also protected nationally by paragraph 134 of the National Planning Policy Framework (NPPF) which states that the Green Belt serves five purposes;
- (i) to check unrestricted sprawl of large built up areas;
 - (ii) to prevent neighbouring towns merging;
 - (iii) to assist in safeguarding the countryside from encroachment;
 - (iv) to preserve the setting and special character of historic towns; and
 - (v) to assist in urban regeneration by encouraging the use of previously developed sites.
- 8.18 Paragraphs 143 - 145 of the NPPF establish the principle that the construction of new buildings within the green belt is inappropriate development which is harmful to the green belt and should not be approved except in 'very special circumstances'. There are exceptions to this which are set out in NPPF Paragraph 145 (a-f), but the provision of a new school in the Green Belt does not fall within these exception categories. As such, the 'very special circumstances' will not exist unless the potential harm to the green belt is clearly outweighed by other considerations and substantial weight should be given to such harm to the green belt. The proposal site for Buxhall Farm Primary School and Pre-School is located in the Cambridge Green Belt, and would therefore constitute inappropriate development in the green belt. As such, it must be determined whether the 'very special circumstances' exist for this proposed primary school and that these circumstances outweigh the harm to the green belt.
- 8.19 As such, to inform the early pre application discussions with regards to the possible location for the primary school, Strutt and Parker, on behalf of CCC Education Service, undertook a detailed assessment of sites, within the Histon and Impington catchment area to identify if any suitable previously developed brownfield sites existed. The sequential assessment (dated April 2017) concluded that the current proposal site at Buxhall Farm was the only suitable site which could accommodate a new primary school. It was also considered that this site, located just

outside of the development boundary, would ensure minimal encroachment on the Green Belt and relate well to the existing settlement boundary of the village. The site is also deliverable as the land is under the ownership of Cambridgeshire County Council. The options and conclusions of the assessment were discussed and agreed with planning officers from South Cambridgeshire District Council and Cambridgeshire County Council.

- 8.20 In balancing and assessing whether there are ‘very special circumstances’ members will also need to take account of Paragraph 94 of the NPPF which states that it is important that there is a sufficient choice of school places available to meet the needs of existing and new communities and “*great weight should be given to the need to create, expand or alter schools through ... decisions on applications*”. The need for the school is considered in Paragraphs 8.2 – 8.15. The location of the school must also be considered.

Harm to the Green Belt

- 8.21 Having regard to the purposes of the green belt set out in paragraph 8.17 above, officers do not consider that the proposed development would have a detrimental impact on the unique character of Cambridge or the surrounding area by way of its location and scale. The primary school site would be a distance of approximately 8 kilometres (4.97 miles) from the market square in the City of Cambridge. The existing topography of the site is generally flat, with a maximum change in elevation of less than 0.5 metres (0.16 feet) across the site. The proposed levels for the development would result in a change in topography across the site of between approximately 0.55 metres (1.8 feet) and 1.0 metre (3.2 feet) across the site. At the boundaries of the site the land level would tie into the existing ground level around the boundary. The existing land level where the proposed school building would be located is lower than on other parts of the site and as such the proposed height increase in this location would be approximately 1 metre (3.2 feet). The school building would be 2 storeys with a roof ridge height of 21.88 metres (71.78 feet). The proposed approximate distance from the rear garden properties on Garden Walk (not accounting for 1 Garden Walk which has outline permission for re-development) and the ridge of the school would be 84 metres (91.86 yards). The size of the primary school site of 2.2 hectares (5.44 acres) (excluding the highway proposals) is of a scale which would ensure the development would not result in the coalescence of the proposal site or the village of Histon and Impington with Cambridge City or the neighbouring villages of Cottenham to the north and Landbeach to the north east. The proposal site would not be visible from Cambridge City owing to the distance away from the boundary of the City. It is therefore considered that the proposal would not impact on the function of the green belt to preserve as it would continue to serve its purpose in protecting the setting and special character of Cambridge in

accordance with the NPPF (2019) paragraph 134 (d). Refer to Agenda Plan 4.

- 8.22 The impact of the school and loss of this area of the Cambridge Green Belt has been raised as a concern by local residents as the proposal would result in the openness of the existing arable field being lost. Whilst it is acknowledged that an area of Green Belt would be lost. It is considered that the harm to the green belt from the proposal would be limited by virtue of its compact scale and location, it being a relatively small school site, located on the development edge of Histon, close to existing development being bound on its western boundary by Glebe Way and on its southern boundary by existing residential properties. As such, whilst there would be an alteration to the green belt, it would not be significant when viewed in the context of the surrounding existing development, and would appear to form a rationalised extension of the existing village.
- 8.23 The impact of the proposal on the openness and rural character of the green belt landscape is also considered. The site is currently an arable field and not overly prominent in the landscape being bounded by Glebe Road (B1049), existing residential properties on Garden Walk and an existing hedgerow. A landscape strategy is proposed which seeks to minimise the impact of the proposed development in the wider landscape, replacing existing hedgerow and providing additional native shrub planting, trees and hedgerow as landscape screening. However, whilst such landscaping measures are acknowledged, these measures would not reduce the impact of the proposal or assist with the need to retain the 'openness' of the green belt. The proposal would include a level change which would alter the existing flat topography of the land by as discussed in paragraph 8.21, the adjacent existing built environment and high density of vegetation surrounding the site would mean that, in the longer term, once the proposed boundary landscaping had matured, views of the site would continue to be partially screened to those in the immediate vicinity and views of the school would be limited from wider distances. In the shorter term, until the boundary hedge landscaping had matured, the proposal would be highly visible.
- 8.24 Representations have been made which raise concerns that the proposal could set a precedent for further development coming forward in the green belt. However, in the event that planning approval is given, the approval would be on the basis that the primary school is provided as an educational facility as a result of the demonstrated need and meets the '*very special circumstances*' required by national policy for new development in the green belt. Neither the site nor the adjacent land has been allocated in the SCDLP (2018), so officers consider that the proposed development is unlikely to set a precedent for other developments coming forward. Whilst it is acknowledged that the site has been shown as a school site in the recently submitted Histon and Impington Neighbourhood Plan for examination, very little weight (if

any) can be given to this at present. Furthermore it would be for any developer to set out how they meet the 'very special circumstances' required to be able to build in the green belt.

Visual Impact

- 8.25 A landscape and Visual Impact Assessment has been submitted. (Revision B dated 01.07.2019 Encon Associates). This document provides an assessment of the landscape value of the site and surroundings, and recommends measures to mitigate any negative impact from the proposal. The report includes an assessment of the rights of way within the vicinity of the site and the closest routes and includes a viewpoint analysis to assess the visual impact from all publicly accessible areas surrounding the site. The assessment demonstrates that there would be a minor to moderate adverse impact from a range of local viewpoints in the short to long term as there would be a noticeable difference to the landscape with the change in land use from agricultural land to a primary school. There would be intermittent views of the proposal site from those passing from the Public Right of Way 127/18 but the proposal would not have a direct impact being screened by existing residential dwellings on Garden Walk. The proposal would be visible from the permissive footpath (PROW 0176) to the north of the site, although the proposed landscaping would partially soften this view once fully matured.
- 8.26 The school buildings would be visible from locations around the site, from road users and residential properties on the western site boundary across Glebe Way; to the south from residential properties from Garden Walk and Youngman Avenue; and the east from Mill Lane due to the gaps in the existing hedgerow and to the north from residential properties, users of the permissive footpath (PROW 0176) and road users along Cottenham Road. However, views wider than this would be intermittent and restricted due to the existing landscaping and surrounding built environment. The Grade II Listed Buildings of 59 and 61 and Stone Corner Cottage on Cottenham Road are located between approximately 400 metres - 500 metres (0.25 - 0.31 miles) to the west of the proposal site and the potential impact to these properties by virtue of their location and distance from the proposal site is not considered harmful to any of these grade II buildings or their settings. As such, the proposal has not been advertised as development that affects any nearby listed buildings or their settings and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is therefore not considered relevant in this instance for the purposes of determining this planning application.
- 8.27 The residents from Garden Walk would have their view from the rear of their properties permanently changed from views of an agricultural field setting into that of an urban setting. In order to soften the views and mitigate the scheme additional boundary landscaping is proposed. Such landscaping would include trees, shrubs and hedging which

would grow to a height of approximately 1.6 metres (5.91 feet) once mature. The proposed 3 metre (3.28 yards) landscaped buffer would also provide additional distance between the boundary of the school and rear garden boundaries of the properties. In terms of distance away from neighbouring properties, the roof ridge height of the proposed school building taken at its highest point would be 21.38 metres (70.14 feet) and the roof ridge height of number 5 Garden Walk taken as an average would be 17.61 metres (57.77 feet) resulting in an overall height difference of 3.78 metres (12.40 feet). The eaves height of the school would be 18.02 metres (59.12 feet), the eaves height of number 5 Garden Walk sits at 15.83 metres (51.93 feet), a difference of 2.19 metres (7.18 feet) at a distance of 72.9 metres (79.72 yards) away.

- 8.28 In considering the proposed harm to the green belt and whether the 'very special' circumstances exist for the proposal, it is concluded that the proposal would constitute 'inappropriate development' in the green belt as set out in paragraph 143 of the NPPF, as the proposal would not comply with SCDCLP (2018) policy as it is not an allocated site and is not an 'exception site' as defined by paragraph 145 of the NPPF. For this reason officers have attached substantial weight to the harm to the green belt. The proposal would also have a material impact on the openness of the green belt by virtue of its structures and buildings. However, in consideration of paragraph 144 of the NPPF, whilst substantial weight is given to the proposed harm, this is balanced against the 'very special circumstances' which have been demonstrated in paragraphs 8.2 – 8.15 as a required need for the proposal, together with the lack of any other suitable sites as demonstrated in the Sequential Assessment (Strutt and Parker dated April 2017). This is supported by paragraph 94 of the NPPF which states that *'great weight should be given to the need to create, expand or alter schools through ... decisions on applications'*. As such it is considered that although finely balanced the 'very special circumstances' for the proposal have been demonstrated.

Landscape and Arboriculture - Landscape Character

- 8.29 SCDCLP (2018) Policies NH/2 and NH/13 support development which respects, retains or enhances the individual National Character Area in which it is located and preserves important countryside frontage such as that in the Green Belt. The proposal site is located within the "88 Bedfordshire and Cambridgeshire Claylands" National Character Area as defined by Natural England which comprises a predominantly open arable landscape of planned and regular fields with wide views, bounded by ditches with trimmed often species poor hedgerow, scattered plantation woodland with a wide diversity of semi natural habitats and this landscape characteristic is supported by local plan policy as a landscape character area. Consideration also needs to be given to the guidance in the Landscape in New Developments (March 2010), Open Space in New Development (January 2009) and District Design Guide (March 2010) supplementary planning guidance

documents. However, given the age of the guidance documents very limited weight has been afforded to them by officers, and the weight has instead been placed on the adopted local plan policies and landscape character area guidance highlighted above.

- 8.30 The landscape and visual impact assessment demonstrates that there would be a minor to moderate impact on landscape character. There would be some alteration to key characteristics of the site and an adverse impact from a range of local viewpoints in the short to long term as there would be a noticeable difference to the landscape with the change in land use from agricultural land to a primary school. The landscape of the site would change from an arable field into a built environment but with a largely rural character due to the inclusion of vegetation in keeping with the national character assessment and landscape character for the area and vernacular design and materials.
- 8.31 The landscape strategy proposed has been designed to replicate the surrounding “Clayland” landscape characteristics providing a new native hedgerow around the proposal site, thereby maintaining the existing countryside frontage and trees and by providing a diversity of semi natural habitats across the site thereby retaining elements of the existing landscape character limiting its impact on landscape quality. The countryside frontage would be maintained in part by providing a replacement native hedge. South Cambridgeshire’s Landscape Officer has assessed the scheme and confirmed it is acceptable in principle subject to further details for both the hard and soft landscaping being provided. These details are requested by condition 32.
- 8.32 The proposal would result in the loss of some of the existing landscape character elements such as the arable field and boundary hedge. This would permanently change the existing landscape character. However, the landscape strategy for the proposal would seek to replicate and enhance some landscape character elements in the landscaping strategy, such as the boundary hedge and native trees, albeit at a higher land level. The proposals in principle, although finely balanced, are therefore considered acceptable and compliant with policies HQ/1, and NH/13, of the SCDCLP (2018). Whilst such landscaping mitigation does not reduce the harm to the Green Belt, officers consider the proposals would, in line with policy, demonstrate its acceptability in the chosen location when balanced against the need demonstrated for the development.

Loss of Agricultural Land

- 8.33 SCDCLP Policy NH/3 states that planning permission would not be granted for development which would lead to the irreversible loss of Grades 1-3a of agricultural land unless sustainability considerations and the need for development are sufficient to override the need to protect the agricultural value of the land (NH/3(1)(b)). The proposal would result in the loss of 2.2 hectares (5.4 acres) of Grade 2

agricultural land. The need for the development is demonstrated in paragraphs 8.2 – 8.15. South Cambridgeshire has a significant resource of good quality agricultural land, particularly around Cambridge and the larger settlements which is where the most sustainable growth for development is located.

- 8.34 The proposal site would lead to the irreversible loss of 2.2 hectares (5.44 acres) of Grade 2 agricultural land. However, as Grade 2 agricultural land is predominant in the area, the proposal is considered broadly compliant with policy NH/3 of the SCDCLP (2018), when balanced against the need demonstrated for the development.

Design and Layout

- 8.35 SCDCLP Policy HQ/1 supports the provision of development which is of a high quality design which creates a positive sense of place comprising safe access, sustainable transport modes and supporting community needs. Histon and Impington village is defined within the SCDCLP District Design Guide SPD as being within 'The Fen Edge' character area defined by its flat low lying landscape with open views. Proposals within the village must have due regard to this context to ensure the proposals do not have a negative impact on the setting or character of Histon and Impington. Furthermore the emerging Histon and Impington Village Design Guide has also been taken into account by officers, albeit both this emerging document and the District Design Guide have only been given limited weight owing to their status and age accordingly.
- 8.36 The school building would be located centrally within the site, and set back from the road providing an active frontage whilst minimising its impact on the existing streetscene and surrounding countryside. The two storey linear form of the proposed primary school with pitched roof reflects the scale and form of the existing 2 storey residential buildings of the village which are largely brick built with pitched roofs. Refer to Agenda Plans 5, 6 and 7. The palette and use of materials comprising facing brick and plastic timber cladding reflects the local vernacular character of agricultural buildings which is considered appropriate for this setting reflecting the arable nature of the site. South Cambridgeshire's Urban Design Officer has confirmed that the design and layout of the proposal is acceptable in principle, subject to conditions requiring further details of the verges, eaves, boundary treatments and materials samples and these are provided as conditions 27, 28 and 32. The levels on the site would be raised between 0.55 metres (1.8 feet) to 1 metre (3.2 feet) across the site described in more detail in paragraph 8.21. South Cambridgeshire District Council's landscape officer has confirmed the raised height on these parts of the site is not significant enough to have an adverse visual impact.
- 8.37 The design and layout of the scheme is also supported by the Cambridgeshire Constabulary Designing Out Crime Officer.

- 8.38 Officers consider that the applicant team has worked hard to achieve a design of acceptable quality carefully noting its location within the Cambridge Green Belt, and have therefore considered the design element to have a positive effect to balance in favour of the proposal. The development is considered acceptable to the South Cambridgeshire Urban Design Officer subject to conditions 27 and 28 requiring further design details. The proposal is therefore considered to be in accordance with SCDCLP (2018) Policy HQ/1, and alongside the justification of need set out in paragraphs 8.2 - 8.15, has been taken by officers as a positive to be weighed against the harm to the Green Belt.

External Lighting

- 8.39 SCDCLP (2018) Policy SC/9 states that new external lighting will only be permitted where it can be demonstrated that the lighting scheme levels are the minimum required for reasons such as public safety, security and recreational purposes. Planning permission will be refused if there are negative impacts on the countryside. Consideration also needs to be given to the guidance in the District Design Guide (March 2010) supplementary planning guidance document. However, given the age of this guidance document very limited weight has been afforded to it by officers, and the weight has instead been placed on the adopted local plan policy highlighted above.
- 8.40 The proposal would require external lighting for public safety, security and recreational purposes and an external lighting plan has been submitted. This indicates that light spillage and glare would be minimised into the open countryside and to road and cycle users to ensure there is minimal off site light spill. The proposal does not include flood lights for the external pitches.
- 8.41 The South Cambridgeshire District Council Environmental Health Officer has assessed the lighting strategy and has confirmed that whilst the introduction of any new light source would be visible to receptors, the impacts are deemed acceptable subject to a condition requiring all proposed lighting to be maintained and operated in accordance with the approved details and an informative referencing guidance for the Reduction of Obtrusive Lighting. The impact on residential amenity is considered in paragraphs 8.49 – 8.56. .
- 8.42 The lighting strategy has been assessed by South Cambridgeshire District Council EHO and is considered acceptable. Condition 16 is included which restricts the hours of use of the lighting in order to prevent the proposals having a negative impact on the surrounding countryside. With the imposition of Condition 16 officers consider the proposal to be in accordance with SCDCLP (2018) Policy SC/9.

Air Quality

- 8.43 SCDCLP (2018) Policy SC/12 requires the submission of a site based Low Emissions Strategy for larger development proposals which require a transport assessment and may result in the deterioration of local air quality. The policy supports development which has a sensitive end use where there would not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality. Air quality and pollution has been raised as a serious concern by Histon and Impington Parish Council and a number of neighbours who are concerned about its impact on children's health.
- 8.44 The applicant initially submitted an Air Quality Assessment which was superseded by the submission of a Low Emissions Strategy as required by SCDCLP (2018) Policy SC/12. This strategy has been agreed as acceptable and the landscape and biodiversity plan has been updated to show an electric vehicle charging point and 2 car sharing spaces as recommended by the Air Quality Officer. The strategy acknowledges that the school has been designed to take account of air quality concerns, including having the play areas to the rear of the site and using the building as a barrier to road traffic.
- 8.45 The submitted air quality assessment proposed is acceptable subject to conditions and the proposal is therefore considered acceptable and compliant with SCDCLP (2018) Policy SC/12.

Health Impact Assessment

- 8.46 SCDCLP (2018) Policy SC/2 supports new development which has a positive impact on the health and wellbeing of new and existing residents and requires developments of more than 5,000 square metres (5,980 square yards) to provide a full Health Impact Assessment (HIA). The proposal is approximately 22,000 square metres (26,312 square yards). Consideration also needs to be given to the guidance in the Health Impact Assessment (March 2011) supplementary planning guidance document. However, given the age of this guidance document very limited weight has been afforded to it by officers, and the weight has instead been placed on the adopted local plan policy highlighted above.
- 8.47 Cambridgeshire County Council Public Health and South Cambridgeshire District Council's Health Specialist both confirmed that the initial Health Impact Assessment required had not followed the standard methodology proposed and should be revised. In order to address these concerns, the applicant attended a screening and scoping meeting on 26th February 2019 with public health specialists from Cambridgeshire County Council and South Cambridgeshire District Council and a revised Health Impact Assessment was submitted on 25th March 2019. CCC Public Health and South Cambridgeshire District Health Officer have confirmed the revised HIA now follows the standard methodology and has used the HUDU (Health Urban Development Unit) Rapid HIA toolkit which is appropriate for this

scale of development. The HIA now contains a wider health profile, outline of the screening, scoping stages and public consultation carried out with mitigation and monitoring now included. CCC Public Health still has concerns that the HIA does not fully address the concerns of the Parish Council regarding the effect of air quality on pupils. However, the CCC Public Health Officer has confirmed that no further work needs to be carried out at this stage to address these concerns.

- 8.48 Officers consider that the updated Health Impact Assessment is now considered acceptable and compliant with SCDCLP (2018) Policy SC/2.

Residential Amenity

- 8.49 SCDCLP (2018) policies HQ/1 and CC/6 state that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity. The proposal has been assessed with regard to its potential impact on the adjacent neighbours with regard to overlooking and overshadowing, lighting and noise.
- 8.50 The school would be located centrally within the site. A fenced 3 metre (3.28 yards) maintenance path is proposed to be located between the rear gardens and boundary of the school. This would provide further separation between the school and residential dwellings. This would also help to minimise any overlooking or overshadowing of the residential properties. The first floor windows of the school would be louvered to support the thermal cooling of the building but this feature would also provide screening for these windows to avoid any overlooking into the residential properties or gardens as would the proposed fence, hedge and tree planting from the ground floor level. The single storey element of the school would be located nearest the residential dwellings.
- 8.51 The position form and massing of the school has been considered to avoid or minimise any overlooking or overshadowing of the surrounding buildings and gardens. To minimise the impact of the school to the houses along Garden Walk the school has been positioned so it is set back from the boundary. A secure fence and planting would provide some screening of the school from the gardens. The lowest element, the single storey pre-school is positioned nearest the residential gardens. The shadow study assessment of the impact of the proposed school on neighbouring dwellings of Garden Walk (Design and Access Statement point 6.4.2) indicates that the school will have a minimal impact on the adjacent properties with regard to overshadowing, which takes account of the increased land levels proposed.
- 8.52 South Cambridgeshire District Council's Environmental Health Officer has considered the impact of noise of the school on the adjacent residential dwellings and confirmed that the noise from the school

would not have an adverse impact on the surrounding residential dwellings. The Environmental Health Officer has, however, raised concerns regarding potential noise from plant emanating from the construction process and from any use of the school pitches in the evenings and has requested the impact of this be controlled by condition. Refer to conditions 13 and 15.

- 8.53 A neighbour whose property backs onto Glebe Way has raised concerns about the additional traffic noise and subsequent impact on her amenity from the loss of existing vegetation, to create the new footpath to the west of Glebe Way. In response to these concerns, the applicant has confirmed that a band of vegetation approximately 3 – 4 metres (9.84 – 13.12 feet) in depth would be maintained close to the fence of the property adjacent to the proposed footpath on Glebe Way.
- 8.54 The impact of the lighting strategy on residential amenity has been assessed and confirmed as acceptable by the South Cambridgeshire District Council EHO. Lighting on the site would be minimised to reduce any over spill to the adjacent residential properties and there is no floodlighting proposed for the external pitches. Conditions are attached to ensure that the lighting is operated and maintained in accordance with the approved details. Refer to condition 16.
- 8.55 The impact on the amenity of local residents of the construction works has also been raised as a concern by the South Cambridgeshire Health Specialist. The revised construction environmental management plan version 3.2 dated April 2019 has been agreed as acceptable. If planning permission is granted, the construction works are expected to commence in late summer 2019 with an approximate 12 month build out process and conditions are attached to control the construction hours, impact of noise and dust, and importation of materials with regards to land levels, in order to protect environmental amenity. Refer to conditions 4, 5, 6, 7, and 8.
- 8.56 Officers consider that with the proposed mitigation measures discussed above there is no adverse impact on residential amenity that is not capable of being controlled by condition. The proposal is therefore considered acceptable and in accordance with SCDCLP (2018) policies HQ/1 and CC/6.

Ecology

- 8.57 SCDCLP (2018) Policy NH/4 supports development which preserves and enhances biodiversity with opportunities to be taken to achieve positive gain from the design of the development with priority given to those sites which assist in the achievement of targets in the Biodiversity Action Plans (BAPs). Paragraph 175(d) of the NPPF (2019) requires proposals to demonstrate a net gain in biodiversity on the site. Consideration also needs to be given to the guidance in the Biodiversity (July 2009), Trees and Development Sites (January 2009)

and District Design Guide (March 2010) supplementary planning guidance documents. However, given the age of the guidance documents very limited weight has been afforded to them by officers, and the weight has instead been placed on the adopted local plan policy and guidance in the NPPF highlighted above.

- 8.58 A Phase 1 ecology survey was submitted with the planning application together with a landscaping and biodiversity strategy. The CCC Ecology Officer has removed their holding objection following the submission of revised elevational details showing the bird boxes (subject to conditions requiring the submission of a detailed landscape and ecological management plan (LEMP)) and Encon letter dated 29th January 2019. Refer to condition 29.
- 8.59 Representations have been made regarding the loss of biodiversity from development of the site which comprises a single arable field. These concerns have been considered, and whilst the proposal would result in the loss of the existing field the applicant has provided details which demonstrate that the proposal would also support and increase biodiversity on site. This would include the reinstatement of native hedgerow species such as Hawthorn, Blackthorn and Field Maple around all site boundaries, the provision of ecological enhancement areas such as habitat areas, provision of an allotment and tree planting across the site which would widen the diversity of vegetation at the site and provide micro habitats for species such as birds and insects. NPPF Paragraphs 174 seeks to protect and enhance biodiversity on site and Paragraph 175(d) encourages ecological enhancements which would provide a net gain in biodiversity on site. The applicant's ecologist, Encon, has provided details of the proposed net gain in a letter dated 29.01.19. The letter confirms that the proposal would provide an additional 931 metres (851.3 yards) of replanted hedgerow and vegetation, and an additional 117 new trees together with species rich grassland, playing fields, habitat areas and planting. The CCC Ecology Officer has confirmed that the landscaping and mitigation proposed would ensure ecological enhancements at the site would provide a net gain in biodiversity on the site.
- 8.60 Officers acknowledge the ecological enhancements to improve biodiversity on site and demonstration of net gain. As such it is considered acceptable as it meets SCDCLP (2018) Policy NH/4 and Paragraphs 174 and 175(d) of the NPPF (2019).

Transport and Access

- 8.61 SCDCLP (2018) Policy TI/2 supports sustainable modes of transport, particularly for larger developments together with a subsequent reduction in car usage. The proposal provides a range of highway improvements as shown on the Highway Improvements Plan drawing no. 2081-02 Revision D dated 19/03/19, referenced as Agenda Plan 3 to encourage parents and staff to minimise reliance on car travel to the

school and the impact on the local road network. The provision of a set of dropped kerbs at the junction of Parlour Close and Cottenham Road to link with the new footpath and footpath widening on the west side of Glebe Way would provide access for pedestrians at peak times and link with the provision of the new Toucan crossing, providing a safe and sustainable route to the new school. There would also be wider beneficial impacts of the new pedestrian links and crossing which would ensure that there is a pedestrian route to the school from all the main residential areas of the village.

- 8.62 The drop off area would provide parking for 20 vehicles and is supported by the Highway Authority who are supportive of the provision of a drop off area on the basis that this facility would provide an acceptable balance between the need for parents to drop and pick up their children safely, minimising the need for parents to park in the nearby residential streets which has been raised as a concern by a number of residents. Condition 17 requires a School Travel Plan to ensure parents, staff and pupils are encouraged to use sustainable modes to travel to school.
- 8.63 Representations have also been received by those who are concerned about the impact of the proposals on pedestrians and cyclists travelling on Glebe Road and accessing the school during peak times. In order to address these concerns the applicant met with the Local Member, Cllr Jenkins, Transport Assessment Officers and the Planning Case Officer on 13th February 2019 and the following amendments (refer to paragraphs 8.64 to 8.69 below) were agreed with the Highways Authority.
- 8.64 The proposed vehicle entrance into the school has been redesigned to take into account the concerns regarding speed and visibility for both cyclists, pedestrians and car users at the junction. The amended entrance now includes a wider visibility splay to improve visibility and reduce the need for drivers to pull out and wait on the cycle path. A raised table is also proposed and this would serve to slow vehicles entering and leaving the school. An inset path is also proposed at this junction to provide an alternative crossing point for cyclists and pedestrians to continue their route along Glebe Way avoiding the existing cycleway and wider junction of the proposed vehicle entrance. Additional triangular road signage is also proposed to curb speed levels which alerts road users to the presence of the school. The development is anticipated to generate 131 two way vehicle trips in the school AM and PM drop off and pick up periods and 36 two way vehicle trips in the nursery AM and PM drop off and pick up periods.
- 8.65 In order to address concerns regarding congestion at the proposed crossing, a Toucan crossing is proposed the design of which allows pedestrians and cycles to cross together. The pedestrian entrance has been relocated to the north of the proposed crossing which would

reduce any potential conflict between those entering or leaving the school and those waiting at the crossing.

- 8.66 Representations have also been received which raise concerns about the speed with which vehicles enter the Cottenham Road/Glebe Way junction and the potential conflict with pedestrians crossing at the new uncontrolled crossing point (dropped kerbs). A request to move this crossing point further west along Cottenham Road was considered. However, the Highway Authority has requested the crossing point remains as proposed in order to provide a crossing point at the junction for those pedestrians travelling south along Glebe Way. The narrowing of this junction has also been requested and the Highway Authority has confirmed that the narrowing of this junction would be mitigation outside of the remit of this planning application; it is not required to make the development acceptable so would not meet the tests for imposing a planning condition on this basis.
- 8.67 The Highway Authority has confirmed that the proposed highway infrastructure improvements are acceptable and would be subject to a memorandum of understanding between CCC Education and CCC Highway Authority, to ensure that CCC Education would abide by all the requirements of a usual S278 Agreement. Condition 20 would ensure that the highway mitigation works proposed are fully operational prior to any occupation of the proposed school.
- 8.68 The impact of the additional traffic on the network has been assessed and confirmed as acceptable by the CCC Transport Assessment Officer following the submission of a revised transport assessment dated January 2019 and a Transport Assessment Addendum dated February 2019 which provided additional data from the modelling of the B1049 Bridge Road/Chequers Road signal junction and B1049 Glebe Way/Impington Lane/Water Lane/The Green signal junction. The Transport Assessment Officer has requested a number of conditions relating to the school travel plan, implementation of the highway improvement measures as detailed on the Highway Improvements Plan drawing no. 2081-02 Revision D dated 19/03/19 referenced as Agenda Plan 3, and conditions to ensure the provision of the cycle spaces, attached as Condition 18.
- 8.69 The proposal has been assessed and is considered acceptable to the Transport Assessment Team and the Highway Authority as it would not contribute to unsustainable levels of additional traffic on the local highway network or create an additional highway hazard and appropriate pedestrian and highway mitigation measures would be provided. Officers have ensured that there is enough time for the applicant team to progress the Section 278 works required with highway colleagues to ensure that the necessary highway improvements are delivered prior to occupation. As such, the proposal is considered to be compliant with SCDCLP (2018) policies HQ/1, CC/6, TI/2, and TI/3.

Car and Cycle Parking

- 8.70 SCDCLP policy TR/3 supports a design led approach to parking provision which is in accordance with the indicative standards. The proposals anticipate there will be 35 FTE (full-time equivalent) staff members based at the site. The car parking standards set out within the South Cambridgeshire Local Plan (2018) for D1 Use (primary and secondary schools) outline indicative car parking provision for 1 space per 2 staff. Therefore, with 35 FTE staff proposed for the development this would equate to 17.5 spaces, therefore the 18 staff parking spaces proposed is considered to be broadly in line with policy requirements.
- 8.71 Additionally, the indicative car parking standards also set out the requirement of a waiting facility for primary school pupils. A 20 space waiting facility will be provided as part of the proposals. The provision of this drop-off loop has been previously discussed with CCC Transport Assessment Officers. Calculation of the 20 space waiting facility has been based upon vehicles waiting at the site for 5 minutes whilst parents drop-off. Therefore, with a total of circa 66 vehicles per fifteen minutes anticipated at peak drop-off and pick-up times, the above provision is considered to be in line with standards given that realistically a number of pupils will have siblings present at the school and levels of car sharing will occur.
- 8.72 SCDCLP (2018) Policy TI/3 requires secure cycle parking at a minimum rate of 30% for pupils between 5 and 11 years of age with 1 space per 2 staff members required. The development is in accordance with policy guidance and would provide a total of 180 cycle parking spaces. The cycle parking areas would be covered and secure and are split between the north and the south of the school entrance to encourage accessibility. 114 scooter parking spaces are also proposed.
- 8.73 Officers consider that the benefits of cycle parking and on site drop off facilities to encourage travel by more sustainable modes with the increase in traffic and parking is to be supported in this location. The proposal is therefore considered to be in accordance with SCDCLP (2018) policies HQ/1, CC/6, TI/2, and TI/3.

Public Art

- 8.74 SCDCLP (2018) Policy HQ/2 expects the Council to “encourage” the provision of public art for major development proposals or to make a financial contribution to support public art initiatives. The applicant has been encouraged to provide a public art strategy but the provision of this has to be balanced with the other mitigation requirements for the proposal.

- 8.75 Taking account of the positive amendments made to the scheme by the applicant team and the planning agents acknowledgement of public art needing to be balanced against the proposal development changes made during the planning process, the proposal is considered acceptable without the need for public art, and when taken as a whole is considered by officers to be in accordance with the spirit of SCDCLP (2018) Policy HQ/2.

Surface Water Drainage and Flooding

- 8.76 SCDCLP policies CC/7, CC/8, and CC/9 state that water quality should be protected with proposals demonstrating adequate water supply, sewerage and land drainage systems with sustainable drainage systems (SUDS) incorporated to manage water drainage at source, protect water quality from pollution run off with details of management/maintenance of SUDS provided. The proposal should also contribute to an overall reduction in flood risk. SCDCLP (2018) Policy CC/9 states that proposals would only be supported where there is no increase to flooding. The site is located within Flood Zone 1 which indicates a low risk of flooding.
- 8.77 The Local Lead Flood Authority (LLFA) initially raised objections to the surface water drainage proposals on the basis that insufficient on site infiltration testing had been undertaken to support the proposals given the shallow groundwater levels. However, following further assessment of the site and provision of an amended surface water drainage strategy and surface water drainage layout which raises the level of the school and car park by approximately 400mm (1.31 feet) to allow clearance for soakaways, the LLFA team has confirmed that the strategy is acceptable subject to a compliance condition which is referenced as Condition 25. The change in levels has been accounted for and is described in more detail in paragraph 8.21.
- 8.78 Representations have also been made which raise concerns about the potential for the development to increase the possibility of flooding on the surrounding areas from surface water as there is previous evidence of flooding on the site, and on Glebe Way and Narrow Lane and impact on the adjacent septic tanks of Garden Walk. The LLFA has confirmed that the mitigation measures proposed would ensure the site would be adequately drained of surface water.
- 8.79 The LLFA has confirmed that despite their initial objection to the proposal, the amended surface water drainage layout would ensure that the proposal would not give rise to any drainage or flooding risks and is therefore compliant with SCDCLP (2018) policies CC/7, CC/8 and CC/9.

Foul Drainage

- 8.80 SCDLP Policy CC/9, supports the provision of suitable foul drainage infrastructure for new developments to reduce the risk of flooding from new developments.
- 8.81 Anglian Water initially objected to the scheme on the basis that the surface water drainage was unacceptable and the lack of detail provided with regard to foul water connects on the site. Following the assessment of the amended surface water drainage strategy and layout and further detail with regards to the proposed connection with the existing foul water drainage network Anglian Water has confirmed that the proposal is now acceptable with regards to foul water drainage and surface water drainage subject to the agreement of the LLFA team (which was received on 30/04/2019) and the attachment of informatives.
- 8.82 The proposal is now acceptable to Anglian Water subject to informatives. Therefore the proposal is unlikely to give rise to any flooding risks and is compliant with SCDCLP (2018) policy CC/9.

Sustainability

- 8.83 SCDCLP (2018) Policies CC/2 and CC/3 support proposals which can demonstrate mitigation against climate change and low carbon developments which use renewable energy technologies and policy CC/4 supports proposals which are water efficient.
- 8.84 The school is targeting a BREEAM standard of 'very good' and is aiming to achieve a BREEAM credit of 6 for the reduction of energy use and carbon emissions and water consumption credit of 2. Measures to achieve the BREEAM standard include, improved building fabric thermal efficiency, construction standards to ensure air tightness and leakage, orientation of the building, photovoltaic panels, energy efficient lighting and water saving fittings. The ventilation strategy combines both natural and mechanical methods to ensure a minimum use of energy in the summer and heat recovery in the winter to secure a low usage of heat.
- 8.85 The primary school building is orientated along an east-west axis to maximise solar gain from solar photovoltaic panels. The South Cambridgeshire EHO has no objection to the use of this type of solar technology, however, the EHO officer has requested that if air source heat pumps and/or micro wind turbines are considered then a noise impact assessment and/or noise insulation scheme may be required. The applicant has confirmed that no other renewable technologies are proposed, only photovoltaics are proposed.
- 8.86 The building would incorporate renewable energy technologies to meet 'very good' criteria in accordance with SCDCLP (2018) policies HQ/1, CC/1, CC/2, CC/3 and CC/4; and alongside the justification of need (paragraphs 8.2 – 8.15) and design and layout (paragraphs 8.35 –

8.38) has been taken by officers as a positive to be weighed against the harm to the Green Belt.

Archaeology

- 8.87 Paragraph 185 of the NPPF (2019) states that heritage features within a development site should be protected and SCDCLP (2018) Policy NH/14 supports this. The Desk Based Archaeological Assessment concludes that there may be some potential for archaeological remains on the application site. As such the applicants have agreed a scope of works for archaeological evaluation of the site.
- 8.88 Archaeological investigations have been undertaken on site and it is considered that as no further investigations are required. The proposal is therefore in accordance with SCDCLP (2018) Policy NH/14.

Waste and Recycling

- 8.89 It is noted that a Statement of Sustainable Design and Construction and a Construction Environmental Management Plan have been prepared to accompany this planning application, which is welcomed. In addition the design of the building will minimise waste arising. Refuse will be stored in the bin store located in the service area to the north of the site outside of the secure school boundary in close proximity to the vehicle access and to ensure the safety of children. Facilities for recycling of waste will also be provided. A tracking layout has been provided which details how refuse vehicles will access the site and this meets requirements as set out in the RECAP Design Guide.
- 8.90 However, it is not evident from the submitted documents how construction waste arising will be dealt with, in particular the steps that will be taken to ensure such waste will be re-used or segregated at source for recovery and recycling. It is therefore suggested, that consistent with Policy CS28 Waste Minimisation, Re-use and Resource Recovery of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy, that a condition be imposed to address this which is referenced as conditions 11 and 12.
- 8.91 Officers consider that this element of the proposal is compliant subject to conditions and in accordance with design requirements as set out in the RECAP Design Guide and SCDCLP (2018) policies HQ/1 and SC/15.

Construction Works and Contaminated Land

- 8.92 The South Cambridgeshire EHO has confirmed that there is no contamination of concern present at the site and as such further investigation is not deemed necessary and has requested Condition 14

be attached should any unexpected contamination be uncovered on site.

- 8.93 SCDCLP (2018) Policy CC/6 Construction Methods seeks to ensure that construction works are managed to reduce any adverse impact on local environment and residential amenity. The impact of the construction works has also been raised as a concern by Histon and Impington Parish Council.
- 8.94 A Construction Environmental Management Plan (CEMP) Version 3.2 dated April 2019 has been submitted with the application together with a Traffic Management Plan. These documents have been updated to address concerns raised by the Highway Authority, taking into account the additional HGV traffic movements of approximately 60 which would be required to import the additional fill material of approximately 850 cubic metres to the site. These documents have been agreed by the Highway Authority and South Cambridgeshire EHO and compliance conditions are referenced as Conditions 8 and 9.
- 8.95 In mitigation for the potential construction impacts, South Cambridgeshire District Councils EHO's have requested conditions to control operational noise, the use of piling, the burning of waste on site, control construction hours and deliveries and a chain of evidence for imported fill and these are referenced as conditions 4, 5, 6, 7, 8 and 34.
- 8.96 The proposals have been updated in response to officers concerns and are now considered acceptable subject to mitigation by the imposition of the above planning conditions. Officers consider that the proposals are compliant with SCDCLP (2018) policies HQ/1 and CC/6 and NPPF 2019 Paragraph 170(f) and would pose no risk with regards to contamination.

Mineral Safeguarding Area

- 8.97 The application site lies almost wholly within a Mineral Safeguarding area for sand and gravel as identified on the adopted Cambridgeshire and Peterborough Minerals and Waste Development Plan Proposals Map C: Minerals Safeguarding Areas (July 2011). Policy CS26 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy states, inter-alia, that development will only be permitted where it has been demonstrated to the Mineral Planning Authority that:
1. The mineral concerned is no longer of any economic value or potential value; or
 2. The mineral can be extracted prior to the development taking place; or
 3. The development will not inhibit extraction if required in the future; or
 4. There is overriding need for the development and prior extraction cannot be reasonably undertaken; or
 5. The development is not incompatible.

- 8.98 The Minerals and Waste Planning Officer has confirmed that as the site is bounded on one side by residential development and on another by Glebe Way and a large proportion of the site will remain undeveloped as school playing fields; thus the area of development is limited and that even if sand and gravel of a suitable quality is located within the site, it is unlikely to be practicable to extract the mineral prior to development. The officer has requested that an informative be attached to any permission to ensure the proposal would be consistent with the principles of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy which seeks to ensure the sustainable use of mineral extracted through industrial development.
- 8.99 Whilst, officers acknowledge that the applicant did not demonstrate to the Mineral Planning Authority that the proposal would meet criteria 1-5 as set out in Policy CS26; the extraction of sand and gravel from the site is likely to be constrained by its location. As such, it is considered that the proposal is unlikely to be worked so close to residential properties and meets criterion 4 where the development is necessary and is therefore acceptable.

9.0 CONCLUSION AND PLANNING BALANCE

- 9.1 As set out in paragraph 7.1 of this report, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The current proposal is on an unallocated site within the SCDCLP (2018) and is in conflict with NPPF Policy advice with regards to protecting the Green Belt and local landscape. All of which has been taken into account in the planning balance by officers.
- 9.2 It is clear from the officers' report that there have been a number of representations made by people who are concerned with some aspects of the proposed primary school with regards to the loss of and visual impact on the Green Belt, impact on the Glebe Way cycle route, traffic congestion and air quality. The development plan supports the provision of educational facilities. However, the proposed development is considered to conflict with national policy and development plan policies that seek to protect the Green Belt, and local plan policy which seeks to protect the character and appearance of the local landscape.
- 9.3 It is clear in paragraph 143 of the NPPF (2019) that *"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances"*. Local Authorities are advised in Paragraph 144 that, *"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 appropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations"*. Furthermore

Paragraph 145 states that *“a local authority should regard the construction of new buildings as inappropriate in the Green Belt”* and states a number of exceptions to this. The proposed school does not fall within any of the exception categories stated in NPPF Paragraphs 145(a-g) and is therefore by definition ‘inappropriate development’, unless the potential harm to the Green Belt by reason of inappropriateness, and other harm resulting from the proposal is clearly outweighed by other material considerations.

- 9.4 When taking into account what considerations could outweigh harm to the Green Belt and as set out in paragraphs 8.21 – 8.28 it will be important for members to also consider Paragraph 94 of the NPPF which states that *“it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local authorities should take a positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education”* Paragraph 94(a) states that Local Authorities should *“give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications”*. Local authorities are encouraged through paragraph 94(b) to work with schools promoters, delivery partners and statutory bodies to identify and resolve key issues before planning applications are submitted.
- 9.5 Taking into account the above material planning considerations, officers are of the view that the ‘appropriateness’ of the site has been demonstrated and the potential harm to the Green Belt, when weighed against all other assessment considerations is finely balanced in favour of the proposal.
- 9.6 Therefore based on planning balance undertaken by officers, it is considered that, when material considerations are taken into account, the proposal although finely balanced meets the general principles of the NPPF (2019). Essentially it is for members to strike a balance between the benefits of the development in meeting the demand for school places, alongside the design and sustainability of the development and matters given positive weight by officers, balanced against the harm to the Green Belt and local landscape. Having taken into account the provisions of the development plan discussed in paragraph 7.1 of this report, the policies in the NPPF (2019), the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, officers have sought to reach a sound planning judgement. This decision takes account of the views and the valid concerns put forward by the Parish Council, Cam Cycle and the neighbour representations received regarding the impacts on the existing cycle commuter route, traffic, air quality, green belt, amenity, flooding and biodiversity. Officers have given considerable importance and weight to the policy considerations of the SCDCLP and NPPF (2019) policies on an unallocated site within the green belt and balancing the potential harm to the green belt against the ‘very special circumstances’ demonstrated (see paragraphs 8.21 to 8.28 of this

report), and positives demonstrated in relation to design and sustainability.

- 9.7 In conclusion, officers consider the development just tips in the favour of the development and therefore officers recommend that there is a balanced justification to support the development of Buxhall Farm Primary School as proposed in this application, subject to the planning conditions set out in section 10 of this report and agreement by the Secretary of State as a development contrary to the development plan.

10.0 RECOMMENDATION

- 10.1 It is recommended that, subject to the matter being referred to the Secretary of State for further consideration and the application not being called in, planning permission be granted, subject to the following conditions:

Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Condition 11 below requires further information to be submitted, or works to be carried out, to protect the environment and ensure sustainable methods of operation during the construction of the development and is therefore attached as a pre-commencement condition. The developer may not legally commence development on site until this condition has been satisfied.

1. Commencement of Development

The development hereby permitted shall be commenced not later than 3 years from the date of this permission. Within 14 days of the commencement of the development hereby permitted, the County Planning Authority shall be notified in writing of the date on which the development commenced.

Reason: *In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004 and in order to establish the timescales for those details provided by conditions and to enable monitoring of the development.*

2. Occupation of the Development

Within 14 days of the first occupation of any part of the development hereby permitted the County Planning Authority shall be notified in writing of the date on which the development was first occupied.

Reason: In order to be able to establish the timescales for the approval of details reserved by conditions.

3. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the application form dated 18 October 2018; the following plans and documents (received 18 October 2018, unless otherwise stated); the letter dated 1st February 2019 from Cambridge Primary Education Trust and the letter dated 29th January 2019 from Mark Bentley Director of Encon Associates (regarding net gain in biodiversity), letter dated 12th February 2019 from David Fletcher Senior Associate Director Strutt and Parker; and letter dated 27th March 2019 from Mark Bentley Director of Encon Associates (regarding site levels and visual impact), email to Anthony Smith (Estates Surveyor Cambridgeshire County Council from Lesley Birch (Cambridge Primary Education Trust Headteacher) dated 08.07.2019 regarding the formal surrender of Histon and Impington Infant School and its surrender to Cambridgeshire County Council, and as amended by the information approved as required by the following conditions:

- Proposed Site Plan 1642-SBA-XX-XX-DR-A-502 date 13/09/2018 (received 13/11/2018);
- Landscape and biodiversity drawing number 07 Rev P5, Date 14/03/2019 (received 18/04/2019);
- Ground and First Floor GA Plans 1642-SBA-XX-ZZ-DR-A-027 date 17/09/18 Saunders Boston Architects;
- Elevation Sheet 1 of 3. Elevation a-a 1642-SBA-XX-ZZ-DR-A-201 Rev A date 12/02/19 Saunders Boston Architects;
- Elevation Sheet 2 of 3. Elevation b-b 1642-SBA-XX-ZZ-DR-A-211 date 17/09/18 by Saunders Boston Architects;
- Elevation Sheet 3 of 3. Elevation c-c & d-d 1642-SBA-XX-ZZ-DR-A-212 Rev B date 12/02/19 by Saunders Boston Architects (received 12/02/2019);
- Roof Plan 1642-SBA-XX-02-DR-A-028 date 17/09/18 by Saunders Boston Architects;
- Sections a-a, b-b, c-c, e-e 1642-SBA-XX-ZZ-DR-A-101 date 17/09/2018 by Saunders Boston Architects;
- Sections d-d 1642-SBA-XX-ZZ-DR-A-102 date 17/09/2018 by Saunders Boston Architects;
- Site Sections 1642-SBA-XX-XX-DR-A-103 date 11/09/18 by Saunders Boston Architects;
- Site Sections, Sheet 4, 180066-RGL-ZZ-XX-DR-D-103-0005 D2-P01, Feb 19 (received 25/03/2019);
- Site Sections 180066-RGL-ZZ-XX-DR-D-103-0005 D2-P01 Date Feb 19 (received 25/03/2019);
- Electrical Building Services Lighting Layout External 180066-RGL-ZZ-XX-DR-E-73-0001 Rev S3 P04 date 15/10/18 by Rolton Group (Contains Isolux plan and lighting spec) and;

- Flood Risk Assessment Report Reference P3081.1.0 28 March 2018 by agb Environmental;
- Statement of sustainable Design and Construction Saunders Boston Architects Date 12/10/2018;
- Biodiversity Enhancement Report, Encon Associates, October 2018 (received 09/11/2018);
- Vehicle Tracking Layout, 180066-RGL-ZZ-XX-DR-D-105-0001 S2-P01 Date May 18 Rolton Group.

Reason: *To define the permission and protect the character and appearance of the locality in accordance with policies CC/6, and HQ/1 of South Cambridgeshire District Council Local Plan 2018.*

4. **Construction Works**

All construction, enabling or earthworks, including the operation of plant and construction related deliveries shall only take place between the following permitted hours, as restricted by Condition 5 below:

- 0800 hours to 1800 hours Monday to Friday;
- 0800 hours to 1300 hours on Saturdays;
- and at any time on Sundays, Bank or Public Holidays.

Reason: *To protect the amenity of adjoining properties and control the construction hours, without impacting on the delivery of the project, in accordance with policies CC/6, HQ/1, SC/10, SC/12 and TI/2 of South Cambridgeshire District Council Local Plan 2018.*

5. **Construction Delivery Hours**

No construction related deliveries to or from the site or removal of waste or materials from the site shall take place except between the hours of:

- 09.30 and 16.00 Monday to Friday;
- 0800 and 1300 on Saturdays;
- and at no time on Sundays, Bank or Public Holidays.

Reason: *To protect the amenity of adjoining properties and control the construction hours, without impacting on the delivery of the project, in accordance with policies CC/6, SC/10, SC/12 and TI/2 of South Cambridgeshire District Council Local Plan 2018.*

6. **Piling**

No piling shall take place on the site. If piling is found to be required, it shall not commence until a construction and vibration impact report has been submitted to and approved in writing by the County Planning Authority. The reports shall be in accordance with the provisions of

BS5528:2009 – Code of Practice for Noise and Vibration Control on Construction and Open Sites Part 1 (or as superseded) and shall include full details of any piling and mitigation measures to be taken to protect local residents from noise and vibration.

The piling shall be carried out in accordance with the approved details.

Reason: *To protect the amenity residential properties without impacting on the delivery of the project, in accordance with policies CC/6, HQ/1, and SC/10 of South Cambridgeshire District Council Local Plan 2018.*

7. Burning of Waste

During the construction and operation of the development hereby permitted there shall be no bonfires or the burning of waste on the site.

Reason: *To protect the amenity of nearby residential properties from the potential impact of bonfires and the burning of waste in accordance with policies CC/6, SC/12 of South Cambridgeshire District Council Local Plan 2018.*

8. Construction Environmental Management Plan (CEMP)

The construction of the development hereby permitted shall only be implemented in full compliance with the Construction Environmental Management Plan Version 3.2 Date April 2019 Carter (received 18/04/2019).

Reason: *To protect the amenity of nearby properties, in accordance with policies CC/6, HQ/1, and TI/2 of South Cambridgeshire District Council Local Plan 2018.*

9. Site Proposals and Transport Management Plan

The development hereby permitted shall only be implemented in full compliance with the Transportation and Traffic Management Plan by Carter date 17/04/2019 (received 18/04/2019).

Reason: *To protect the amenity of nearby properties, in accordance with policies CC/6, HQ/1, and TI/2 of South Cambridgeshire District Council Local Plan 2018.*

10. Vehicle Tracking

The development hereby permitted shall only be implemented in full compliance with the Vehicle Tracking Layout 180066-RGL-ZZ-XX-DR-D-105-0001 S2-P01 Date May 18 by Rolton Group prior to the occupation of the development hereby approved.

Reason: *In the interests of highway safety and in accordance with policy HQ/1 and TI/3 of South Cambridgeshire District Council Local Plan 2018.*

11. Detailed Waste Management and Minimisation Plan

Prior to the commencement of development, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:

- a) Construction waste infrastructure to be in place during all phases of construction;
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) any other steps to ensure the minimisation of waste during construction;
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.

The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details.

Reason: *In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011); and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.*

12. Waste Strategy

Within 3 months of the date of the commencement of development as identified by Condition 1, a Waste Management and Minimisation Strategy shall be submitted to and approved in writing by the County Planning Authority. The plan shall demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide SPD (2012), or any subsequent revision, and shall include, but not be limited to, the following information:

- a detailed waste audit;
- completion of the RECAP toolkit;

- proposals for the management of waste generated during the occupation of the proposal;
- design provision and management of storage facilities;
- access to storage and collection points by users and waste collection vehicles;
- proposals for the provision of community recycling facilities if required; and
- a timetable for the implementation of proposals and provision for the monitoring of proposals.

The approved details shall be implemented prior to the first use of the development hereby permitted. Thereafter the approved facilities shall be retained for their specific purpose and maintained in accordance with the approved details.

Reason: *To ensure that waste is managed sustainably during both the construction and operational phases of the development in accordance with Policy CS24 of the Cambridgeshire and Peterborough Waste and Minerals Core Strategy Development Plan Document and policy HQ/1 of South Cambridgeshire Local Plan 2018.*

13. Operational Noise Impact Assessment

Prior to the first occupation of the development hereby permitted details of the location and type of any external power driven plant or equipment, including equipment for heating, ventilation and for the control and extraction of any odour, dust or fumes from the building(s) excluding office equipment and the location of the outlet from the building(s) of such plant and equipment, shall be submitted to and approved in writing by the County Planning Authority.

All such plant and equipment shall be installed prior to the first occupation of the building hereby permitted and shall thereafter be retained only in accordance with the approved details and within any agreed noise restrictions.

Reason: *To protect the amenity of nearby residential properties from the potential impacts of noise from plant, in accordance with policies SC/10 and SC/14 of South Cambridgeshire District Council Local Plan 2018.*

14. Unexpected Contamination

If during the construction of the development hereby permitted unexpected contamination is encountered, which has not previously been identified, works shall immediately cease on site until the County Planning Authority has been notified and the additional contamination has been fully assessed and the following remediation approved in writing:

- a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors;
- b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters; and
- c) A schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

The remediation strategy shall be implemented as approved to the satisfaction of the County Planning Authority prior to the first occupation of the development hereby permitted.

Reason: *To minimise any risk from land contamination associated to the current and future users of the land, groundwater, the natural environment or general amenity in accordance with NPPF (February 2019) paragraph 170 (f) and policy CC/6 and SC11 of South Cambridgeshire District Council Local Plan 2018.*

15. Community Use of the Sports Pitches

The sports pitches for the development hereby permitted as shown on drawing number 07 Rev P5 Date 14.03.19 (received 18/04/2019) shall only be used between 08.00 and 18.00 hours Mondays to Fridays and between the hours of 09.00 and 13.00 on Saturdays during school term time only.

Reason: *To protect the amenity of residential properties from noise from use of the external pitches in accordance with policies HQ/1, and SC/10 of South Cambridgeshire District Council Local Plan 2018.*

16. External and Security Lighting

The external lighting shall be implemented in accordance with the details as shown on drawing 180066-RGL-ZZ-XX-DR-E-73-0001 REV P04 Date 15/10/18 and shall be switched off between 22.00 hours and 07.00 hours.

The external lighting hereby approved shall be implemented prior to the occupation of the building and only be operated in accordance with the details hereby approved.

Reason: *To ensure there is a high quality lighting scheme in place and to ensure there is no impact on residential amenity or biodiversity in accordance with policies HQ/1 and SC/9 of South Cambridgeshire District Council Local Plan 2018.*

17. School Travel Plan

Within 6 months of the first occupation of any part of the development hereby permitted as identified through Condition 2, a revised School Travel Plan shall be submitted to and approved in writing by the County Planning Authority. The approved School Travel Plan shall include mitigation measures; an implementation timetable; and details relating to its annual review.

The approved School Travel Plan shall be implemented in full in accordance with its approved timetable.

Reason: *To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with policies TI/2 and TI/3 of South Cambridgeshire District Council Local Plan 2018.*

18. Cycle and Scooter Specification

Within 3 months of the date of the commencement of development as identified by Condition 1, specification details of the cycle, cycle shelters and scooter racks shall be submitted to and approved in writing by the County Planning Authority.

The approved details shall be implemented in full prior to the first occupation of the development, as identified by Condition 2. Thereafter the cycle and scooter parking shall be retained in accordance with the details approved for their specific use.

Reason: *To promote sustainable travel in accordance with policies TI/2 and TI/3 of South Cambridgeshire District Council Local Plan 2018.*

19. Car Parking

Prior to the occupation of any part of the development hereby permitted the car parking spaces and electric vehicle charging points as shown on drawing No. 07 Rev P5 (received 18/04/2019) shall have been demarcated, levelled, surfaced, drained and provided in their entirety. Thereafter they shall be retained in their entirety for their specific use.

Reason: *To manage parking arrangements on site and to protect the amenity of nearby properties in accordance with policy TI/3 of South Cambridgeshire District Council Local Plan 2018.*

20. Highway Works

Prior to the occupation of any part of the development hereby permitted, the highway works as shown on drawing number 2081-02 Rev D Date July 2018 (received 25/03/2019) shall be fully implemented and operational.

Reason: To protect the amenity of adjoining properties and in the interests of highway safety, without impacting on the delivery of the project, in accordance with policies CC/6, HQ/1, and TI/2 of South Cambridgeshire District Council Local Plan 2018.

21. Visibility Splays

Prior to the first occupation of any part of the development hereby permitted the two inter vehicle visibility splays shown on drawing number 2081-02 Rev D Date 19/03/2019 shall be created. Thereafter the visibility splays shall in perpetuity be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety and in accordance with policies HQ/1, and TI/2 of South Cambridgeshire District Council Local Plan 2018.

22. BREEAM Pre-Construction

Within 6 months of the commencement of development hereby permitted as identified by Condition 1, the following information shall be submitted to and approved in writing by the County Planning Authority:

- i) Evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings scheme, or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 6 credits in the Energy category (Ene01 – Ene08), and no less 2 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good', noting that a completed pre-assessment estimator will not be acceptable; and
- ii) Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and to ensure the building is sustainable and makes efficient use of energy, waste and materials in accordance with policies CC/1, CC/3 and CC/4 and HQ1 of South Cambridgeshire District Council Local Plan 2018.

23. BREEAM Post-Construction Review

Within 12 months of the first occupation of the development hereby permitted as identified by Condition 2, a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development has

achieved a BREEAM rating of no less than 6 credits in the Energy category (Ene01 – Ene08), and no less than 2 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority.

Reason: *To ensure that the development is sustainable and makes efficient use of use of energy, water and materials in accordance with policies CC/1, CC/3 and CC/4 and HQ/1 of South Cambridgeshire District Council Local Plan 2018.*

24. Photovoltaic Panels

Within 3 months of the commencement of development as identified by Condition 1, details, showing elevational and layout plans indicating the precise location of the photovoltaic panels and specification details of the photovoltaic panels, shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented in full and the photovoltaic panels shall be operational prior to the first occupation of the development hereby permitted. Thereafter they shall be retained for that specific purpose and maintained in accordance with the approved details.

Reason: *In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with policies CC/1, CC/2 and CC/3 of South Cambridgeshire District Council Local Plan 2018.*

25. Foul and Surface Water Drainage

Prior to the first occupation of any part of the development hereby permitted the foul and surface water drainage shall be carried out in full accordance with the Sustainable Drainage Strategy reference: 18-0066. Rev 1.1 date 04/04/19, by Rolton Group (received 5th April 2019), detailed drainage layout drawing no.180066-RGL-ZZ-XX-DR-D-120-0003 Rev P04 Date 01/04/2019 received (05/04/19) and drainage construction details drawing no. 180066-RGL-ZZ-XX-DR-D-140-0002 P03 Date 17/04/2019 (received 18/04/2019).

The surface water drainage approved shall be maintained in accordance with the approved details thereafter.

Reason: *To ensure the surface water drainage infrastructure is delivered in accordance with the approved scheme and to prevent flooding in accordance with CC/1, CC/4, CC/8, CC/9, and HQ/1 of South Cambridgeshire District Council Local Plan 2018.*

26. Fibre Optic Cable

Within 3 months of the date of the commencement of development as identified by Condition 1, a scheme detailing the provision of open access ducting for fibre optic cable to serve a range of telecommunication services, shall be submitted to and approved in writing by the County Planning Authority.

The fibre optic cable shall be laid out in accordance with the approved strategy prior to the first occupation of the development hereby permitted.

Reason: *To ensure that the primary school is connected to the internet in accordance with policy TI/10 of South Cambridgeshire District Council Local Plan 2018.*

27. Verges and Eaves

Prior to any development above slab level, full details of verges and eaves at a scale of not less than 1:20 shall be submitted to and approved in writing by the County Planning Authority. The verges and eaves shall be carried out in accordance with the approved details hereby prior to the first occupation of the development hereby permitted.

Reason: *To ensure that the appearance of the external surfaces are of high quality and in accordance with policy HQ/1 of South Cambridgeshire District Council Local Plan 2018.*

28. External Materials

Prior to any development above slab level full details including samples of the materials to be used in the construction of the external surfaces of buildings, which includes external features such as entrance doors, windows, window surrounds, fascias, external metal work, rain water goods, and bin stores shall be submitted to and approved in writing by the County Planning Authority.

Prior to the first occupation of the development hereby permitted the external materials shall be used in accordance with the approved details.

Reason: *To ensure that the appearance of the external surfaces are of high quality and in accordance with policy HQ/1 of South Cambridgeshire District Council Local Plan 2018.*

29. Landscape and Ecological Management Plan (LEMP)

Within 3 months of the date of the commencement of development as identified by Condition 1, a landscape and ecological maintenance plan for the landscape and biodiversity scheme and implementation timetable shall be submitted to and approved in writing by the County

Planning Authority. The scheme shall provide for the maintenance of all landscaped areas and ecological enhancements for 5 years from the start date of the implementation timetable and specify the maintenance responsibilities and arrangements for its implementation.

The LEMP shall be implemented in accordance with the approved scheme and implementation timetable.

Reason: *In the interests of the visual appearance and to ensure there is a net gain in biodiversity in accordance with policies HQ/1, NH/2, NH/4 and NH/8 of South Cambridgeshire District Council Local Plan 2018.*

30. Protection of Mammals

During the construction works for the development hereby permitted all open construction trenches shall be capped overnight or, a means of escape from the construction trenches shall be provided to ensure the protection of mammals on site.

Reason: *To ensure the protection of mammals on site in accordance with policies HQ/1, and NH/4 of South Cambridgeshire District Council Local Plan 2018.*

31. Landscape and Biodiversity Plan

Prior to the first occupation of the development hereby permitted details of the hard and soft landscaping and biodiversity enhancements referred to in drawing No. 07 Rev P5 Date 14/03/2019 (received 18/04/2019) shall have been carried out in their entirety.

The landscaping and biodiversity measures shall thereafter be retained and maintained in accordance with Condition 29.

Reason: *To ensure a high quality landscaping scheme for the development, and ensure there is a net gain in biodiversity, in accordance with policies HQ/1, NH/2, NH/4 and NH/8 of South Cambridgeshire District Council Local Plan 2018.*

32. Hard and Soft Landscaping Detailing

Within 3 months of the date of the commencement of development as identified by Condition 1, full details of the hard and soft landscape details shall be submitted to and approved in writing by the County Planning Authority. The submitted hard and soft landscape details shall include scaled plans, drawings and sections together with supporting text. The details shall include but not be limited to:

- Planting plans and landscape schedules describing the precise locations of all trees, shrubs, and herbaceous plants and turfed and

seeded areas, and precise species, stock sizes, numbers, and planting and seeding rates.

- Details of staking, guying and any other supports for all plants.
- Details of landscape sundries such as tree ties and rabbit and strimmer guards
- Details of the proposed methods and standards for planting of trees in soft and hard areas including specifications for ground preparation, subgrade construction, tree pit dimensions and growing medium, root barriers, tree staking or guying, watering system and surface finish to the tree pit. Details of all hard landscape areas, including specifications for all proposed hard surfacing, kerbs, edges, ramps and channels, boundary treatments (railings and including dimensions, materials, finish, colour and typical construction;
- Details and specifications for the gates to be installed;
- Details and specification for all inspection and utilities covers set within hard surfaced areas;
- Details and specification for all drain covers, and any outlets and headwalls;
- Details of the proposed methods and standards for planting of trees in hard surfaced areas and adjacent to roads and paths, including specifications for ground preparation, subgrade construction, tree pit dimensions and growing medium, root barriers, tree staking or guying, watering system and surface finish to the tree pits.

Prior to the occupation of any part of the development hereby permitted all hard and soft landscape works shall be carried out in accordance with the approved details.

Reason: To ensure a high quality landscaping scheme for the development, and ensure a net gain in biodiversity in biodiversity, in accordance with policies HQ/1, NH/2, NH/4 and NH/8 of South Cambridgeshire District Council Local Plan 2018.

33. Replacement Planting and Seeding

If within a period of five years from the date of the planting any tree, shrub, hedging or seeding fails or is removed other than in accordance with the approved details, that tree, shrub, hedging or seeding, or any planted in replacement for it, is removed, uprooted or destroyed or dies, it shall be replaced by like for like replanting at the same place, unless the County Planning Authority has given prior written consent for any variation.

Reason: To ensure there is a net gain in biodiversity and in the interests of the visual appearance in accordance with policies SC/3, HQ/1, NH/2, NH/4 and NH/8 of South Cambridgeshire District Council Local Plan 2018.

34. Imported Material

Prior to the importation of the infill material, analytical data to show the suitability of the imported fill, providing details of the source, type and amount shall be submitted to and agreed in writing by the County Planning Authority. All copies of the transfer documents showing the source of the soil, type and amount should be submitted to and agreed in writing by the County Planning Authority during the construction works.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.*

Informatives

1. School Travel Plan

- In order to assist with the requirements of Condition 17 it is recommended that a school travel plan champion is appointed and the County Council's Modeshift STARS system is used to update the School's Travel Plan, based on the plan provided with this application. It is also recommended that the plan is updated on an annual basis in order to help schools quickly and effectively address any school travel issues that may arise on an ongoing basis. Modeshift STARS: <https://modeshiftstars.org>

2. Sports Facility Guidance

- The applicant is advised to refer to comments provided by Sport England dated 16.11.2018. Guidance on preparing Community Use Agreements and technical design guidance is available from Sport England www.sportengland.org.

3. Noise Nuisance

- To assist with Condition 13 further advice with regard to noise nuisance from plant and equipment external to the buildings can be obtained from Mr Nick Atkins, Environmental Health Officer, Health & Environmental Services Telephone No: 01954 713145.

4. Fire Service

- The applicant's attention is drawn to the Fire Service's response dated 6 February 2019 (received 15 February 2019) and their related duties under separate Building Regulations approval.

5. Anglian Water (See Anglian Water Response Dated 25 April 2019)

- Connection to the public sewer or surface water disposal advice - If the applicant intends to connect to the public sewer notification of intention to connect is required under S106 of the Water Industry Act and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
- Protection of existing assets – a public sewer is shown on record plans within the land identified for the proposed development. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- Building near to a public sewer – no building will be permitted within the statutory easement width of 3 metres without agreement from Anglian Water.
- The developer should not that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), the developer should contact the Development Services Team on 0345 606 6087.

6. Protection of Nesting Birds

- There shall be no removal of hedgerows, trees, or shrubs between 1st March and 31st August inclusive, unless a qualified ecologist has undertaken a detailed check of vegetation for active bird's 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. Any such written confirmation shall be submitted to the County Planning Authority for their records. All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981, as amended and policy NH/4 of South Cambridgeshire District Plan 2018.

7. Safeguarded Area for Minerals

- The application site lies within a Mineral Safeguarding Area for sand and gravel as shown on the adopted Cambridgeshire and Peterborough Minerals and Waste Development Plan - Proposals Map C: Minerals Safeguarding Areas (July 2011). Whilst it is the view of the Minerals Planning Authority that full extraction is unlikely to be practicable prior to development, the developer is encouraged to explore the possibilities of making best use of any sand and gravel that is extracted incidentally as part of construction.

Compliance with paragraph 38 of the National Planning Policy Framework (February 2019)

Officers have worked with the applicant in a positive and creative way to ensure that all possible mitigation measures have been reviewed to address the land use planning concerns raised. The final proposal has sought to ensure that the economic, social and environmental conditions of the area are maintained, balanced against the harm to the green belt and local landscape, in order to deliver much needed school places for children in Histon and Impington. The changes made by the applicant have ensured the support of all statutory consultees.

Source Documents
Link to the National Planning Policy Framework (February 2019): https://www.gov.uk/government/publications/national-planning-policy-framework--2 Link to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy: https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan/ Link to the South Cambridgeshire District Local Plan: https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018/