

PLANNING COMMITTEE



Wednesday, 17 May 2023

Democratic and Members' Services

Emma Duncan
Monitoring Officer

10:00

New Shire Hall
Alconbury Weald
Huntingdon
PE28 4YE

Red Kite Room

New Shire Hall, Alconbury Weald, Huntingdon, PE28 4YE

AGENDA

Open to Public and Press

1 Apologies for Absence

2 Declarations of Interest

3 Minutes - 19th April 2023

To follow

PLANNING APPLICATIONS

4 CCC-22-138-FUL Kennett Primary School, Kennett Garden Village, 5 - 46
land southwest of 98-138 Station Road, Kennett, CB8 7QQ

5 CCC-22-107-FUL Samuel Pepys School, Cromwell Road, 47 - 76
Eynesbury St Neots

DECISION

ITEMS FOR INFORMATION

6	Review of the local information requirements for the validation of planning applications	77 - 132
7	Enforcement and Monitoring Update Report 2023	133 - 144
8	Summary of Decisions Made Under Delegated Powers	145 - 146

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The Planning Committee comprises the following members:

Councillor Henry Batchelor (Chair) Councillor Catherine Rae (Vice-Chair) Councillor Anna Bradnam Councillor David Connor Councillor Steve Corney Councillor Ian Gardener Councillor Neil Gough Councillor Tom Sanderson and Councillor Mandy Smith

Clerk Name:	Daniel Snowdon
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Full Planning Application for the erection of a 1 Form Entry (FE) new primary school (210 places) with a pre-school nursery facility (26 places) with associated site access, car and cycle parking, landscaping and associated infrastructure.

At: Kennett Primary School, Kennett Garden Village, land southwest of 98-138 Station Road, Kennett, CB8 7QQ.

Applicant: Cambridgeshire County Council

Application Number: CCC/22/138/FUL

To:	Planning Committee
Date:	17 May 2023
From:	Head of Service, Planning and Sustainable Growth
Electoral division(s):	Burwell
Purpose:	To consider the above planning application
Recommendation:	That permission is granted subject to the conditions set out in paragraph 12.1

Officer contact:
Name: Dallas Owen
Post: Development Management Officer (Strategic and Specialist)
Email: [Link to the email address for Dallas Owen](#)
Tel: 01223 714722

1. Introduction / Background

- 1.1 To put this Regulation 3 planning application into context, the school site is part of the wider development known as 'Kennett Garden Village'. Outline planning permission was granted for Kennett Garden Village on 40 hectares of Grade 2 and 3a agricultural land for up to 500 dwellings with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facility, supporting infrastructure and open space/landscaping on 15 April 2020 by East Cambs District Council under planning application reference: 18/00752/ESO. Therefore, the principle of the need for a primary school within the wider development has already been established and approved. The outline application for the Garden Village was accompanied by an Environmental Statement that considered agricultural land classification, air quality, archaeology and cultural heritage, ecology and nature conservation, ground conditions, landscape and visual amenity, noise and vibration, socio-economics, traffic and transport, water quality, hydrology and flood risk.
- 1.2 The proposed primary school forms part of Phase 1 of the Kennett Garden Village development (along with a Village Centre including a health care building and retail units, The Village Green, community orchards, allotments, site wide sustainable drainage, road infrastructure and 240 homes), to be delivered at an early stage of the Garden Village development to provide social and employment uses on the site alongside the delivery of new homes. However, the proposed primary school is the only development proposed in this Regulation 3 planning application.
- 1.3 On the basis that the Outline planning application ref: 18/00752/ESO for Kennett Garden Village was a departure from the development plan, the Council's Scheme of Authorisations requires the Regulation 3 planning application for the proposed primary school to be determined by elected members, even though it has the support of statutory consultees.

2. The Site and Surroundings

- 2.1 Kennett village is located approximately 5.5 miles north-east from the centre of Newmarket. The wider Kennett Garden Village site comprises an irregular shaped area of arable land measuring 40 hectares. Dane Hill Road is to the north and Station Road abuts the eastern boundary which is defined by a mature hedgerow. To the south of the Kennett Garden Village site is an industrial estate and beyond this is Kennett Railway Station. The A14 runs in parallel with the railway line also to the south. Open farmland abuts the western edge of the Kennett Garden Village site. Kennett village comprises sporadic groups of housing along Station Road.
- 2.2 The area of land set aside for the proposed primary school within the Kennett Garden Village development is 2.46 hectares and is an irregular piece of arable farmland located 111 metres south-west from the existing Kennett Primary School and nearest residential property. The proposed school building would be located 172 metres from the existing Kennett Primary School and nearest residential property. There are no trees or buildings on the relatively flat site which has been allocated for the proposed school. The site lies within Flood Zone 1 and is at a low risk of flooding (Environment

Agency classification). Annex 3 of the NPPF (2021) states that educational establishments are classed as a 'more vulnerable use' when considering the impact of flood risk.

- 2.3 The site lies within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). The proposed development site also lies within the consultation area (CA) for the Kennett Water Recycling Area (WRA) as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).
- 2.4 The existing Kennett Primary School is within the same ownership as the proposed school site and is a grade II listed building located at the junction of Church Lane and Station Road.

3. The Proposed Development

- 3.1 The proposal seeks to erect a single-storey, one form entry primary school to accommodate 210 pupils with a 26-place pre-school nursery, including the provision for car and cycle parking, means of enclosure, landscaping and school playing fields. The proposed school will replace the current school in Kennett.
- 3.2 The main entrance to the school will be visible from the public domain. The main school hall (and school kitchen) is located on the main frontage to the Village Centre and Square, which is south of the proposed school. The proposed school will form a landmark building, at the southeast corner of the proposed school site, in accordance with the Kennett Garden Village Design Code. A central wing of teaching and admin spaces would be located in a one-storey block protruding from the north elevation of the main hall northwards into the school site. The single storey classrooms would open directly on to external play areas within the secure site boundary, with group rooms and specialist teaching spaces arranged to create outside landscaped teaching areas. The design and layout of the school allows for potential future expansion within the school site should it be required.
- 3.3 Pedestrian access points are proposed along the southern boundary of the school site into the 'entrance square' which would lead to the main entrance to the school and nursery, creating a buffer between the public space and the school environment. Two additional pedestrian access points are also proposed along the eastern boundary of the site accessed from the Village Square to allow community access to the main hall.
- 3.4 Vehicular access to the school will be via the primary road (currently unnamed) within the Kennett Garden Village development leading into a small car park and servicing area which are located in the southwest corner of the school site and west of the school buildings. It is proposed that 27 staff and visitor parking spaces will be provided, this includes two disabled spaces and three EV charging spaces. The new primary perimeter road is the subject of a separate submission of the reserved matters pursuant to the outline planning permission (approved by East Cambridgeshire District Council under application reference 22/00471/RMM).

- 3.5 Cycles, scooters and pedestrians can enter the site via the secondary road (currently unnamed) which is located along the southern boundary of the school site where cycle parking facilities are located. To the south of the school there is also a pedestrian/cycleway forming a link to the Village Square and allowing for wider connectivity within the Kennett Garden Village development. The primary school will provide a total of 48 cycle parking spaces (42 staff / pupils and 6 visitor) and 24 scooter parking spaces. Details of the proposed elevations and specification details of the cycle, cycle shelters and scooter racks have not been submitted, although these can be secured by condition.
- 3.6 Onsite renewable technologies including photovoltaic (PV) and Air Source Heat Pumps (ASHP) are proposed. Although the location of the PVs are indicated on the submitted roof plan of the school, the proposed location for an ASHP has not been shown, although these can be secured by condition.

4. Planning History

- 4.1 The following paragraphs set out the most relevant planning history for Kennett Garden Village which have been assessed by East Cambridgeshire District Council in relation to this planning application:
- 4.2 18/00752/ESO - Outline permission for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping. APPROVED 15/04/2020.
- 4.3 22/00471/RMM – Reserved matters pursuant to outline planning permission 18/00752/ESO, to create perimeter road around the south and west sides of the site, linking the approved roundabout junctions to deliver the by-pass to the village and the main access to Kennett Garden Village. APPROVED 08/12/2022.
- 4.4 22/00472/RMM - Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 328no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village. APPROVED 22/03/2023.
- 4.5 18/00752/NMAA - Non material amendment to previously approved 18/00949/ESO for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping. APPROVED 22/11/2022.
- 4.6 18/00752/NMAB - Non material amendment to previously approved 18/00752/ESO for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping. WITHDRAWN.

- 4.7 18/00752/NMAC - Non material amendment to the text of condition 27 of previously approved 18/00752/ESO for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping. Amendment to the text of condition 27 to change the trigger for approval of the junction improvements adjacent to The Bell Inn. PENDING CONSIDERATION.
- 4.8 To date, 14 condition discharge applications have been submitted to ECDC for consideration providing further information relating to matters such as phasing, archaeology, land contamination, waste management, travel plan, flood risk and drainage for which require approval.
- 4.9 18/00186/SCOPE - SCOPING OPINION - Residential-led development with associated employment and community uses (including care home and/or extra care units) and new primary school with preschool (nursery) facilities, playing fields, supporting infrastructure and open space/landscaping. ISSUED 27/03/2018.

5. Publicity

- 5.1 This planning application has been subject to consultation and publicity in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 5.2 The application was advertised in the Ely Standard on 26 January 2023.
- 5.3 Two site notices were put up on 26 January 2023, on site notice was placed on street furniture on the roadside verge of Station Road B1085 opposite the existing Kennett Primary School; and the second was placed on street furniture on the roadside verge of Station Road B1085 opposite residential properties Nos.116 and 118 Station Road. Consultation letters were sent to statutory consultees on 17 January 2023.
- 5.4 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. The applicant adopted a 'Category A' high level of community involvement during the pre-application process. This included, pre-application discussions with the community, manned public exhibitions and a leaflet drop. Presentation material was also displayed on the school website for those that were unable to attend the consultation event in person.
- 5.5 Consultation by the applicant as part of the pre-application process included meetings with a range of officers from Cambridgeshire County Council and East Cambridgeshire District Council, and a review by the Design Quality Panel on 8 September 2022.
- 5.6 Discretionary notification letters were also sent to the occupiers of properties opposite to the application site.

6. Consultation responses

- 6.1 The following paragraphs provide a summary of the consultation responses received from statutory consultees, and have been separated out to show the comments received as part of the initial public consultation followed by any received on submission of additional information:
- 6.2 East Cambridgeshire District Council (ECDC) (Planning Consultant) – No objection. The comments are summarised as follows: The scheme has not deviated from what was agreed at the pre-app stage as such no further comments on the new school vehicular entrance, parking or landscaping. No impact on residential amenity is anticipated. The Design Code requires an active frontage, and it is noted now the inclusion of windows in the southern elevation of the School Hall. The school entrance and school signage along the southern boundary would also promote legibility and these additions are welcomed. On balance, the layout of School Hall does promote space for social interaction within the Village Square which would meet with the aspirations of the Design Code. From the elevational drawings it is proposed to install a large mural to enliven the otherwise blank flank wall opposing the village square. The materials proposed would need to be of a good quality and durable. It is important to communicate with Bellway Homes to secure a safe access from the highway in Station Road/Dane Hill Road to the school site.

Following the submission of bricks on 17 March 2023 and other external material samples 21 March 2023, these were agreed by email dated 30 March 2023.

- 6.3 ECDC (Urban Design Consultant) (comments received 02/05/2023) – No objection. Architecturally and in terms of materiality the school proposal is successful. The landscape scheme is well thought through. It is positive that there is active frontage from the school hall to the secondary street and that there are two pedestrian gates, giving some active frontage to the square. However, there is no glazed active frontage to the Village Square other than the side gates, and the opportunity to provide more built form definition to the edge of the site has been lost.
- 6.4 ECDC Environmental Health Officer - Contamination– No objection. The Phase I and Phase 2 Contamination Assessment reports prepared by MLM Group have been reviewed and the findings and recommendations are accepted. Following the submission of the Site Investigation Report dated March 2023 prepared by Harrison Geotechnical, the EHO advised that no further site investigation is required with regard to contamination. However, a condition is recommended requiring further site investigation and risk assessment in the event that unexpected contamination is found. See draft condition 14.
- 6.5 ECDC Environmental Health Officer - Noise– No objection. The submitted Construction Noise and Vibration Management Plan, Construction Environmental Management Plan, and External Lighting Plan have been reviewed. Conditions controlling Construction times and deliveries during the construction phase, Piling, development in accordance with the Construction Environmental Management Plan, unnecessary lighting, and prohibit use of amplified music on the sports field and hard games court are recommended. See draft conditions 6, 7, 8, 9, 13, 29 and 30.

- 6.6 ECDC Environmental Health Officer - Food and hygiene – No objection. From a review of the plans, the kitchen looks compliant with food safety legislation.
- 6.7 Cambridgeshire County Council (CCC) Public Health) – No objections. Initially raised concerns regarding safe walking routes to the new school whilst construction of the various elements of the Kennett Garden Village are implemented. Following the submission of a revised Transport and Travel Plan and Transport Addendum Note, Public Health related Health Impact Assessment (HIA) concerns related to safe walking routes appear to be followed through into mitigations. In terms of noise, dust and fume impacts during construction these can be mitigated by a Safety Plan and a Construction Management Plan (or Construction Environmental Management plan), should be imposed as a condition should consent be granted. See draft condition 8.
- 6.8 National Highways – No objection.
- 6.9 CCC Highways Development Management – No objection in principle. The submission of the Vehicle tracking plan, drawing ref: KPS-PDL-XX-ZZ-DR-C-1800 Revision P04 dated 6 February 2023 (prepared by Peter Dann Consulting Engineers), and information in the letter ref: SP/219984 are acceptable and addresses previous comments. Conditions recommended relating to the positioning of gates a minimum 5 metres from the edge of the highway carriageway and the laying out and surfacing of on-site parking, loading, turning and waiting areas. See draft conditions 19 and 20.
- 6.10 CCC Transport Assessment Team – No objection. Confirmed the travel plan is acceptable, subject to a condition requiring the school to adhere to the terms and principles of the Travel Plan as set out in the 'Transport and Travel Plan' Revision 2, dated April 2023. See draft condition 23.
- 6.11 CCC Safer routes to School – No objection. Confirmed the travel plan is acceptable.
- 6.12 CCC Lead Local Flood Authority: no objection in principle to the proposed development. Conditions for detailed surface water drainage scheme and detailed maintenance plan for the site, and details of measures indicating how additional surface water run-off from the site will be avoided during the construction works; and informatives for Pollution Control and infiltration testing are recommended. See draft conditions 25 and 26, and informatives 2 and 3.
- 6.13 Environment Agency - no comments to make on the application.
- 6.14 Anglian Water - The foul drainage from this development is in the catchment of Newmarket Water Recycling Centre that will have available capacity for these flows. The applicant and the Local Planning Authority should seek the advice of the Lead Local Flood Authority, as they are the statutory consultee for surface water management.
- 6.15 CCC Ecology Officer – No objection. Initially objected to the current planning application until further information is provided to demonstrate the scheme will deliver a measurable net gain in biodiversity, as well as provide further information for species enhancements. Following the submission of additional information by the applicant on 19 April 2023 the Ecology officer removed the objection as the scheme demonstrates it

will deliver net gain for biodiversity. Conditions for a Biodiversity Net Gain, Hard and soft landscaping and external lighting are recommended. See draft conditions 10, 12 and 28.

- 6.16 Historic England - In this case we are not offering advice.
- 6.17 CCC Historic Environment Team – No objection. This area has been dealt with under the main Kennett Garden Village planning application and field work is nearly complete. Therefore, we have no further recommendations or objections.
- 6.18 Cambridgeshire Constabulary Designing Out Crime Officer– Supports the application.
- 6.19 Cambridgeshire Fire and Rescue Service – No objection. Requested adequate provision of fire hydrants be secured by condition or Section 106 as required by Building Regulations Approved Document B5 Vehicle Access, section 15. See draft condition 24.
- 6.20 Sport England – Supports, subject to conditions for community use and quality of the pitch.
- 6.21 Cadent Gas – No comments.

7. Representations

- 7.1 The following representations have been received in summary:
- 7.2 Kennett Parish Council – no comments received.
- 7.3 Kennett Garden Village Delivery Board (KGVDB) - The new Primary School is of great importance to the Garden Village project. The school will be at the heart of the development and the local community and provides an excellent opportunity to demonstrate innovation in building design and technology that will address environmental concerns. KGVDB has two principal concerns in relation to the current application: 1. Environmental Standards -
 - i. Improve the expected EPC rating from the current 'A' Rating to a rating closer to 'A+' and achieve BREEAM 'Excellent' rating,
 - ii. Reduce the embodied carbon in the new building – easily achieved using low carbon 'green' concrete and timber structural elements in the building,
 - iii. Make use of grey water harvesting solutions for WCs etc, and iv. Improve the currently proposed biodiversity net gain so that it achieves 20%; and 2. School parking arrangements - To ensure safety of children arriving / leaving the school, and to avoid traffic congestion on the surrounding primary and secondary streets, and conflict with other uses in the development, request amendments to allow for: i) a parking / drop-off facility for parents within the school site. ii) space is also reserved within the site for the increased car parking requirements that will be associated with a larger school.
- 7.4 Following the changes made to the Design and Access Statement, note that the opportunity has not been taken to further enhance the environmental credentials of the proposed building. It is noted that the applicant has experienced negative user reaction to rainwater harvesting on other school projects in the County and in this case, it is a

legitimate reason not to take this technology forward in the detailed design. The applicant has not submitted a Bio-diversity Net Gain Assessment. The Council's Ecology Officer has made the same observation and is recommending the imposition of an appropriate planning condition. This approach is strongly supported. In the absence of a temporary on-site pick-up / drop-off facility it seems inevitable that there is the potential for conflict between parents, the school and surrounding residents / commercial occupiers on the wider development. It is logical that the Travel Plan Co-ordinator lead the discussion for appropriate short-term solutions.

7.5 Local Residents – no representations received.

8. Planning Policy

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 8.4 to 8.6 below. The National Planning Policy Framework updated in July 2021 is also a material consideration as is the Government's Planning Practice Guidance.

National Planning Policy Framework (July 2021) (NPPF)

8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (paragraph 11). It states that for decision-taking this means:

- approving development proposals that accord with an up to date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out of date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.

8.3 In addition to paragraph 11 above, the following paragraphs within the NPPF are considered to be relevant to this application:

Paragraph 4 - The Framework should be read in conjunction with the Government's planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.

Paragraph 7 - Achieving Sustainable Development - The purpose of the planning

system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

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

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 92 - Promoting Healthy and Safe Communities - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active

street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 93 - Promoting Healthy and Safe Communities - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 95 - Promoting Healthy and Safe Communities – It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive 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 school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Paragraph 98 - Open Space and Recreation - Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 104 - Promoting Sustainable Transport - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed

and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

Paragraph 108 – Promoting Sustainable Transport - Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.

Paragraph 113 - All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Paragraph 126 - Achieving Well Designed Places - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 129 - Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

Paragraph 130 – Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport

networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 152 - Meeting the Challenge of Climate Change, Flooding and Coastal Change - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 154 – Planning for climate change - New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

Paragraph 159 - Planning and Flood Risk - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 169 - Planning and Flood Risk - Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits.

Paragraph 174 - Conserving and Enhancing the Natural Environment - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into

account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 180 - Habitats and Biodiversity - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 183 - Ground Conditions and Pollution – Planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation); b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Paragraph 194 – Proposals affecting heritage assets - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

8.4 East Cambridgeshire Local Plan 2015 (ECLP)

- GROWTH 3 Infrastructure requirements
- GROWTH 4 Delivery of growth
- GROWTH 5 Presumption in favour of sustainable development
- ENV 1 Landscape and settlement character

- ENV 2 Design
- ENV 4 Energy and water efficiency and renewable energy in construction
- ENV 7 Biodiversity and geology
- ENV 8 Flood risk
- ENV 9 Pollution
- ENV 12 Listed buildings
- ENV 14 Sites of archaeological interest
- ENV 16 Enabling development associated with heritage assets
- COM 7 Transport impact
- COM 8 Parking provision
- Part 2: Village visions Kennett

8.5 Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 Adopted July 2021 (MWLP)

- Policy 5 Mineral Safeguarding Areas (MSAS)
- Policy 16 Consultation Areas (CAS)

8.6 Supplementary Planning Policy Guidance (SPPG)

- East Cambridgeshire DC Design Guide Supplementary Planning Document 2012
- SPD.NE6 of East Cambridgeshire Natural Environment SPD
- RECAP Waste Management Design Guide Supplementary Planning Document.

9. Planning Considerations

- 9.1 The main planning considerations in relation to this planning application are, the principle of development, design and layout, heritage and archaeology, mineral and waste plan, residential amenity (noise, dust, odour, lighting), sport and recreation provision, transport and access, car and cycle/scooter parking, flood risk, surface and foul water drainage, sustainability and climate change, landscape, ecology, contamination, equality, diversity and inclusion.

Principle of Need and Justification

- 9.2 The principle of the wider development (which included this primary school) was established via outline permission approved by East Cambridgeshire district Council under planning application ref: 18/00752/ESO. This current application brings forward the detail solely in respect of the proposed Kennett Primary School.
- 9.3 Paragraph 95 of the NPPF (July 2021) states that great weight should be given to the need to create, expand or alter schools in order to ensure there are sufficient school places available and this policy should be given substantial weight in the determination of this application.
- 9.4 The proposal has been commissioned by Cambridgeshire County Council People and Communities Services and is supported by a Regulation 3 letter. The need for the proposed educational facility is based on expanding and relocating the existing Kennett

Primary School from the current pupil allocation number (PAN) of 0.5 form of entry (105 pupils) to a one form entry (210 places for pupils aged 4 to 11, plus a 26-place pre-school) to accommodate the level of approved and projected demographic growth for the Kennett Garden Village. The new school is needed in order to serve the up to 500 homes approved at the Kennett Garden Village site as well as the existing population in Kennett and surrounding villages. Therefore, the proposed development accords with paragraph 95 of the NPPF which supports the need to build new schools and expand and alter schools to ensure sufficient school places are available.

- 9.5 Given the need for the new school to accommodate the existing PAN of 105 pupils and emerging catchment by increasing the PAN to 210 pupils, plus a 26-place pre-school, planning officers consider the proposal would meet the educational need for the Kennett Garden Village development in accordance with paragraph 95 of the NPPF (July 2021) and policies GROWTH 3 (Infrastructure requirements), and GROWTH 5 (Presumption in Favour of Sustainable Development) of the East Cambridgeshire Local Plan 2015 (ECLP). As such, great weight has been given to providing these school places.

Design/layout, compliance with Kennett Garden Village Design code/Parameter Plans;

- 9.6 The overall outline permission for 500 market and Affordable Dwellings, a new Primary School, a Village Green, a Village Square, a care home and commercial uses was granted under permission reference 18/00752/OSO. A Design Code and Parameter plans were also approved at the Outline stage which indicated the: proposed perimeter road network; primary street route and vehicular access point; the location of the residential area; commercial area; care home/sheltered housing; local centre; primary school; sports pitches; density of development; building heights, including for the primary school, and public open space.
- 9.7 The approved Design Code comprised the following:
- A Design Code (JTP. 2019)
 - Parameter Plan 02: Land Use
 - Parameter Plan 03: Density
 - Parameter Plan 04: Building Heights
 - Parameter Plan 05: Open Space Strategy.
 - Parameter Plan 06: Access and Movement.
- 9.8 The Primary School is located in the Village Core Character Area (Design Code 11 page 62) facing onto the Village Square which is also addressed by the Local Centre and Village Green. The design requirements for the Village Centre and Village Core are summarised on p64 and p65 of the Design Code which calls for the Primary school to be designed to provide significant Landmark Frontage to the Village Square at its eastern end with continuous active frontage to the Village square to the east and the secondary street running south of the school building and a portion of the primary street to the west. The location of the primary school accords with the East Cambridgeshire District Council Design Code and land use parameter plan (PP2) in part as the proposed built form of the school does provide a continuous active frontage along the east boundary and along part of the southern boundary. However, the proposed school does not have a continuous active frontage fully along the secondary street (southern boundary) or along a portion of the primary street to the west.

- 9.9 The layout of the school has incorporated overarching principles of the design code and the buildings would be arranged so that the main hall faces towards the Village square to the east of the site. The flank wall of the main hall and non-teaching aspects of the school buildings face out towards the public domain to the south. The diagram on p64 of the Design Code calls for continuous active frontage to the Village square to the east and the secondary street running south of the school building and a portion of the primary street to the west.
- 9.10 The eastern elevation of the school hall would face the Village Square and the Design Code states that buildings should maximise an active frontage to the square and have their principal entrances opening on to it. The Code further provides that buildings should also include significant areas of glazing to ensure that the space is well overlooked and feels safe. Noting that the design and positioning of the school hall provides a frontage to the Village square, which would enable access by members of the public, and also provide security to restrict access to other areas, it is considered that the design complies with the requirements in the code. In addition, by providing two pedestrian gates located at each end of the eastern gable elevation it is considered that the school hall promotes space for social interaction within the Village Square.
- 9.11 The application submission proposes the installation of a large mural to enliven the otherwise blank flank wall facing the village square. The mural will depict the old Kennett river route at the time the existing school was founded (1865) along with the date of the proposed opening of the new school (2024). The reasoning for omitting windows from this east elevation of the school hall relates to the safeguarding policies of the school. In the design of the school site, it was considered that this eastern elevation would not be subject to similar levels of passive surveillance as the southern flank elevation and therefore any glazing could be more vulnerable to damage. At the outset of the project, the school preference was to have no low level glazing in the school hall at all for reasons of child protection and safeguarding. As a compromise, the Applicant agreed to have glazing on the longer flank wall of the southern elevation to provide an active frontage in accordance with the Design Code. The primary objective of a school is to function from an education and curriculum perspective, and the main hall has an important part to play in curriculum delivery. As such, one of the gable walls of the hall must be provided without doors or windows in order to meet the functional needs of the space (PE, assembly, presentations using a projector etc). As can be seen from the submitted plans, the western end of the school hall is unable to provide these functions as there is a store (for tables and chairs etc), and servery from the kitchen.
- 9.12 Government guidance dictates that Early Years classrooms must have direct access to dedicated outdoor space. Incorporating this requirement into the design of this site pushes classrooms deeper into the school site. Additionally, it is considered that the proposed site layout allows for future proofing of the site should a need to extend the teaching areas of the school arise. As a consequence, there is a limit to what accommodation can be provided close to the boundary without compromising both the safeguarding policies of the school and the ability to future proof the school. This has resulted in non-teaching spaces (e.g. kitchen, plant etc) and the main hall being positioned on the boundary which provides active frontages. This is also the reason why the built form of the school does not continue along the southern boundary or along a portion of the west boundary of the site as per the Design Code. Instead, the layout of the school has been designed to have the entrance square and parking/servicing areas

in this location which will be enhanced by a substantial planting scheme in order to provide definition of the public space.

- 9.13 The provision of the primary school is as mandated by the S106 Agreement associated with the outline planning permission granted by East Cambridgeshire District Council. Whilst, the proposal does not comply fully with the Design Code, as explained above, on balance it is considered that the proposal is acceptable because the safeguarding of pupils, the need for the school hall to be appropriately designed to help deliver the curriculum, and the requirement to future proof the school outweighs not adhering to the Design Code fully. As such, the proposal is compliant with the extant planning permission for the site and policies GROWTH 3, GROWTH 5, and ENV 2 (which requires developments to make a clear distinction between public and private spaces, and enhance the public realm, including maximising opportunities to provide public art where appropriate) of the ECLP.

Landscape and Arboriculture

- 9.14 Policy ENV 1 of the ECLP requires new development to respond positively to the natural environment. The application includes the submission of a landscaping strategy. Policy ENV 7 of the ECLP states that “development proposals where the main aim is to conserve biodiversity will be permitted; and opportunities to incorporate biodiversity into new development will be supported.”
- 9.15 The application is supported by an Arboricultural Tree Impact Assessment, Landscape proposals plan, Boundaries and security plan, outline planting plan, and Landscape Environmental Management Plan. A revised Landscape Environmental Management Plan was submitted to support the application, but it did not address the previous concerns highlighted by the County Ecologist as there was insufficient detail for the proposed management of the site. The submitted proposals do not specify the number of trees, shrubs, or other plants only the mix of species and size of specimens. A hard and soft landscaping condition has been recommended by the County Ecologist.
- 9.16 The broad landscape proposals have been designed to enhance the previous landscape character of the site and the application submission states that this will include a diverse planting scheme. The proposed buildings are set back from footpaths thereby retaining expansive views through the site, which would allow for low level shrub planting. In addition, the extensive tree and hedge planting that is proposed along the boundary perimeters of the site would provide screening and enhance biodiversity. The boundary treatments include a 2.0-metre-high black weldmesh fence around the school boundary, which accords with safeguarding requirements. The landscaping strategy provides a balance between educational requirements, functional need, site security and natural surveillance. Planting and the outdoor spaces around the school have been designed to benefit pupils, as well as providing greenery within the site, which also compliments the visual appearance of the school site. Notwithstanding the above, the County Ecologist has requested that a hard and soft landscaping condition is applied to ensure that the species proposed for the planting regime would be beneficial to wildlife. See draft condition 10. Overall, the landscape and planting proposals are considered acceptable in principle, subject to conditions and compliant with NPPF paragraph 174 (d) which expects net gains for biodiversity to be provided and policies ENV 1 and ENV 7 of ECLP.

Ecology

- 9.17 NPPF Paragraph 174 supports development which contributes to and enhances the natural and local environment, minimising the impact on biodiversity. NPPF Paragraph 174 (d) expects net gains in biodiversity to be provided. This is further supported by ECLP ENV 7 which states that development proposals where the main aim is to conserve biodiversity will be permitted; and opportunities to incorporate biodiversity into new development will be supported. The application is accompanied by an Ecological Impact Assessment which confirmed the status of the application site prior to being cleared of all vegetation which had been included as part of the land transfer agreement from Urban and Civic to Cambridgeshire County Council under the outline planning application reference 12/01158/OUT.
- 9.18 Within the submitted Design and Access Statement, at Section 4.0, it states that “The recommendations given in the Phase One Ecology Report have been incorporated into the scheme, in liaison with the Ecologist, as follows: Two built in bat boxes have been incorporated into the building. A considerate lighting scheme has been implemented. Four artificial bird boxes have been added, two swift boxes on the building and two pole-mounted bird boxes in the landscape . A hedgehog nest dome has been included and suitably sized gaps left under strategic points in the fencing.” The application is also supported by a Biodiversity Enhancements plan, Proposed habitats plan, and BNG calculation sheet.
- 9.19 The details of the application were considered by the Cambridgeshire County Council ecologist who initially raised a holding objection to the scheme on the basis that further clarification with regards to the baseline ecological surveys, biodiversity net gain calculations and information should be provided. This information was submitted by the applicant and the County Ecologist removed the holding objection. Normally, the County Ecologist would seek a BNG assessment report, however, given the site is currently a fallow field, the County Ecologist is satisfied that the BNG calculation sheet along with the other submitted information adequately addresses the previous concerns. The information submitted confirms that the site will achieve a biodiversity net gain target of 10%.
- 9.20 Following the submission of updated and additional information, the ecological elements of the proposal are now acceptable, subject to a condition for Biodiversity Net Gain which will ensure a net gain in biodiversity is achieved. See draft condition 12. The proposal is compliant with NPPF paragraph 174 (d) and policy ENV 7 of ECLP.

Flood risk, Surface water and Foul water drainage

- 9.21 Paragraph 169 of the NPPF states that: “Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits.”

- 9.22 ECLP Policy ENV 8 (Flood risk) states “All applications for new development must demonstrate that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated within the site, and that issues of ownership and maintenance are addressed. The use of Sustainable Drainage Systems will be required for new developments in accordance with the Cambridgeshire SuDS Design and Adoption Handbook (or successor document) unless, following an assessment of character and context, soil conditions and/or engineering feasibility dictate otherwise. SuDS may be incorporated within the Flood Risk Assessment. The proposal should also contribute to an overall reduction in flood risk”; and ENV 9 (Pollution) states “All development proposals should minimise, and where possible, reduce all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in air and water quality”. The application site is located within Flood Zone 1 which indicates a low risk of flooding.
- 9.23 The Environment Agency had no comment to make on the application. Anglian Water advised that the foul drainage from this development is in the catchment of Newmarket Water Recycling Centre that will have available capacity for these flows.
- 9.24 The Lead Local Flood Authority (LLFA) reviewed the Kennett Primary School Flood Risk Assessment & Drainage Strategy that was submitted in respect of sustainable surface water drainage within the site. Based on the submitted documents, the LLFA had no objection in principle as it has been demonstrated that surface water from the proposed development can be managed through the use of Infiltration. The applicant has proposed the use of a combination of Geocellular soakaway trenches and open graded permeable surfaces in order to drain all surface water from site via infiltration therefore not increasing loads on existing surface water sewers. The LLFA supports the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides an element of water quality treatment. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 9.25 The proposed foul and surface water drainage strategy has been reviewed by the Environment Agency, Anglian Water and the LLFA and is acceptable in principle, subject to mitigating conditions. The proposal will not increase flood risk and provides an acceptable surface water strategy. With the implementation of the appropriate applied conditions (see draft conditions 25 and 26), the proposal will therefore be compliant with paragraph 169 of the NPPF (July 2021), and policies ENV 8 and ENV 9 of the ECLP.

Transport and access

- 9.26 ECLP policy COM 7 requires that new development supports an increasing proportion of journeys being undertaken by sustainable travel modes. The submission includes a Transport and Travel Plan and Transport Addendum Note which provides an assessment of the specific transport related impacts of the proposed school on the immediate transport network.
- 9.27 The proposed school would serve the Kennett Garden Village development and existing Kennett community and future proofing has been included within the design of the proposed school to enable expansion, should the need arise as the residential parcels

are built out. The 1 form entry (1FE) primary school is provided on site to minimise the requirement for residents of Kennett to travel further afield for primary school provision. Existing school travel is split between car and walking. At present no children cycle or scooter and nor does anyone travel by rail, taxi or bus.

- 9.28 Within the submitted Transport and Travel Plan, at section 2.1, it discusses active travel and explains that Kennett comprises 70 dwellings and that there are no dedicated cycling facilities within the existing settlement. Whilst there are sections of continuous pedestrian footways in the existing settlement (with some benefitting from dropped-kerb crossing points), there are no sections of tactile paving to assist blind or partially sighted users. In contrast the Kennett Garden Village development has been designed to incorporate active travel infrastructure e.g. shared cycle and pedestrian routes connecting southwards to the existing Kennett railway station. The Design Code for the outline application also contained commitments for the following active travel infrastructure:
- Segregated, shared footpath/cycleways; and
 - A network of shared footpath/cycleways that are a minimum width of 3.0m and separate from the street network.
- 9.29 Section 2.2 of the Transport and Travel Plan discusses public transport and explains that Kennett benefits from good access to a railway station with trains operating at a frequency of one train every two hours. The frequency of existing bus services is also explained with Kennett benefitting from a single route with an average of one bus per hour in each direction. The approved Design Code for the Kennett Garden Village development proposes to reroute the existing bus service through the development so as to better serve the proposed dwellings. Within the submitted Transport and Travel Plan at section 3.0, baseline data has been provided with the split between existing forms of transport and proposed forms of transport. Currently only car and walking are the modes of transport used, with future predicted modes of transport likely to be bus, car, cycling, walking, rail, and powered 2-wheeler.
- 9.30 The County Council's transport officer has confirmed that the proposal is acceptable, subject to a condition requiring that development is in accordance with the submitted Transport and Travel Plan and Transport Addendum Note. It is noted that the Modeshift STARS travel planning system is mentioned on page 18 of the Transport and Travel Plan, and that signing up to Modeshift STARS is part of the action plan on page 19 with the School Travel Champion being the person responsible for this. The target of the travel plan is to seek a car driver mode share shift reduction of 33% (from an existing 91% that travel by car to the predicted 58%) for pupils and a reduction of 12% (from an existing 70% that travel by car to the predicted 58%) for staff towards more sustainable modes in future years and this is acceptable to the County Council's Transport Assessment Officer and Road Safety Officer.
- 9.31 The submitted information predicts the number of pupil car trips at full occupation will be 23 additional trips compared to the current baseline of 99. This is based upon the assumption of a 58% mode share for the school once fully occupied which appears to be a 'best case' scenario because it is known that the car mode shares in rural areas can be significantly higher. However, this school will be located within the residential development which it is designed to serve and therefore trips to school if undertaken by car would be 'internalised' within the Kennett Garden Village development and therefore

not impact on the wider road network. It is noted that National Highways have not objected to this proposal and thus are satisfied that their network will not be unduly compromised.

- 9.32 A Health Impact Assessment (HIA) for the Sustainable 'Garden Village' Extension to Kennett prepared by Strutt and Parker, dated May 2018 was considered with the outline planning application under ref:18/00752/ESO. Public Health reviewed this document as background information for the proposed school application and has given due consideration to the issues and mitigation from paras 4.20-4.24 relating to the new perimeter road to the western boundary of the wider Kennett Garden Village site. Whilst the wider development will be constructed in phases, Public Health highlighted that the phasing of the overall development has implications that need to be addressed. It is understood that the perimeter road will not become a public roadway until sometime after the school has opened; it would be a haul road in the meantime. Therefore, specific arrangements to ensure safe route(s) to the new school between the phased opening of the school and the opening of the perimeter road to ensure continuity with the HIA are considered to be appropriate. On this basis a condition has been recommended by Public Health to secure details showing there are safe interim walking routes in place to the school.
- 9.33 ECLP policies ENV 2, COM 7 and COM 8 support proposals where they incorporate space for vehicle movements, are accessible for service and emergency vehicles and incorporate parking for vehicles and cycles. The applicant has provided details which confirm the internal layout of the proposed school has been tracked for appropriate vehicle sizes and the Highway Authority has confirmed the proposal is acceptable. With the implementation of the appropriate applied conditions to secure the School Travel Plan and Walking routes (see draft conditions 22 and 23), the proposal will therefore be compliant with paragraph 169 of the NPPF (July 2021), and policies ENV 2 and COM 7 of the ECLP 2015.

Car, Cycle and Scooter Parking

- 9.34 Paragraph 108 of the NPPF 2021 states that: "Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists."
- 9.35 ECLP policy ENV 2 states "Ensure that car parking is discrete, accessible, supports permeable environments and integrated, so it does not dominate existing and proposed new places, and is provided in accordance with Policy COM 8."; and policy COM 8 states: "Development proposals should provide adequate levels of car and cycle parking, and make provision for parking broadly in accordance with the Council's parking standards (including parking for people with impaired mobility). In appropriate circumstances, parking standards may be relaxed in order to reflect accessibility of by non-car modes." Table 7.1 of the ECLP recommends that up to 1 car space for each

member of staff are provided at both the primary and nursery schools and that up to 1 car space per class up to a limit of 8 spaces are provided for public/visitors. The minimum cycle parking provision for creche/nurseries is 1 space per 2 staff members working at the same time, and for primary schools is 6 cycle spaces per class.

- 9.36 On the basis that there will be 210 pupils and 35 staff (based on evidence from other primary schools in Cambridgeshire) it is considered that the proposed 27 car parking spaces, 48 cycle parking spaces (42 staff / pupils and 6 visitor) and 24 scooter parking spaces (including 2 allocated for disabled users) are in accordance with ECLP policies ENV 2, COM 8 and parking standards as specified in Table 7.1 of the ECLP. The Highway Authority is satisfied with the submitted parking layout providing the County Planning Authority are of the view that the parking provision is in accordance with parking standards. The applicant has confirmed that ducts are proposed for future electric charging that will be for spaces numbered 23, 24 and 25 on the Access and Parking Plan ref: KPS-LEA-00-00-DR-L-1008 Rev P01 dated 06/12/2022. Connection for future electric charging for these three spaces can be secured through draft condition 20.
- 9.37 With the imposition of appropriately worded conditions to secure car parking spaces and electronic vehicle charging infrastructure; and requiring approval of proposed elevations and specification details of the cycle, cycle shelters and scooter racks (see draft condition 21), the proposal will be compliant with paragraph 169 of the NPPF (July 2021), and policies ENV 2 and COM 8 of the ECLP 2015.

Residential Amenity

- 9.38 ECLP policy ENV 2 states “that all new development proposals, including new buildings and structures and extensions and alterations to existing buildings and structures will be expected to ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers, and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.” The proposal has been submitted in accordance with the Kennett Garden Village Design Code for the development that was granted outline permission by East Cambridgeshire District Council. To date there have been no dwellings erected at the site.
- 9.39 The timings of the construction phases for the housing developments of the wider Kennett Garden Village development are not confirmed and are outside the control of the applicant. The inter-relationship between residential properties and the school has also been considered through the separate outline and reserved matters applications made to East Cambridgeshire District Council and the residential amenity of future residents is an important consideration.
- 9.40 Residential amenity has been considered in respect of the potential for noise and light to cause unacceptable impact on the amenity of neighbouring and nearby properties. In accordance with ECLP policies ENV 2 and ENV 9, the application indicates sufficient lighting levels are provided for safety in the submitted lighting scheme, whilst avoiding unacceptable adverse impact on neighbouring or nearby properties. Notwithstanding, officers consider it appropriate to condition a detailed lighting scheme to be submitted in the interests of safeguarding the amenity of all sensitive receptors, including

biodiversity, in respect of possible adverse effects of lighting glare from any future lighting provision proposed for the school site.

- 9.41 External play areas are not proposed to be lit, with lighting only provided for the following; building exit points, pedestrian access footpaths, road access, car park and cycle / scooter shelters. The applicant has provided Lux levels for each area (car park, cycle park, pedestrian walkway and school perimeter walkway). However, to avoid additional lighting on the school site being put up around the external play areas without further assessment and consideration, the approved lighting details are recommended to be conditioned (see draft conditions 28 and 29). Any future lighting proposals that may come forward for the wider Kennett Garden Village development would be considered separately by the District Council.
- 9.42 ECLP policy ENV 9 requires that “all development proposals should minimise, and where possible, reduce all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in air and water quality.” The applicant has provided a Construction Noise and Vibration Management Plan and it is recommended by officers to condition that the proposed development is carried out in accordance with this document for the duration of the construction phase of development in the interests of neighbouring amenity.
- 9.43 The position, form and massing of the school has been considered (including through the wider Design Code for Kennett Garden Village) to avoid or minimise any overlooking or overshadowing of the surrounding buildings and gardens. A 2-metre-high perimeter mesh fence is proposed along the eastern and northern site boundaries, between the residential properties and school site. Extensive landscape planting around the perimeter of the site will enhance the visual amenity and outlook for the proposed housing. This 2m high mesh fence continues along the western boundary and then on to separate the school play areas from the staff/visitor car park. A 1.2-metre-high mesh fence is proposed along the southern boundary and part of the western boundary to enclose the proposed staff and visitor car park. An internal 1.2-metre-high mesh fence is proposed to separate the school play area for KS2 from the external flexible secure area that can also be used in conjunction with the main hall for community events. The main focal point of the school from the public realm is the main hall having a height of 5.775 metres abutting both the eastern and southern boundaries. The building will then decrease in height to 5.025 metres high for the non-teaching area, before increasing to a maximum height of 6.3 metres further north within the site.
- 9.44 Officers consider that with the proposed noise and vibration mitigation measures secured through draft condition 9, construction hours secured by draft condition 6, and lighting condition secured by draft conditions 28 and 29, 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 ECDLP policies ENV2 and ENV 9.

Sport and Recreational Provision

- 9.45 The proposal includes provision for a grass playing field, a hard surface sports court, and a fitness trail located to the north of the school building, meeting the Department for Education requirements for a new primary school. The proposal is a new school and

does not involve the loss of playing fields, and as such Sport England has provided comments in support of the application in principle, albeit they are seeking a condition to ensure the quality of the pitch is appropriate before occupation of the school takes place. The Applicant considers that as the proposed school only has one football pitch, a pitch specification condition would be disproportionate. The Applicant has also advised that the school operator will have their own standards to ensure the pitch and playing field are implemented to a high standard. There is no public access proposed to the playing fields, as access is restricted in line with safeguarding protocols. Other public open space / recreational provision is included for within the wider Kennett Garden Village site. It is considered that the proposal would provide a range of outdoor sports facilities suitable for a new primary school and therefore meets the requirements as set out in policy ENV 2 of the East Cambridgeshire Local Plan 2015.

- 9.46 As the design and layout of the school includes separate access to the main hall from the public realm this does not contravene any safeguarding protocols and as such it is considered appropriate to apply a condition for the community use (see draft condition 27) of the facilities and therefore meets the requirements as set out in policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015.

Sustainability and Climate change

- 9.47 Cambridgeshire County Council declared a climate change emergency in May 2019 and the Council's Climate Change and Environment Strategy 2022 is a commitment to deliver urgent action to improve our resilience to the climate change that has already happened as well as the effects which are to come. The current buildings that are already utilised by the County Council (excluding schools run by Academies) will have their energy usage taken into account in the Council's carbon footprint work being undertaken by the Energy Investment Unit (EIU). CCC buildings will be subject to Building Regulations requirements which already seek to ensure energy efficiency measures for non-residential properties under the Nearly Zero Energy Buildings (NZEB) regulation.
- 9.48 Paragraph 152 of the NPPF states that: "The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure". Paragraph 154 of the NPPF states that: "New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design".
- 9.49 Policy ENV 4 of the ECLP requires that all proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable. Policy ENV 4 of the ELCP also requires that all non-domestic developments of 1000m² or more are required to meet BREEAM

Very Good standard or equivalent. It is stated within the submission documents that the proposed school building has a Gross Internal Floor Area of 1,467m².

- 9.50 The application is accompanied by a Planning Statement which includes a section on Sustainability and Low Emissions Strategy, and a Design and Access Statement which includes at section 7.0 a Climate Resilient Design Strategy that are both proportionate to the scale and nature of the proposed development. Within the submitted Design and Access Statement at section 7.0 it states that: "The design strategy has been developed using a hierarchical approach prioritising passive and active energy demand measures to provide a low energy, fossil fuel free building." It also states that: "Kennett Primary School has been designed to meet Nearly Zero Energy Building (NZEB) Targets by reducing energy demand through passive design measures and the introduction of onsite renewable technologies including photovoltaic (PV) and Air Source Heat Pumps (ASHP)."
- 9.51 Whilst the proposed school is targeting a BREEAM standard of 'Very Good' rating overall in line with policy ENV 4 of the ECLP 2015, it is aiming to achieve a BREEAM 'Excellent' rating for ENE Credits (reduction of energy use and carbon emissions). The design of the proposed school is also aiming for an EPC (Energy Performance Certificate) A Rating; and for 80% On-Site renewables (PV and ASHP) for regulated and unregulated Energy use. This is in line with the condition requirements secured as part of the outline approval for the wider Kennett Garden Village development. BREEAM conditions are proposed to ensure appropriate energy targets are met (draft conditions 15 and 16). Although the proposed location of the PVs are indicated on the submitted roof plan, the proposed location for an ASHP has not been shown. As detailed information for the PVs and ASHP have not been submitted with the application they can be secured by condition (draft conditions 17 and 18). The proposal is therefore compliant with paragraphs 152 and 154 of the NPPF (July 2021) and policy ENV 4 of the ECLP 2015.

Contaminated land

- 9.52 ECLP policy ENV 9 Pollution requires that where ground contamination of a site or adjacent land is possible, due to factors including the previous use, the risk of ground contamination will need to be investigated.
- 9.53 East Cambridgeshire District Council's Environmental Health Officer (contamination) has reviewed the Site Investigation Report submitted in support of the application and accepts the findings that the site is generally suitable for use and no further site investigation is required with regard to contamination. However, it was recommended that draft condition 14 is attached to respond to any identified contamination found during construction work.
- 9.54 It is considered that the application would pose no risk with regards to contamination and is compliant with Paragraph 174(f) of the NPPF July 2021 and policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Heritage and archaeology

- 9.55 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act says that in considering whether to grant planning permission for development which affects a listed building or its setting, the authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 9.56 Paragraph 194 of the NPPF (July 2021) states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification. ECLP policy ENV 12 also supports this. ECLP policy ENV 14 sets out the criteria for development proposals at or affecting sites of known or potential archaeological interest.
- 9.57 The site is not within a conservation area and the nearest listed building is the existing Kennett Primary school, a grade II listed building, located 111 metres from the site boundary. Howe Hill Barrow (Scheduled Ancient Monument) is located in the north-west corner of the Kennet Garden Village site and as such is outside the red line of the current application. The impacts of the Kennett Garden Village development as a whole on the heritage assets were considered during the outline application determined by East Cambridgeshire District Council and the granting of the Outline permission indicated that the affect on the setting of the existing Kennett Primary school grade II listed building would be 'very minor'.
- 9.58 The County Archaeologist confirmed in their consultation response that archaeological investigation of the wider Kennett Garden Village site was secured at the outline stage (18/00752/ESO) and that excavations have been carried out within this proposal area and further fieldwork is not required. Historic England did not offer any advice for this application. The heritage implications have been fully investigated during the outline application and as such it is considered that there would be no harm to the nearby designated heritage assets by the construction of the proposal in accordance with ECLP policies ENV 12, ENV 14, and ENV 16.

Agricultural Land

- 9.59 The proposal would result in the irreversible loss of 2.46 hectares of Grade 2 agricultural land. The loss of best and most versatile land was considered in great depth during the outline application and the detailed considerations were set out in section 2 of the committee report. The conclusion drawn was that whilst the loss is regrettable it was given limited weight, in view of the abundance of good quality agricultural land that is available in the East Cambridgeshire area. As such the proposal is considered broadly compliant with paragraph 174 of the NPPF and policy ENV 2 of the East Cambridgeshire Local Plan 2015, when balanced against the need demonstrated for the development and school provision.

Mineral and Waste Plan allocations

- 9.60 The site lies within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). As the proposal is for a school, only part of the development will require

groundworks, i.e. a large area is identified as school playing field. The presence of sand and gravel is confirmed within the Contamination Assessment. Although the extent of the resource within the site is unknown, the nature of the development means that complete prior extraction is unlikely to be feasible. An informative has been added in Section 12 of this report to address Policy 5.

- 9.61 The proposed development site lies within the consultation area (CA) for the Kennett Water Recycling Area (WRA) as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). Policy 16 seeks to safeguard water recycling areas (also known as sewage treatment works). The purpose of Policy 16 is to safeguard designated mineral and waste sites from development which would prejudice the operation of the designated site and to protect development that would be adversely affected by the mineral or waste operations, for example residential development subsequently suffering amenity issues. The application is for a new school which would be approximately 200 metres from the WRA. It is noted that in that area there are several properties located at a similar or closer distance to the WRA, and that there are proposals for development between the proposed school and the WRA. It is considered unlikely that the proposed development would be more adversely affected by the operation of the WRA than the existing properties.
- 9.62 The principle of the school was previously established by East Cambridgeshire District Council under planning application ref: 18/00752/ESO. Given the masterplan for the wider Kennett Garden Village development and approvals (outline and reserved matters) in addition to the proposed school, the application site is not considered a likely location for the extraction of sand and gravel. The application does not include any proposals for prior extraction of the sand and gravel safeguarded within the MSA, nor has it been demonstrated within the application documentation that prior extraction is not feasible. Consequently, does not accord with Policy 5. However, in this instance, the non-compliance with Policy 5 is outweighed by the need for the school in this location, which is well related to the existing village and likely future development.

Waste and Recycling

- 9.63 A Site Waste Management document and Waste Management Plan have been prepared to accompany this planning application. Within the submitted Design and Access Statement at Section 4.0 it states that "Refuse is stored in an enclosure to the west of the visitor parking and includes a dedicated area for recyclables. The store is surrounded by a screen fence 1.5m high to conceal the wheeled bins and is unroofed to assist ventilation. Refuse vehicles may turn in the square and stop directly opposite the store." A tracking layout has been provided which details how refuse vehicles will access the school site, and this has been reviewed by County Highways Development Management, see paragraph 9.33 above. It is considered that this element of the proposal is compliant and in accordance with design requirements as set out in the RECAP Waste Management Design Guide Supplementary Planning Document and policy ENV 2 of the ECLP 2015.

10. Public Sector Equality Duties (PSED).

- 10.1 Section 149 of the Equalities Act 2010 places a statutory duty on all public bodies to consider the needs of all individuals in their day-to-day work, including those with protected characteristics. The protected characteristics under PSED are: disability, gender reassignment, pregnancy, maternity/ paternity, race, religion or belief (including non-belief), sex and sexual orientation. The Council, in the exercise of the planning functions, must have due regard to the need to the following aims in their decision-making: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; foster good relations between people who share a relevant protected characteristic and those who do not share it; and advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it. Furthermore, consideration must be given to removing or minimising disadvantages suffered by people due to their protected characteristics; meeting the needs of people with protected characteristics; and encouraging people with protected characteristics to participate in public life or in other activities where their participation is low. The proposed development is for a new primary school and there are currently and, likely to be, children on role with additional needs.
- 10.2 An Equality Impact Assessment and Accessibility Plan have been submitted to support the application. The wider Kennett Garden Village design will have taken account of the needs of those with protected characteristics. It is considered unlikely that this particular development would have any negative impact on those with protected characteristics and there would be no known implications of the proposal in relation to the council's PSED duties under the 2010 Act.

11. Conclusion

- 11.1 This proposal has been assessed in its entirety against local and national planning policy, as well as other material planning considerations (such as the outline planning permission 18/00752/ESO) in order to provide a full assessment of the benefits and dis-benefits that need to be balanced with a project of this nature.
- 11.2 It is acknowledged that the application does not include any proposals for prior extraction of the sand and gravel safeguarded within the MSA, nor has it been demonstrated within the application documentation that prior extraction is not feasible. Consequently, this does not accord with Policy 5 of the MWLP 2021. However, in this instance, the non-compliance with Policy 5 is outweighed by need for the school in this location, which is well related to the existing village and likely future development.
- 11.3 The applicant has demonstrated there is an educational need for the development which is in accordance with the outline planning permission for Kennett Garden Village (which included provision of a primary school) approved by East Cambridgeshire District Council under planning application ref: 18/00752/ESO. The school is needed to serve the needs of the residents of up to 500 homes approved for the Kennett Garden Village development site. The existing school would remain operational until the new primary school opens, after which any change of use of the existing school grade II listed building, would require the necessary consent from ECDC. The addition of a

replacement primary school for Kennett would ensure that a sufficient choice of school places is available to meet the needs of existing and new communities thereby providing a significant social benefit. In terms of economic benefit, the development would create jobs during the construction and operation of the proposed school and therefore is a positive benefit.

- 11.4 The proposed development is supported by all consultees and suitably worded conditions will be imposed to support the mitigation of any harm from the development. Whilst the proposed layout of the school does not fully meet the brief of the Design Code (approved under the outline application) the need for safeguarding, for functionality of the main hall and for future proofing are considered to outweigh the shortfalls of not responding to the Design Code fully. Therefore, on balance, the overall proposal is considered acceptable in policy terms and as such complies with Paragraph 94 of the NPPF (July 2021) and policies GROWTH 3 (Infrastructure requirements), and GROWTH 5 (Presumption in Favour of Sustainable Development) of the East Cambridgeshire Local Plan (ECLP) and is afforded significant weight in the overall planning balance.
- 11.5 For the above reasons it is considered that subject to the recommended conditions and informatives, the proposal is compliant with national and local planning policy and guidance and should be approved.

12. Recommendation

- 12.1 It is recommended that planning permission is 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 26 below requires further information to be submitted, or works to be carried out to ensure that surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself and is therefore attached as a pre-commencement condition. The developer may not legally commence development on site until this condition has been satisfied.

Commencement

1. The development hereby permitted shall be commenced no later than 3 years from the date of the decision notice. 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: To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

Occupation of development

2. 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.

Approved plans and documents

3. The development hereby approved shall be carried out in accordance with the application form dated 03/01/2023 and the details set out in the application documents and drawings received on 13/12/2022 and 04/01/2023 (unless otherwise stated).
- Design & Access Statement Rev P06, dated December 2022 (received 04/01/2023);
 - Application Boundary Plan KPS-FSA-01-XX-DR-A-0020, dated 08/12/22;
 - Location Plan KPS-FSA-01-XX-DR-A-0010 Rev P01, dated 01/08/22;
 - Block Plan KPS-FSA-01-XX-DR-A-0100, dated 22/11/22;
 - General Arrangement Elevations KPS-FSA-01-XX-DR-A-2000 Rev P06, dated 17 April 2023, (received 19/04/2023);
 - Ground floor Plan KPS- 000 Rev P06, dated 13/05/22;
 - Roof Plan KPS-FSA-01-RF-DR-A-1040 Rev P03, dated 16/08/22;
 - GA Sections KPS-FSA-01-XX-DR-A-3000 Rev P02, dated 06/07/22;
 - GA Elevations KPS-FSA-01-XX-DR-A-2000 Rev P06, dated 06/07/22 (received 19/04/2023);
 - Proposed Kitchen layout with services schedule 7342.100 REV B, dated 28.11.2022 (received 10/03/2023);
 - Boundaries and security plan KPS-LEA-00-00-DR-L-1003 Rev P07, dated 08/12/2022;
 - Landscape proposals KPS-FSA-01-XX-DR-A-1002 Rev P13, dated 07/12/2022;
 - Winter and Summer sport KPS-FSA-01-XX-DR-A-1005 Rev P02, dated 06/12/2022;
 - Outline Planting Plan KPS-FSA-01-XX-DR-A-1007 Rev P03, dated 07/12/2022;
 - Access and Parking Plan KPS-LEA-00-00-DR-L-1008 Rev P01, dated 06/12/2022;
 - Vehicle tracking plan KPS-PDL-XX-ZZ-DR-C-1800 Revision P04, dated May '22 (received 10/03/2023);
 - External Fire Strategy KPS-LEA-00-00-DR-L-1004 Revision P04, dated 27.02.2023 (received 28/03/2023);
 - External Lighting Plan P186-914-Rev D, dated 02/12/2022;
 - Site Waste Management Plan KPS-LEA-00-00-DR-L-1009 Rev P01, dated 06/12/2022;
 - Schedule of Materials ref: SH_L_1000 Schedule of Materials_revP04 (in email from Strutt & Parker received 17/03/2023);
 - Equality Impact Assessment, prepared by Strutt & Parker (received 02/03/2023);
 - Accessibility Plan v1.1, prepared by Staploe Education Trust (received 02/03/2023);
 - Phase 1 habitat (Ecology) Survey Report v1, prepared by Ecology Link, dated 04/06/2022;
 - Biodiversity Net Gain Metric BNG Metric 4.0 Calculation Tool_Kennett PS_draft V1, prepared by Ecology Link, dated 11.04.23 (received 13/04/2023);

- Landscape Environmental Management Plan KPS-LEA-00-00-RP-L-1000 rev P02, dated 17th April 2023 (received 19/04/2023);
- Biodiversity Enhancements ref: KPS-LEA-00-00-DR-L-1010 Rev P04, dated 18/04/2023 (received 19/04/2023);
- Proposed Habitats drawing KPS-LEA-00-00-DR-L-1013 Rev P02, dated 19/04/2023 (received 19/04/2023);
- Heritage Impact Assessment ref: JAC25032, prepared by RPS Group, dated November 2018;
- Transport and Travel Plan Rev 2, prepared by Scott White and Hookins, dated April 2023 (received 26/04/2023); and,
- Transport Addendum Note, prepared by Scott White and Hookins, dated April 2023 (received 26/04/2023).

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Materials

4. The development hereby permitted shall be constructed in accordance with the external materials palette submitted on 17 and 21 March 2023.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Mural specification details

5. The development hereby approved shall not be occupied until details of the specification (i.e. size and number of the panels, thickness of the panels, colour of the panels) for the mural have been submitted to and approved in writing by the county planning authority and these works shall be carried out as approved.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Construction works

6. No construction, enabling or earthworks shall take place except between:
 - 07:30 hours to 18:00 hours Mondays to Fridays.
 - 07:30 hours to 13:30 hours on Saturdays.
 - No works are permitted at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties and control the construction hours, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction collection / delivery hours

7. 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:

- a) 0930 and 1600 Monday to Friday;
- b) 0800 and 1300 on Saturdays; and
- c) at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjoining properties and control the construction collection and delivery hours, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction Environmental Management Plan (CEMP)

8. For the duration of the construction phase of development the Construction Environmental Management Plan (CEMP) by Kier, dated 08.12.2022 shall be implemented in full.

Reason: To protect the amenity of adjoining properties and to ensure there is a net gain in biodiversity in accordance with policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction Noise and Vibration Management Plan

9. For the duration of the construction phase of development the Construction Noise and Vibration Management Plan by Kier, dated December 2022 shall be implemented in full.

Reason: To protect the amenity of adjoining properties in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Detailed hard / soft landscape scheme

10. No development shall commence, apart from below ground works, until full details of both hard and soft landscape works have been submitted to and approved in writing by the county planning authority and these works shall be carried out as approved.
- (a) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
 - (b) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All preplanting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
 - (c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of British Standard BS5837: 2005, Trees in relation to construction – Recommendations.

Reason: To create a high-quality environment and ensure a net gain target of 10% for biodiversity enhancement is achieved in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Replacement Planting and Seeding

11. 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 policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Biodiversity Net Gain

12. No development shall commence, apart from below ground works, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the county planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
- i) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
 - ii) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 10 years for on-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion ii) shall be submitted to the county planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To create a high-quality environment and ensure a net gain target of 10% for biodiversity enhancement is achieved in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Piling

13. No piling shall take place on the site. If piling is found to be required, it shall not commence until a method statement has been submitted to and approved in writing by the county planning authority. The method statement should include the commitment to notifying nearby properties prior to the work commencing advising how long the works will last, and a contact number of the contractor so that if there are any concerns while the piling is taking place the contractor can be contacted. If the method of piling involves impact driving this is restricted to take place between the following hours specifically for piling - 09:00 – 17:00 hours Mondays to Fridays, and None on Saturdays, Sundays or Bank Holidays.

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

Reason: To protect the amenity of nearby properties and control any piling activities that may be required during construction, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Unexpected contamination

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the county planning authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the county planning authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the county planning authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared and approved in writing by the county planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

BREEAM Design Stage Certification

15. Within 6 months of the date of commencement of development, as identified by Condition 1, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the county planning authority demonstrating that BREEAM 'very good' as a minimum rating overall and BREEAM 'Excellent' rating for ENE Credits (reduction of energy use and carbon emissions).

Where the Design Stage certificate shows a shortfall in credits for BREEAM 'very good', a statement shall also be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policy ENV 4 of the East Cambridgeshire Local Plan 2015.

BREEAM Post-Construction Certification

16. Within 6 months of the first occupation of any part of the development hereby permitted, as identified through Condition 2, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the county planning authority, indicating that

the approved BREEAM rating 'very good' as a minimum rating overall and BREEAM 'Excellent' rating for ENE Credits (reduction of energy use and carbon emissions) has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policy ENV 4 of the East Cambridgeshire Local Plan 2015.

Air Source Heat Pump (ASHP) Details

17. 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 ASHP and specification details of the ASHP, shall be submitted to and approved in writing by the county planning authority.

The approved details shall be implemented in full and the ASHP shall be operational prior to the first occupation of any part of the development hereby permitted. Thereafter it 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 policy ENV 4 of the ECLP 2015.

Photovoltaic Panel Details

18. Within 3 months of the commencement of development 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 any part 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 policy ENV 4 of the ECLP 2015.

Gated access

19. Prior to commencement of the use hereby permitted, any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015.

Car Parking

20. Prior to the occupation of any part of the development hereby permitted, the proposed on-site car parking spaces / servicing / loading, unloading / turning / waiting area shown on the Access and Parking Plan ref: KPS-LEA-00-00-DR-L-1008 Rev P01 dated 06/12/2022, prepared by Livingston Eyre Associates, shall have been created with future access to electronic vehicle charging infrastructure (ducting) for the three proposed spaces number 23, 24 and 25, shall be laid out, demarcated, levelled, surfaced, drained in accordance with the approved plan and provided in their entirety. The car parking spaces and electronic vehicle charging infrastructure shall thereafter 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 policies ENV 2 and COM 8 of the East Cambridgeshire Local Plan 2015.

Cycle and Scooter Parking Details

21. Within 6 months of the date of the commencement of development, specification details of the cycle, cycle shelters and scooter racks, including elevations, 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 any part of the development hereby permitted. Thereafter the cycle and scooter parking shall be retained in accordance with the details approved for their specific use.

Reason: To promote sustainable travel and cycle & scooter parking in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

Walking routes

22. The development and use hereby permitted, shall not be occupied until details showing the walking routes to the school have been submitted to and approved in writing by the county planning authority. The details shall cover the period from date of first occupation of the school up to completion of the surrounding road (between the development and B1085 Station Road) to ensure there are safe interim walking routes in place to the school.

Reason: To ensure the safe and efficient operation of the highway, and to promote sustainable travel in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

School Travel plan

23. The development hereby permitted shall be implemented in full compliance with the terms and principles of the Travel Plan as set out in the 'Transport and Travel Plan' Revision 2, dated 24.04.2023 prepared by Scott White and Hookins, and the Transport Addendum Note dated 26.04.2023 prepared by Scott White and Hookins.

The Travel Plan is to be monitored annually over a 5 year period, with all measures reviewed to ensure targets are met.

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 to promote sustainable travel in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

Fire hydrant provision

24. Prior to the first occupation of any part of the development hereby permitted a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the county planning authority.

Reason: To ensure the provision of fire hydrants as part of the development in the interests of public safety in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Surface water drainage scheme

25. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme and detailed maintenance plan for the site, based on the agreed (Kennett Primary School Flood Risk Assessment & Drainage Strategy) prepared by Peter Dann Consulting Engineers (ref: 11-1337) dated December 2022 has been submitted to and approved in writing by the county planning authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policies ENV 2, ENV 8 and ENV 9 of the East Cambridgeshire Local Plan 2015.

Surface water run-off during construction

26. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the county planning authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with policy ENV 8 of the East Cambridgeshire Local Plan 2015.

Community Use Agreement

27. Prior to the first occupation of the primary school hereby approved, a community use agreement for the indoor and external community facilities of the development hereby approved shall be submitted to and approved by the county planning authority. The agreement shall apply only if relevant to the playing fields, hard games court, and main hall and shall include details of pricing policy, hours of use, access by non-school users, management responsibilities, implementation timetable and review mechanism. The community use agreement shall be implemented fully in accordance with the approved details and timetable.

Reason: To secure well managed safe community access to ensure sufficient benefit to the development of sport and in accordance with policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015.

External Lighting

28. Prior to the installation of any external lighting, a lighting scheme for the development shall be submitted to, and approved in writing by, the county planning authority. The lighting scheme shall include details for the appearance of the height, type, position and angle of glare of any of the proposed external lighting within the school site, include lighting impact assessment details of the level of illumination, details of how light pollution is to be controlled and lighting glare minimised and, to ensure that it is designed sensitively for wildlife; so all sensitive receptors can be considered and protected.

The detailed measures as approved shall be implemented in accordance with the agreed scheme and maintained thereafter for the lifetime of the development.

Reason: In order to safeguard the amenity of all sensitive receptors, including biodiversity, in respect of possible adverse effects of lighting glare from any future lighting provision proposed for the school site in accordance with policies ENV 2, ENV 7, and ENV 9 of the East Cambridgeshire Local Plan 2015.

External lighting hours of use

29. All external lighting shall be switched off between 22.00 hours and 07.00 hours. In the event that any security or safety lighting is required outside of these permitted hours, then no such lighting shall be permitted until full details of their location and type are submitted to and approved in writing by the county planning authority.

Reason: To ensure there is no impact on residential amenity or biodiversity in accordance with policies ENV 2, ENV 7, and ENV 9 of the East Cambridgeshire Local Plan 2015.

Amplified music / amplified voice

30. No amplified music or amplified voice shall be played within (or piped into) external areas of the premises specifically on the sports field and hard games court, shall take place except between the hours of:
- a) 09.30 and 17.00 Monday to Friday;
 - b) at no time on Saturdays unless it is for the purpose of a school event where the restricted hours in a) would apply; and
 - c) at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties in accordance with policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015.

Informatives

1. Sand and Gravel Mineral Safeguarding Area

The site lies within a Sand and Gravel Mineral Safeguarding Area, which indicates that there may be an underlying sand and gravel resource. In this instance, the Planning Authority considers that prior extraction is unlikely to be feasible and that there is an overriding need for the development. Prior extraction of the resource has, therefore, not been required in this instance. However, the applicant is encouraged to make best use of any sand and gravel that may be incidentally extracted as part of the development.

2. Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

3. Infiltration Testing

Whilst it is acknowledged that a single infiltration test (test 3) has been included within the application, it would be beneficial to include the other test results in future applications in order to provide a greater detail of conditions in the area.

4. Fire Service

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for fire Fighting" 3rd Edition, published January 2007. Access and facilities for the Fire Service should be provided in accordance with the Building Regulations Approved Document B5, Section 15. If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with

fire mains then aerial (high reach) appliance access is required, the details of which can be found in the 'Scania Turntable Ladder Technical Features' document attached to the comments from Cambridgeshire Fire and Rescue Service dated 25 January 2023.

Compliance with paragraph 38 of the National Planning Policy Framework

The applicant did seek pre-application advice. The County Planning Authority has worked proactively with the applicant and East Cambridgeshire District Council to ensure that the proposed development is acceptable in planning terms. The applicant has responded positively to the advice and recommendations provided and amendments have been made (where required) to satisfy concerns raised, with additional information submitted to take account of concerns raised by statutory consultees and representations made. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.

Source Documents

[Link to East Cambs Local Plan April 2015](#)

[Link to Kennett proposals map - insert map 8.20 - East Cambs Local Plan 2015](#)

[Link to ECDC Design Guide Supplementary Planning Document March 2012](#)

[Link to Cambridgeshire and Peterborough Minerals and Waste Local Plan Adopted July 2021.pdf](#)

[Link to RECAP Waste Management Design Guide - Supplementary Planning Document \(cambridgeshire.gov.uk\)](#)

[Link to planning application 18/00752/ESO | Sustainable 'Garden Village' extension to Kennett - Land Southwest Of 98 To 138 Station Road Kennett Suffolk \(eastcambs.gov.uk\)](#)

[Link to 18/00752/ESO-Design_Code-956314.pdf \(eastcambs.gov.uk\)](#)

[Link to planning application 18/00752/ESO-Decision_Notice-1102222.pdf \(eastcambs.gov.uk\)](#)

Development including a material change of part of a car park to use for education purposes (falling within Use Class F), erection of an extension to the school building, erection of gymnasium building, new pedestrian access, alterations to parking arrangements, additional vehicle and cycle parking, bin store and external landscape works.

At: Samuel Pepys School, Cromwell Road, Eynesbury St Neots

Applicant: Cambridgeshire County Council

Application Number: CCC/22/107/FUL

To:	Planning Committee
Date:	17 May 2023
From:	Head of Service, Planning and Sustainable Growth
Electoral division(s):	St Neots Eynesbury
Purpose:	To consider the above planning application
Recommendation:	That permission is granted subject to the conditions set out in paragraph 11.1.

Officer contact: Kathy Render
Post: Development Management Officer
Email: [link to Kathy.render@cambridgeshire.gov.uk](mailto:link.to.Kathy.render@cambridgeshire.gov.uk)
Tel: 07795 157 990

1. Introduction

- 1.1 The Samuel Pepys school currently provides specialist education for 102 pupils, aged 3 to 19 years with a wide range of special education needs and the proposal is to expand the school to increase the number of places available to 165 to help address demand for specialist education in the district.
- 1.2 The Huntingdonshire Local Plan allocates the land on which the proposed development sits as an allocation for up to 20 dwellings and therefore the application represents a departure from the development plan and, in line with the Council's scheme of authorisation, is being brought before members for determination.
- 1.3 The proposed development has the support of statutory consultees.

2. Site and Surroundings

- 2.1 The Samuel Pepys School and its grounds are located in a mixed residential/industrial area on the western boundary of Cromwell Road, St Neots, a town in the Huntingdonshire district, located 18 miles west of Cambridge. Residential properties are located to the west, and south of the site. The front gardens of these properties face the school site. The Bargroves Centre and a commercial property are located to the north. Industrial units including those belonging to Sealed Air Packaging Solutions are located on the eastern boundary of Cromwell Road.
- 2.2 The site is fronted by an existing car park that currently serves as parking for employees of Sealed Air. The site is accessed both from Cromwell Road and from Pepys Road. Pepys Road and Naseby Gardens (which is to the south) are lined by residential properties. Pedestrian paths wrap around the entire site enclosing Samuel Pepys School and the Bargroves Centre.
- 2.3 The site area is 1.86 hectares. A series of buildings form the school complex, they consist of two larger buildings that are used for education, linked together by the taller main hall/gym. A separate building to the north of the site accommodates a hydro-therapy pool and associated changing facilities/plant room. The building linked to the Bargroves Centre consists of a variety of rooms for education as well as dining facilities. With the exception of the hall the buildings are approximately 6 metres high and single storey, whilst the hall is approximately 8 metres high to ridge line.
- 2.4 The site is enclosed by security fencing. The fencing to the north and west is approximately 3-metre-high green open link fencing whilst the boundaries to the front are enclosed by lower fencing approximately 1.8 metres high. Hedging and trees also line the boundaries and are most dense on the southern and northern boundaries. These are proposed to be retained. The access to the rear of the site is via a 3-metre-high gate.
- 2.5 The majority of the on-site parking is located to the rear of the site along the western boundary and/or adjacent to the hydro-therapy pool building. These will be retained. Outdoor recreational areas are located to both the south of the main buildings and to the north of the hydro-therapy pool building. The car park to the front of the site is a site allocated for housing under SN4 of the Huntingdonshire Local Plan to 2036.

- 2.6 The site is located in Flood Zone 1 which is land least susceptible to fluvial flooding.

3. The Proposed Development

- 3.1 The proposal is to expand the school to increase the capacity at the school by a further 63 places so that the overall capacity would be 165 places. The development represents a significant expansion of the school through the erection of the extension to the front of the school, onto the existing Cromwell Road car park that currently serves Sealed Air staff. A section of the existing car park will remain in the ownership of Sealed Air for continued use as a car park. Hard and soft landscaping is proposed and although the development will result in 10 existing trees being removed to allow the extension to be built 48 new trees will be introduced.
- 3.2 A single storey flat roofed building is proposed as an extension to the south-east of the main building. This extension is to provide educational needs for Early Years and Key Stage 1 pupils. The extension would allow space in the existing building to be re-purposed for additional space for Key Stage 2 and 3 and post 16 pupils. A dining hall and new main entrance will be created as part of this extension. The overall proposed new floor space to be created is 1,345 metres square, consisting of the expansion to the main building and a new gym. The extension will accommodate five new classrooms with outdoor canopies, a kitchen, a new main entrance and an office.
- 3.3 The proposed extension to the school is to the front of existing school building and it will wrap around the existing hall/gym in part. The extension would have a parapet height of 4.95 metres around the flat roofed extension and a taller parapet height of 6.94 metres that wraps around the front entrances. The extension is approximately 48 metres wide by 24 metres deep. This will bring the single storey, built form of the school approximately 32 metres closer to the boundary with Naseby Gardens and approximately 27 metres closer to the boundary with Cromwell Road.
- 3.3 The modestly sized gym located in the northwest area of the site will have an internal floor space of 35 metres square. The remaining floor space is allocated to the extension to the main school building.
- 3.4 It is proposed that the new gym would have a parapet height of 4.35 metres and a roof height of 3.525 metres. The gym would be located approximately 12 metres from the western boundary of the site, adjacent to the existing hydro-therapy pool building and north of the existing school buildings. The building is well placed adjacent to the outdoor play area and easily accessible from the existing building. The brick-built gym forms a separate building to the northwest of the existing Hydrotherapy building and is proposed to match the existing school brickwork. The gym will have a small 8m x 5.8m footprint and shallow pitched roof which is screened by a 4.350m parapet on the front elevation.
- 3.5 The proposed materials for the school extension are buff facing brickwork punctuated by panels of buff coloured render. Dark grey windows and doors, louvers, metal flashing, and brise soleil break up the brickwork and provide a rhythm of openings across the front elevation to Cromwell Road. Feature textured brickwork is proposed for the taller entrance parapet.
- 3.6 Canopies are proposed on the elevations to provide shading for outdoor teaching areas.

The canopies would be adjacent to the access from the two new Key Stage 1 classrooms and the three new Early Years classrooms. Each mono pitch canopy will measure approximately 2.5 x 5.3 metres and will be fixed to the external elevation above the fenestration of the classrooms with the front edge supported by dark grey uprights. Further details of the material for the canopies can be secured by condition.

- 3.7 The proposed alteration to the outdoor areas include an outdoor dining area, basketball practice court and informal social area to the northeast of the proposed extension, enclosed by proposed soft landscaping and existing trees. An enclosed bin store is proposed to the northern edge of the informal social area and the informal area will have direct access out to the main access leading from Cromwell Road.
- 3.8 Landscape improvements are proposed to the rear entrance, between the two main existing buildings, including willow dens and a wheelchair tunnel. A tranquil courtyard is proposed to the rear of the existing hall and a staff garden is proposed to the rear of the proposed extension.
- 3.9 Hard and soft enhance landscaping is proposed to the southern area of the site. An Early Years Soft play area is proposed to the south-east corner of the site which will be enclosed by new soft landscaping. Ornamental and sensory planting and a forest school with a wildflower meadow are also proposed.
- 3.10 A new pedestrian access and vehicular gates are proposed to the entrance of the car park which uses the existing access from Cromwell Road. This access will be shared with vehicle access to the car park serving Sealer Air employees.
- 3.11 Six covered Sheffield-style cycle stands for 12 cycles are proposed, to be located adjacent to the southern edge of the new car park. These can be accessed via the new pedestrian entrance on the southeast boundary from Naseby Gardens.
- 3.12 Fences, including the replacement of existing fences are proposed. A new 3-metre-high mesh fence is proposed to enclose the sports area to the north. A new secure line boundary, part 2-metre-high and part 3-metre-high mesh fence is proposed adjacent to Naseby Gardens and a 1.8-metre-high fence is proposed to separate the car park from the play area.
- 3.13 Parking and cycle storage. Covered cycle storage is proposed in the southern corner adjacent to Cromwell Road. 66 parking spaces are proposed, including 2 disabled spaces. 12 cycle parking spaces are proposed and four minibus spaces. The proposed development will retain staff parking to the rear of the site and the drop off zone adjacent to the hydrotherapy pool. The proposed parking to the front of the site will give drop off and delivery provision.

4. Planning History

- 4.1 The following paragraphs contain a summary of Cambridgeshire County Council's planning history since 2005.
- 4.2 H/05017/09/CC - Change of use from day centre for adults with learning difficulties to mixed use at the Bargroves Centre, planning permission granted 10/08/2009.

4.3 H/05025/05/CC - Construction of a new canopy and erection of a storage garage at, Samuel Pepys School, planning permission granted 02/01/2006.

4.4 Additionally, the following planning permissions have also been granted by Huntingdonshire District Council:

16/01397/FUL - Erect new 3m high fence adjoining Pepys Road with a new single vehicle exit gate 4.3m wide x 3m high and pedestrian gate 1.2m wide x 3.0m high onto Pepys Road and erect new gates 4.3m wide x 3.0m high facing Cromwell Road at, Samuel Pepys School Planning permission granted 08/11/2016.

22/02043/FUL - Development of car park including reconfiguration of layout, new pedestrian access and external landscaping works. Planning permission granted 31/03/2023.

5. Publicity

5.1 The application has been advertised in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). A press advertisement was published in the Hunts Post 16 November 2022. Site notices were displayed adjacent to the site entrance points on Cromwell Road and Pepys Road.

5.2 Discretionary notification letters were also sent to properties in close proximity to the application site.

5.3 No individual representations were received.

6. Consultation responses

6.1 The full details of the consultation responses that were received can be found on the Council's public access planning webpages, and the following section contains summaries of the consultee responses:

6.2 County Highways – no objection. Note that the submitted transport statement has been assessed by the County transport team in relation to that proposed, and they have commented separately. In relation to the proposed changes to the car parking area the access both onto Cromwell Road and the adopted element of Bargroves are existing and there are no changes proposed. Internal changes proposed all look to be workable with regards to parking and the drop off area. Given the above I have no objections to that proposed on Highway Safety Grounds.

6.3 County Transport Assessment Team – no objection. The development as proposed is not anticipated to cause detriment to the operation of the surrounding highway network. It has been suitably demonstrated that the proposed school car park will be able to accommodate the proposed car parking accumulation and drop-off/pick-up demand generated by the development. Furthermore, it has been demonstrated that the proposed Sealed Air car park changes will be able to accommodate the demand for car parking spaces by Sealed Air employees. The parking spaces available to Sealed Air

will be clearly marked, and staff will be informed of the parking area available to them to prevent Sealed Air staff parking in the school car park. The Highway Authority therefore do not object to the proposals subject to the following mitigation:

Prior to 1 year following first occupation of the development, the developer shall be responsible for the provision and implementation of an updated school travel plan to be agreed in writing with the Local Planning Authority.

- 6.4 County Lead Local Flood Authority (LLFA) – no objection. Following an initial objection, the LLFA agreed that surface water from the proposed development can be managed through the use of permeable surfacing, and below ground attenuation crates, restricting surface water discharge to 2 l/s. The LLFA is supportive of the use of permeable surfacing as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. It has been demonstrated that the modelled flood volume will be managed in such a way that flood risk within the buildings is not increased. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Request the following conditions are imposed:

1 - No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Peter Dann Consulting Engineers (ref: FEC-PDL-ZZ-XX-RP-S-003 Revision F) dated 15 March 2023 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

2. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

3. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

- 6.5 County Public Health Team – no objection. Public Health have no comments to make on this application and have no objections.
- 6.6 County Safer Routes to School Project Officer – no comments received.
- 6.7 County Ecologist – no objection. Following receipt of the updated Environmental Management Plan and Biodiversity Enhancements, the development is acceptable, subject to condition.

- 6.8 Cambridgeshire Fire and Rescue Service – no objection. Should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition. The position of fire hydrants are generally agreed upon when the Water Authority submits plans. The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the “National Guidance Document on the Provision of Water for Fire Fighting” 3rd Edition, published January 2007. Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.
- 6.9 Huntingdonshire District Council (HDC) Tree Officer – No objection. Conditions requiring an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are recommended.
- 6.10 HDC Urban Design Officer – No objection, subject to conditions covering/ securing details of the following:
 Materials – facing brickwork, textured brickwork and render;
 Architectural details – Windows and doors (means of opening and reveal depth), RAL colour of rainwater goods;
 Covered cycle storage enclosure;
 Hard surface treatment and means of demarcating parking spaces seeking minor changes to the colour of the setts and use of a contrasting sett to improve the appearance and better define these parking spaces;
 Boundaries (unless above comments are addressed) to be addressed;
 Colour and design of fencing and gates;
 BREEAM assessment; and,
 FFLs these are shown on plans e.g. 3010 Proposed Extension Typical Sections.
- 6.11 HDC Environmental Health Officer. No objection. Recommends approval subject to conditions relating to noise.
- 6.12 HDC Planning Officer – No objection. Part of the site is allocated for 20 dwellings under Policy SN 4 of the HDC Local Plan. Given the nature of the proposal and the context of how the site would be used going forward, the proposal would prevent the allocated element of the site coming forward as residential development for the foreseeable future. The proposal is therefore contrary to Policy SN4 of the Local Plan. It is noted that national planning policy, paragraph 95 of the NPPF and also local policies LP2 and LP7 support the expansion of schools. It is also acknowledged that there are particular circumstances to expand the capacity of the pupil numbers at this school which provides an important special education function within the local community. A letter from the Education Capital Projects Officer states that ‘the school is oversubscribed but the current capacity is 102 places’, The proposed works will increase the school’s capacity to 165 places.’ On review of the proposal, Officers consider that the application contains limited information about the need for increased SEN spaces at Samuel Pepy’s and also contains limited information about the capacity of other educational institutions. However, in line with paragraph 95 of the NPPF, and on balance, officers understand their role of how Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. No objection to proposal.

- 6.13 Sports England – No objection. The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.
- 6.14 Cadent Gas – No objection. Informative note required due to gas equipment being located within the site.
- 6.15 St Neots Town Council - No objection. Members noted the application CCC/22/107/FUL – Development including a material change of use of part of a car park to use for education purposes had already been considered and approved as part of the committee’s consideration of planning applications under agenda item 5. Minimum impact on neighbours. Improves the property.

7. Representations

- 7.1 No representations have been received.

8. Planning Policy and Guidance

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and section 70(2) of the Town and Country Planning Act 1990 (as amended) state that when determining planning applications the planning authority shall have regard to the provisions of the development plan, so far as material to the application. Applications for planning permission should 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 7.5 below. The National Planning Policy Framework updated in July 2021 is also a material consideration as is the Government’s Planning Practice Guidance.

8.2 National Planning Policy Framework (July 2021) (NPPF)

The NPPF sets out the Government’s planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (paragraph 11). It states that for decision-taking this means:

- approving development proposals that accord with an up to date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out of date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.

8.3 The following paragraphs within the NPPF 2021 are also considered to be relevant to this application:

- Paragraph 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- Paragraph 7 - The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection
- Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development. For Decision Making this means:
 - c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- Paragraph 11 – The presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision-making.
Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.
- Paragraph 39– Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.
- Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- Paragraph 56 - Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
- Paragraph 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
 - a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do

- not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- Paragraph 95 - It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive 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 school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
 - Paragraph 99 - Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
 - Paragraph 113 - All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
 - Paragraph 123 - All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
 - Paragraph 123 - Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:
 - a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
 - b) make more effective use of sites that provide community services such as

schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

- Paragraph 126 -The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- Paragraph 130 - Planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience;
- Paragraph 167: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
 - a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- Paragraph 169: Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;
 - b) have appropriate proposed minimum operational standards;
 - c) have maintenance arrangements in place to ensure an acceptable standard of
 - d) operation for the lifetime of the development; and
 - e) where possible, provide multifunctional benefits.
- Paragraph 174: Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated or unstable land, where appropriate.
- Paragraph 180: When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- Paragraph 185 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
 - a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- Paragraph 186 - Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.
- Paragraph 188 – The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

8.4 The Huntingdonshire Local Plan to 2036

Policy LP1: Amount of Development
 Policy LP2: Strategy for Development
 Policy LP4: Contributing to Infrastructure Delivery
 Policy LP5: Flood Risk
 Policy LP7: Spatial Planning Areas
 Policy LP6: Waste Water Management
 Policy LP11: Design Context
 Policy LP12: Design Implementation
 Policy LP14: Amenity
 Policy LP15: Surface Water
 Policy LP16: Sustainable Travel
 Policy LP17: Parking Provision and Vehicle Movement
 Policy LP22: Local Services and Community Facilities
 Policy LP30: Biodiversity and Geodiversity
 Policy LP31: Trees, Woodland, Hedges and Hedgerows

8.5 St Neots Neighbourhood Plan (2016)

Policy A2, paragraph 1.4: Design

Policy A3, paragraph 1.5: Landscape Backdrops

Policy PT1, paragraph 2.2.3: Sustainable Transport

Policy SS3, paragraph 5.3.1 to 5.3.4 Service and Provision

8.6 Relevant Supplementary Planning Documents (SPD)

Huntingdonshire Design Guide SPD (2017)

Developer Contributions SPD (2011)

Huntingdonshire Landscape and Townscape SPD 2022

Cambridgeshire Flood and Water SPD 2017

Huntingdonshire Tree Guidance Note 3

9. Planning Considerations

- 9.1 The main planning considerations relevant to the proposed development are: the principle of the development; amenity; design; landscaping and boundary treatment, traffic and transport (including parking); ecology, biodiversity and trees, flood and water management and sustainability.

9.2 Principle of Development

The proposed development for the expansion of the school includes land currently allocated for up to 20 dwellings on land known as allocation SN 4 (Cromwell Road Car Park, St Neots) in the Huntingdonshire Local Plan 2036. However, Huntingdonshire District Council (HDC) have raised no objection to the use of the site for an extension to the existing SEN school. Furthermore, HDC have recently approved planning permission reference 22/02043/FUL for the “development of car park including reconfiguration of layout, new pedestrian access and external landscaping works”, which is for the continued use of the remaining section of the SN 4 allocation, for parking for Sealed Air employees. No planning permission has, to date, been granted by HDC for residential properties, on the site allocated as SN 4.

- 9.3 Samuel Pepys is a Special Education Needs (SEN) school. There are a limited number of special schools in Cambridgeshire that offer children aged 3 - 19 support outside of mainstream schooling and as such the expansion of the existing facilities to accommodate pupils would assist in meeting the demands for pupil places.

- 9.4 Policy LP22 of the Huntingdonshire Local Plan to 2036 states: A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility on land immediately adjoining the built up area, will be supported where it:
- a. is of a scale to serve local needs;
 - b. comprises up to a maximum of 600m² net internal floorspace for a main town centre use; and,
 - c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions.

- 9.5 Policies SS2 and SS3 of the St Neots Neighbourhood Plan to 2029 identify that there is a need to ensure there is sufficient school provision through expansion of existing schools or the creation of new schools in St Neots.
- 9.6 The school currently provides spaces for 102 pupils aged 3-19. The proposed development would allow the school to provide spaces for up to 165 pupils from September 2023. Staffing levels would need to increase in line with the pupil numbers. The current staffing level is 106 but this is expected to rise to 140. For clarity, this does not include specialist staff such as NHS staff that may work at the school but are not directly employed by the school.
- 9.7 HDC can demonstrate a 5-year supply of housing land (including an additional 5% buffer that was applied when the Local Plan was out of date), as detailed in the HDC Annual Monitoring Report Part 1 (Housing Supply) 2021/2022. In addition, the HDC Annual Report has identified that development coming forward from windfall sites (sites that are not part of a housing allocation in the Local Plan) are better than anticipated. Taking the 5-year housing supply and the number of windfall developments coming forward into consideration, it is considered that the loss of the small number of houses that form the allocation SN 4, is not considered significantly harmful to the delivery of the housing supply for Huntingdonshire.
- 9.8 For clarity, the 5-year housing supply is a government applied target that Local Planning Authorities (LPA's) are required to achieve. To demonstrate LPA's are on target and can achieve a 5-year housing supply housing delivery in the district is reviewed continuously.
- 9.9 Noting the need to provide the SEN school places and the fact that there is sufficient housing supply to make up for the loss of the SN 4 allocation, it is considered that the departure from the development plan can be supported. In the planning balance, the significant benefit of the provision of additional SEN spaces for pupils as part of the expansion of the existing Samuel Pepys school site outweighs the departure from the development plan. The development accords with the NPPF 2021 paragraphs 95 and 123, part b), Policy LP 22 of the Huntingdonshire Local Plan to 2036 and policy SS3 of the St Neots Local Plan to 2029 as it would provide additional SEN places on an existing site that would not only serve St Neots, as a known Spatial Planning Area, including developments such as the St Neots East developments of Loves Farm and Wintringham Park which comprise of approximately 3,820 homes.
- 9.10 For clarity, in Huntingdonshire there are four Spatial Planning Areas: Huntingdon including Brampton and Godmanchester and the strategic expansion location of Alconbury Weald, St Neots including Little Paxton and the strategic expansion location of St Neots East, St Ives and Ramsey including Bury. Policy LP2 of the Huntingdonshire Local Plan to 2036, for strategic development, identifies approximately three quarters of the objectively assessed need for housing and the majority of employment and retail growth will be focused in the spatial planning areas.
- 9.11 Amenity: visual, noise and dust during construction

The built form of the proposed development would predominantly consist of the expansion to the east of the existing school hall and the separate gym to the north of the site. The development would bring the built form of the school approximately 32

metres closer to the boundary with Naseby Gardens and approximately 27 metres closer to the boundary with Cromwell Road and most prominently it would result in increased massing to the east. The single storey and flat roofed design of the extension to the main building serves to limit the appearance of mass. The proposed gym is of a modest scale and would be no higher than 4.35 metres and is comparable in ridge height to the existing buildings. The proposed development would not result in overshadowing or unacceptable appearance of mass which would impact the neighbouring properties along Naseby Gardens and Pepys Road. The proposed development is of a scale and design that it fits within the wider context of the school and would remain subservient to the existing development by virtue of the height, form and location of both the extension and the gym. The car parking area to the front of the school already has an existing use as a car park. The additional soft landscaping will serve to improve the appearance of the school car park and will soften the appearance of the proposed extension.

9.12 The development will result in a period of construction which could potentially have an impact on nearby residents in terms of noise and dust. The nearest residents of Naseby Gardens are approximately 21 metres to the south of the extent of the extension. An Environment Management Plan (EMP) has been submitted as part of the application. The development will be subject to conditions controlling the hours of construction and managing dust.

9.13 The construction will be carried out in accordance with the EMP and a suitably worded planning condition requiring the submission of the details of any external plant for approval in writing can be imposed to ensure the development would not result in an unacceptable level of noise. Operational hours for construction will be Monday to Friday, 7.30 to 17.00, Saturday 7.30 to 13.00 and no construction work on Sundays or Bank Holidays and this can be secured by condition. The development would be monitored for noise, dust and vibration during the construction period. Subject to the conditions detailed above, the development accords with the NPPF 2021, and policy LP14 of the Huntingdonshire Local Plan to 2036.

9.14 Design

Front entrance, Dining Hall, Early Years wing: The proposals comprise a single storey addition to the front of the building with a 4.950m high parapet over the Early Years Classrooms, dining hall and kitchen. The front entrance is located on the prominent north eastern corner facing the site access and Cromwell Road and has a 6.294m parapet that wraps around the southeast and northeast elevations of the covered entrance.

9.15 The proposed massing of the extension is considered to be acceptable and comparable to the ridge height of the existing school buildings. The taller parapet wall over the front entrances, reflecting the proportions of the covered entrance aids legibility and wayfinding of the building from Cromwell Road and is supported in design terms.

9.16 The proposed elevations comprise buff facing brickwork to match existing school buildings punctuated by panels of buff coloured render. Dark grey windows and doors, louvers, metal flashing, and brise soleil break up the brickwork are proposed and these will provide a rhythm of openings across the front elevation to Cromwell Road. Feature textured brickwork is proposed for the taller entrance parapet. The proposed materials relate to the existing buff brick school buildings and reflects the objectives of the

Huntingdonshire Landscape and Townscape SPD – St Neots Character Area 9: South of Cambridge Street which requires development proposals to ‘reflect the dominant materials and colour palette within the immediate vicinity’. The proposed materials match and complement the existing school buildings.

- 9.17 Gym: The gym forms a separate stand-alone building to the northwest of the existing Hydrotherapy building and features a small 8m x 5.8m footprint. The gym has a shallow pitched roof which is screened by a 4.350m parapet on the front elevation. The massing and appearance that is proposed is acceptable and comparable to the ridge heights of the existing school buildings. The materials proposed for the elevation are supported and reflects the materials of the new school extension and the existing school buildings.

Landscaping / Boundary treatment

- 9.18 The existing boundary fencing along Cromwell Road is proposed to be retained and supplemented by 1.8m mesh fencing setback behind existing and proposed landscaping, this approach is consistent with existing frontage car parking / service yard areas along Cromwell Road and also with the details approved by HDC for the Sealed Air planning application, reference 22/01463/FUL which is located opposite the Samuel Pepys School. It is considered that the proposal for the Cromwell Road boundaries and the proposed new landscaping in front of the school accords with the development objectives set out in the Huntingdonshire Landscape and Townscape SPD 2022 – St Neots Character Area 9: South of Cambridge Street which seeks to ‘Protect and enhance grass verges and landscape planting area and provide additional street trees where space and service restrictions permit’.
- 9.19 For the reasons detailed above, it is considered that the proposed design and landscaping accords with the NPPF 2021, Policy LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036, the St Neots Neighbourhood Plan (2016) A2 and A3 and the Huntingdonshire Landscape and Townscape SPD 2022.

9.20 Traffic and transport

No alterations to the existing highway are proposed to the access both either onto Cromwell Road or the adopted highway element of Bargroves. The existing parking on the school site is to remain and additional parking and drop off points are proposed to the front of the site. Access to the site is shared with the access to the car park for Sealed Air employees. Parking provision, including drop off, is for up to 66 spaces with 19 of these spaces provided in the car park to the front of the site.

- 9.21 The development has been reviewed by County Highways Team and the internal changes proposed are considered to be workable. The County’s Transport Team have also reviewed the details of the development and consider the proposal would not cause detriment to the operation of the surrounding highway network.
- 9.22 It has been suitably demonstrated that the proposed school car park will be able to accommodate the proposed car parking and drop-off/pick-up demand generated by the development. Furthermore, it has been demonstrated that the proposed changes to the Sealed Air car park will be able to accommodate the demand for car parking spaces by their employees. The parking spaces available to Sealed Air will be clearly marked, and staff will be informed of the parking area available to them to prevent Sealed Air staff parking in the school car park.

9.23 Taking the details set out in paras 9.20 to 9.22 above, the development is considered acceptable in highways and transport terms, subject to the imposition of suitably worded conditions relating to the implementation of an updated school travel plan which will be approved in writing by the County Planning Authority. Therefore, it is considered that the development accords with the NPPF and policy LP 17 of the Huntingdonshire Local Plan to 2036 and Policy PT1 of the St Neots Neighbourhood Plan (2016).

9.24 Ecology, biodiversity and trees

The majority of the proposed development will be on land that is already covered in hardstanding, which includes a car park and therefore has poor value in biodiversity terms. The proposed development would result in the loss of ten trees within the site however the replacement tree planting within the landscaping plan will mitigate any tree loss and provide habitat for birds and insects. The landscape plan submitted in support of the application indicates that a substantial number of new trees are proposed, in particular to the front of the site.

9.25 As well as the proposed landscaping providing 48 new trees, further planting/hedging and a wildflower meadow in the forest school will also be provided in the southern corner of the site. Willow dens, which are living structures formed from willow, are also proposed as part of the landscaping and these are included on an Outline Planting which details the type and size of the planting. Four bat nesting boxes and six bird nesting boxes are also proposed as biodiversity enhancements on the site. Two log piles for insects and three hedgehog crossings are proposed on the southern boundary. The biodiversity enhancements are detailed on an enhancement plan that will be secured by condition. By virtue of the proposed landscape enhancements and the provision of trees and a wildflower meadow, which can be secured by condition, the development accords with the NPPF, Policy LP 30 of the Huntingdonshire Local Plan to 2036 and the St Neots Neighbourhood Plan (2016).

9.26 Flood and water management

The site is located in Floodzone 1. A Flood Risk Assessment and Drainage Strategy has been submitted as this is a major development, by virtue of the site area being greater than 1 hectare. The Lead Local Flood Authority (LLFA) have reviewed document Flood Risk Assessment and Drainage Strategy, and are supportive of the proposal, subject to the imposition of conditions. Surface water from the proposed development will be managed through the use of permeable surfacing, and below ground attenuation crates, restricting surface water discharge to 2 l/s. The LLFA is supportive of the use of permeable surfacing as, in addition to controlling the rate of surface water leaving the site, it also provides water quality treatment which is of particular importance when discharging into a watercourse. The proposed development therefore accords with the NPPF, Policy LP 17 of the Huntingdonshire Local Plan to 2036 and the Cambridgeshire Flood and Water SPD 2017.

9.27 Sustainability

Policy LP 12 of the Huntingdonshire Local Plan to 2036 requires non-residential development to meet the Building Research Establishment Environmental Assessment Method (BREEAM) standard (or successor or equivalent standards) of 'Good' as a minimum. The Energy Statement Report submitted in support of the application

adequately demonstrates that the development will be designed to be resilient to climate change through the implementation of solar controlled glazing, air source heat pumps to provide energy for heating and hot water, and a 'fabric first' approach in the choice of materials. In addition, canopies are to be implemented to provide shading. Solar arrays are also proposed. Electric vehicle charging points are proposed and cycle stands are to be installed. Subject to conditions the proposed development accords with the NPPF and Policy LP 12 of the Huntingdonshire Local Plan to 2036.

10. Public Sector Equality Duties (PSED).

- 10.1 Section 149 of the Equalities Act 2010 places a statutory duty on all public bodies to consider the needs of all individuals in their day-to-day work, including those with protected characteristics. The protected characteristics under PSED are: disability, gender reassignment, pregnancy, maternity/ paternity, race, religion or belief (including non-belief), sex and sexual orientation. The Council, in the exercise of the planning functions, must have due regard to the need to the following aims in their decision-making: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; foster good relations between people who share a relevant protected characteristic and those who do not share it; and advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it. Furthermore, consideration must be given to removing or minimising disadvantages suffered by people due to their protected characteristics; meeting the needs of people with protected characteristics; and encouraging people with protected characteristics to participate in public life or in other activities where their participation is low. The proposed development includes a change of use of part of a car park to an educational use to expand the provision of specialist education which provides additional and enhanced facilities with those with protected characteristics and therefore would not have any negative implications of the proposal in relation to the council's PSED duties under the 2010 Act.

11. Conclusion and Recommendation

- 11.1 For the above reasons it is recommended that planning permission be granted subject to the following conditions:

Commencement of Development

1. The development hereby permitted must be begun not later than 3 years beginning with the date of this decision. 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.

Approved Plans and Documents

2. The development hereby permitted shall only be carried out in accordance with the application dated 22 September 2022 and the following plans, amended plans and documents (received 23 September 2022, unless otherwise stated), and as amended by the information approved in accordance with the following conditions:
- Location Plan, SPS-FSA-00-XX-DR-A-1005. Rev P07. Dated 17/01/22, received 11/11/2022;
 - Block 2 GA Elevations Sheet 1. SPS-FSA-B2-XX-DR-A-2000. Dated 07/04/22;
 - Block 2 GA Sections Sheet 1. SPS-FSA-B2-XX-DR-A-3000. Dated 07/04/22;
 - Block 2 Ground Floor Plan GA. SPS-FSA-B2-00-DR-A-1100. Dated 07/04/22;
 - Boundaries and Security. SPS-LEA-00-00-DR-L-1102 Rev P07. Dated 16/01/23, received 17/01/2023;
 - Landscape Proposals, SPS-LEA-00-00-DR-L-1100 Rev P10. Dated 16/01/23, received 17/01/2023;
 - Outline Planting Plan, SPS-LEA-00-00-DR-L-1104 Rev P04. Dated 08/11/22, received 11/11/2022;
 - Proposed 3D Eyeviews, SPS-FSA-00-XX-DR-A-7011 Rev P02. Dated 17/01/22;
 - Proposed 3D Overviews. SPS-FSA-00-XX-DR-A-7010 Rev P02. Dated 17/01/22;
 - Proposed Extension Elevations, SPS-FSA-00-ZZ-DR-A-2115 Rev P03. Dated 17/01/22, received 07/11/2022;
 - Proposed Extension GA Plan, SPS-FSA-00-00-DR-A-1015 Rev P02. Dated 01/17/2022;
 - Proposed Extension Roof Plan. SPS-FSA-00-01-DR-A-1016 Rev P04. Dated 17/01/2022, received 11/11/2022;
 - Proposed Extension Typical Sections, SPS-FSA-00-ZZ-DR-A-3010 Rev P02. Dated 17/01/22;
 - Proposed Ground Floor Plan, SPS-FSA-00-00-DR-A-1011, Rev P11. Dated 17/01/2022, received 11/11/2022;
 - Proposed Gym Elevations, SPS-FSA-00-ZZ-DR-A-2120 Rev P02. Dated 09/01/22 received 07/11/2022;
 - Proposed Gym Ground and Roof Plan, SPS-FSA-00-XX-DR-A-1020, Rev P02. Dated 09/01/22, received 11/07/2022;
 - Proposed Gym Typical Sections, SPS-FSA-00-ZZ-DR-A-3020 Rev P01. Dated 09/01/22;
 - Proposed Roof Plan. SPS-FSA-00-01-DR-A-1012 Rev P04. Dated 17/01/2022;
 - Proposed Site Elevations, SPS-FSA-00-ZZ-DR-A-2110 Rev P03. Dated 17/01/22, received 07/11/2022;
 - Proposed Site Plan, SPS-FSA-00-XX-DR-A-1010 Rev P06. Dated 01/17/22, received 11/11/2022;
 - Proposed Views, SPS-FSA-00-XX-VS-A-7020. Rev P01. Dated 09/15/2022;
 - Tree Protection Plan. Dated January 2023, received 18/01/2023;

- Wall Plan Details - Sheet 1, SPS-FSA-B1-XX-DR-A-5100, P02. Dated 07/04/22' received 15/12/2022;
- Aboricultural Method Statement. Dated January 2023, received 18/01/2023;
- Environment Management Plan (EMP) revision P04 dated 5 May 2023, received 05/05/2023;
- Ecological Enhancements SPS-LEA-00-00-DR-L-1106. Dated and received 05/05/2023;
- Flood Risk Assessment and Drainage Strategy, prepared by Peter Dann Consulting Engineers (ref: FEC-PDL-ZZ-XX-RP-003 Revision F). Dated 15/03/2023, received 16/03/2023;
- External Noise Survey, BB93 Assessment & Plant Noise Limits PC-22-0284-RP1-Rev A. Dated 8th November 2022, received 11/11/2022;
- Schedule of Materials, SPS-LEA-00-00-SH-L-2000, P02. Dated 4th November 2022, received 07/11/2022.

Materials

3. The materials shall be as specified on SPS-LEA-00-00-SH-L-2000, Schedule of Materials Rev P02, dated 4th November 2022 and the brick bond and bricks shall be in accordance with the two sample brick panels received by the County Planning Authority on 10/02/2023.

Reason: In the interests of visual amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

Environment Management Plan

4. The development hereby approved shall be carried out in full accordance with the Environment Management Plan (EMP) revision P04 dated 5 May 2023, received by the County Planning Authority on 05/05/2023.

Reason: In the interest of biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Surface Water Drainage

5. The surface water drainage scheme shall be constructed in full accordance with the following approved documents:
 - Flood Risk Assessment and Drainage Strategy, Peter Dann Consulting Engineers, Ref: FEC-PDL-ZZ-XX-RP-S-003 Revision F, Dated: 15 March 2023; and,
 - Construction Period Surface Water Run-off Management Plan, Kier Construction, Ref: Revision 1, Dated: 20 April 2023.

Reason: To prevent an increased risk of flooding and protect water quality in accordance policies 5 and 15 of Huntingdonshire's Local Plan to 2036 (May 2019).

Maintenance of surface water drainage system

6. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the County Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The approved maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and policies 5 and 15 of Huntingdonshire's Local Plan to 2036 (May 2019).

Transport

7. Prior to 1 (one) year following the first occupation of the development hereby approved, an updated school travel plan shall be submitted to and approved in writing by the County Planning Authority. The updated school travel plan shall be implemented in accordance with the approved details.

Reason: To ensure the safe and efficient operation of the highway and to promote sustainable travel in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

External Plant

8. Prior to installation of any external plant, details shall be submitted to and approved by the County Planning Authority. These details shall be in accordance with the report Samuel Pepys School, St Neots – External Noise Survey, BB93 Assessment & Plant Noise Limits PC-22-0284-RP1-Rev A, dated 8th November 2022 which recommends in paragraph 7.7 that 'a detailed noise analysis should be completed and a specification for noise control of plant items developed to meet the cumulative plant noise limits above'. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity, in accordance with policy LP14 of the Huntingdonshire Local Plan to 2036.

Gas monitoring

9. The development shall be carried out in accordance with the Geotechnical and Geoenvironmental Interpretive Report Number 16113SI, dated September 2022 part 1 received by the County Planning Authority on 22/09/2022.

Reason: In the interests of public safety in accordance with Policy LP 12 of the Huntingdonshire Local Plan 2036.

Unexpected Contamination

10. If, during development, contamination not previously identified is found to be present at the site:
- (i) it shall be reported to the County Planning Authority within 1 working day;
 - (ii) no further development (unless otherwise agreed in writing by the County Planning Authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the County Planning Authority detailing how this unsuspected contamination will be dealt with;
 - (iii) the remediation strategy shall be implemented as approved;
 - (iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:
 - a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the County Planning Authority; and,
 - b. if required by the County Planning Authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the County Planning Authority.
 - (v) the long-term monitoring and maintenance plan shall be implemented as approved.

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, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite receptors, in accordance with the National Planning Policy Framework 2021 and Policy LP 37 of the Huntingdonshire Local Plan to 2036.

Landscape and Biodiversity Scheme

11. The approved planting scheme shown on Landscape proposals SPS-LEA-00-00-DR-L-1100 revision P10 dated 16/01/2022, received by the County Planning Authority 17/01/2023 and Outline Planting Plan SPS-LEA-00-00-DR-L-1104 revision P04, dated 08/11/2022, received by the County Planning Authority 11/11/2022, shall be implemented in full no later than during the first planting season (October to March) following the first occupation of the development hereby approved.

Reason: To ensure adequate mitigation against the loss of two trees and to ensure net biodiversity gain in accordance with policies 30 and 31 of Huntingdonshire's Local Plan to 2036.

Replacement planting

12. All planted materials shall be maintained for ten years after planting in accordance with the approved document titled: "Ecological Management Plan" (EMP) revision P03 received by the County Planning Authority. Should any trees or plants shown on the approved landscaping scheme which, within 5 years of planting die, are removed, are seriously damaged or become diseased they shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species.

Reason: To ensure the soft landscaping is implemented and maintained in the interests of visual amenity in accordance with policies LP12, and LP14 of the Huntingdonshire Local Plan to 2036.

Arboricultural Method Statement and Tree Protection Plan

13. The development shall be carried out in accordance with the Arboricultural Method, dated January 2023, by Ecology Link and the Tree Protection Plan dated January 2023. The Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the County Planning Authority.

Reason: To ensure the protection of trees in accordance with Policy LP 31 of the Huntingdonshire Local Plan to 2036.

Bird and Bat Boxes

14. Notwithstanding the submitted details Ecological Enhancements SPS-LEA-00-00-DR-L-1106 Revision P04 dated 08/11/2022, received by the County Planning Authority on 11/11/2022, prior to the first occupation of the development hereby permitted, details of bird and bat boxes including but not limited to their proposed number, precise locations, and a timetable for their installation shall have been submitted to and approved in writing by the County Planning Authority. Thereafter the bird and bat boxes shall be installed entirely in accordance with the approved details and approved implementation timetable.

Reason: To ensure net biodiversity gain in accordance with policies 30 and 31 of Huntingdonshire's Local Plan to 2036 (May 2019).

Lighting Scheme

15. The external lighting should be in accordance with P115-3120-R3-A1 and P115-3120-R3-A1, dated 24/08/2022 and shall be switched off between 22.00 hours and 7.00 hours. In the event that any security or safety lighting is required outside of these hours, then no such lighting shall be permitted until full details of their location and type are submitted to and approved in writing by the County Planning Authority.

Reason: In order to safeguard amenity and biodiversity, in respect of possible adverse effects of lighting glare and in the interests of climate change, in accordance with policies LP 2, LP 12, 14 and 30 of Huntingdonshire's Local Plan to 2036.

Hydrants

16. Prior to the first occupation of any part of the development hereby permitted a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the

County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: To ensure the provision of fire hydrants as part of the development in the interests of public safety in accordance with Policy LP 12 of the Huntingdonshire Local Plan 2036.

Covered cycle parking and bin store

17. Notwithstanding the submitted details, prior to first use of the development hereby approved, full details of the covered cycle parking including but not limited to colour, material and form and any enclosure to the bin store shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

BREEAM Pre-Construction

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

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 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 policy LP12 of the Huntingdonshire Local Plan to 2036.

BREEAM Post-Construction Review

19. 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 policy LP12 of the Huntingdonshire Local Plan to 2036.

Construction compound

20. No portacabin or similar structures shall be erected on site unless details are submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Photovoltaic Panels

21. Prior to the erection of any photovoltaic arrays details shall be submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Fencing

22. Prior to any works to the trees and hedging facing Naseby Gardens and replacement of any fencing along the boundary shared with Naseby Gardens, details of the method of replacement including any works to the trees shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of protecting the existing trees in accordance with Policy LP 31 of the Huntingdonshire Local Plan to 2036.

Pedestrian Gates

23. Notwithstanding the details submitted in support of the application, prior to the erection of new pedestrian access gates from Naseby Gardens details shall be submitted to and approved by the County Planning Authority. Development to be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Vehicle Access Gates

24. Notwithstanding the submitted details in support of the application, prior to the erection of new vehicular access gates to the car park details shall be submitted to and

approved by the County Planning Authority. Development to be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Hours of Construction

25. No construction operations, including the arrival, departure, loading or unloading of vehicles, shall take place outside of the following hours:

Monday to Friday – 7:30 to 17:00

Saturday – 7:30 to 17:00

And at no time on Sunday and Bank Holidays

Reason: In the interests of neighbour amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Solar Arrays and Heat Pumps

26. Prior to the installation of solar controlled glazing or heat source pumps details shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

Informatives

1. **Cadent Gas**
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on LinesbeforeUdig (lsbud.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.
2. **Pollution Control**
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Compliance with Paragraph 38 of the National Planning Policy Framework

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

Source Documents

[Link to Huntingdonshire's Local Plan to 2036](#)

Review of the local information requirements for the validation of planning applications.

To: Planning Committee

Date: 17 May 2023

From: Head of Planning and Sustainable Growth

Electoral division(s): All

Purpose: To consider the proposed revisions to the Local Validation List

Recommendation: That members endorse the proposed revised list and guidance notes and provide officers with delegated authority to make further updates in respect of matters relating to climate change and ecological requirements.

Officer contact: Deborah Jeakins
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1. Introduction / Background

- 1.1 The Council has published Local Validation requirements for its planning applications for waste and County Council developments since at least December 2010. These requirements do not apply to mineral planning applications because these are treated differently by the legislation and use a bespoke application form.
- 1.2 Under the provisions of the Town and Country Planning Act 1990 (as amended) and The Town and Country Planning (Development Management Procedure) (England) Order 2015, Local Validation List information can only be required in relation to any relevant application if the Local Validation List has been published on the Council's website for less than 2 years. The current Local Validation List and Guidance Notes were approved by the County Council's Planning Committee on 15 April 2021, came into force in June 2021 and need review and are due to expire in June 2023.
- 1.3 Cambridgeshire County Council's Local Validation List and Guidance Notes (LVL) set out what information is required to accompany the submission of planning applications, over and above the national requirements.

Paragraph 43 of the National Planning Policy Framework (July 2021) (NPPF) states:

'The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible'.

- 1.4 The importance of the LVL is that it ensures that sufficient details are submitted before the processing of an application can begin so that they form part of the application from the outset. The submission of sufficient information is essential for a sound, timely and robust decisions, and can avoid the need for further submissions and consultations. Moreover, having appropriate information enables consultees, residents, and officers to appropriately assess applications at the earliest opportunity. The information includes requirements for specified plans and drawings, technical reports, and other specialist information, for example, flood risk assessments, biodiversity check lists and transport assessments.

- 1.5 Paragraph 44 of the NPPF (July 2021) states:

'Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.'

- 1.6 If up to date validation requirements are not in place, relevant planning applications would be valid with very minimal supporting information. Having locally agreed validation requirements removes uncertainty for agents and applicants and ensures that consistent requirements apply to similar applications. Local validation requirements can also minimise delay and additional processing costs, which result from the need for

more than one set of consultations and the need for additional notifications and advertisement. The current validation requirements and guidance are available to view on the planning pages of the Council's website.

[Link to: https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/submitting-a-planning-application](https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/submitting-a-planning-application)

- 1.7 The specific LVL requirements that apply to planning applications are discussed with applicants and agents where pre-application advice is sought.

2. The 2023 review of the LVL and Guidance

- 2.1 Officers reviewed and update the LVL guidance notes for validation at the beginning of 2023 and then consulted on the updated, revised draft of the guidance between 2 February and 16 March 2023. The proposed updates were only very minor revisions to the text and updates to references to legislation and Local Plan policies that have changed or been superseded by new documents.
- 2.2 Existing validation requirements that are contained within the Local District Authority's Development Plans were updated. For example, Huntingdonshire District Council's replacement Landscape and Townscape Supplementary Planning Document (2022) was adopted on 17 March 2022 and replaced the previous 2007 version.
- 2.3 The six-week consultation on the revised LVL Guidance closed on 16 March 2023. The consultation was published on the planning pages of the Council's website. In addition, the following interested parties were sent the consultation and invited to respond:
 - Statutory and non-statutory consultees including District/City councils;
 - Cambridgeshire County Council colleagues and Councillors;
 - Parish and Town councils; and,
 - Applicants and agents who submitted planning applications during the last 2 years since the previous review.

3. Consultation responses

- 3.1 A total of 10 formal consultation responses were received which are set out in full in the table in Appendix 1. The table also sets out the consideration of the responses by officers and any suggested amendments proposed. A summary of the main issues raised by 5 of the respondents set out below for ease of reference. The remaining 5 responses were only notifications of receipt of the consultation by the consultee and no comments were made.

County Council Education Capital (CCEC):

- 3.2 The response from CCEC sets out a range of comments and concerns that relating to the whole LVL. The detailed response provides feedback on using the LVL guidance across education capital projects that range in scale from large new schools and education campuses to temporary mobile classrooms and minor alterations to existing schools. The full response from the team in Appendix 1 has split into comments, questions and proposed alterations on specific requirements within the LVL.

- 3.3 CCEC made a general comment that the LVL should draw distinctions between different types of applications and where there have been previous assessments these should be cross referenced. Please see Appendix 1 for further detail on this. The following paragraphs (3.4 to 3.12) summarise the main points raised.
- 3.4 Section 1 Planning Statement: Querying the necessity for a requirement for public art for planning applications of more than 1000 square metres in South Cambridgeshire.
- 3.5 Section 5 Statement of Sustainable Design and Construction: areas of concern relating to all applications in South Cambridgeshire triggering such a statement: -
- Suggestion that such Statements are not needed for modular classroom applications (temporary mobiles);
 - Further explanation requested on the difference between a Rapid Health Impact Assessment (HIA) and a Full one, noting that that HIA requirements should be proportionate to the size and scale of the application; and,
 - For development in growth areas where there are external factors outside the applicant's control, the HIA previously submitted as part of an Outline planning application should lead to only requiring a light touch scheme that refers back to the HIA approved as part of the wider Outline consent.
- 3.6 Section 11 Landscape and Biodiversity Enhancement Management Scheme: suggestion that this can, in some instances, be dealt with by way of a pre-commencement planning condition.
- 3.7 Section 12 Transport Assessment or Statement: suggestion to allow growth site schools with the benefit of Outline planning permission to be exempt from such submissions or cross reference to the wider site assessments and for the trigger for the requirement for a Transport Statement to be raised from 1 to 3 classrooms.
- 3.8 Section 13 Parking and Access Arrangements: suggestion that the supporting text is a duplication from section 12 and can be deleted.
- 3.9 Section 13A Construction Environmental and Traffic Management Plans (CEMPs): requested that CEMPs are required for major applications only, in accordance with the Greater Cambridge Shared Planning Service guidance and that mobile modular classrooms, which are constructed off-site and do not involve any major construction works are excluded.
- 3.10 Section 14 Travel Plans: suggestion that the requirement is removed from the validation process for smaller school applications and a pre-occupation planning condition is used in its place.
- 3.11 Section 15 Noise and/or Vibration impact assessment: request that the requirement within this section is re-worded to refer to 'new sports pitches' only. It is also requested that this requirement should be excluded for schools where noise from playing pitches has already been considered at Outline application stage for growth area sites.
- 3.12 Section 17 Air quality assessment: query raised as to why a site area is relevant in respect of air quality.

County Council Climate Change and Energy Services (CCES)

- 3.13 CCES commented that when the Cambridgeshire and Peterborough Minerals and Waste Plan (MWLP) (against which applications for mineral and waste development are judged) is next reviewed, there is an opportunity to strengthen Policy 1 which relates to Sustainable Development and Climate Change. The MWLP was adopted in July 2021 and under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) local planning authorities must review local plans at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community. The guidance states that reviews should be proportionate to the issues in hand. See paragraphs 3.15 to 3.17 and Appendix 1 for further discussion on this point.
- 3.14 A number of comments and suggestions were raised by CCES which set out in full in Appendix 1 and summarised below:
- The team would like to see all applications provide an assessment of climate change impacts which should include:
 - An assessment and quantification of greenhouse gas emissions likely to occur as a result of the proposed development;
 - Steps taken to minimise or avoid GHG emissions at each lifecycle stage; and,
 - Proposals that reduce GHG emissions compared to doing nothing, or remove more GHGs from the atmosphere than will be emitted.
 - The team would like to see a full lifecycle carbon footprint calculation.
 - All development / all new build council buildings would be designed to meet EPC rating of A or better, 6+ BREEAM 'Ene01' energy credits, and >80% of expected energy use to be met from renewable sources.
- 3.15 Noting the technical nature of the additional requirements that CCES have suggested for inclusion in the LVL, either at this stage or upon review of the MWLP, officers consider that the changes cannot be incorporated without further specialist advice and guidance from the team, in particular in relation to how agents and applicants can undertake: assessments of greenhouse gas emissions; full lifecycle carbon footprint calculation; and, offsetting.
- 3.16 Any amendments that are incorporated into the LVL must be proportionate and relevant to the application but also easily understood by agents and applicants submitting planning applications. Therefore, whilst noting the importance of the Council's Strategic Framework and Corporate Outcome in relation to Climate and Nature, it is proposed that Legal advice is obtained to assist in confirming whether the suggested requirements would be 'relevant, necessary and material' to applications, as per paragraph 44 of the NPPF 2021. It should also be noted that the incorporation of significant new requirements into the list may require further consultation with applicants, agents and other interested parties.
- 3.17 Noting that the current update to the LVL needs to be in place by June 2023, in order to have a current and up to date list, officers recommend that this work is undertaken prior to the next LVL review, which is due in two years and that consideration of the points is undertaken during reviews of the MWLP.

Natural England

- 3.18 Natural England recommended that the LVL advocates the use Natural England's Impact Risk Zones (IRZs) to ensure that submission documents have adequately considered potential risks to SSSIs prior to any consultation with us and advised that officers consult the County ecologist for advice on wider biodiversity matters.

Fordham Parish Council

- 3.19 Fordham Parish Council commented that they couldn't see anything in the LVL relating to renewable energy for Planning Applications and that the information on climate change that should be included in the Planning Statement should be from a valid authority. The Parish Council also raised queries about the policies relating to Biodiversity, when compensatory / replacement planting is agreed and who oversees landscape and biodiversity enhancement schemes.

Updates to legislation - the Environment Act 2021

- 3.20 Later this year, (the date has yet to be confirmed) the provisions of the Environment Act 2021 will come into force. The legislation will require planning permissions to deliver at least 10% biodiversity net gain which must be secured for at least 30 years. This change will take place following the adoption of the updated LVL and guidance (subject to members' approval). Therefore, a further revision to the LVL will be required to highlight the new requirements and this report seeks delegated authority to make the necessary updates to the list without having to bring this matter back before members.

4. Proposed revisions to the Local Validation List

- 4.1 Planning officers recognise the need to balance seeking adequate information to support planning applications, without adding any unnecessary burden on applicants. In attempting to address this balance appropriately, the guidance document deals with a range of types and scale of development, ranging from waste proposals to the County Council's own development.
- 4.2 Appendix 1 sets out the full consultation responses, the consideration of the proposed changes and the conclusions reached. As a result of the consideration, at this time there is currently only one, minor further amendment to the LVL that is proposed as a result of the consultation which relates to the requirement for Travel Plans. Appendix 2 contains the updated LVL Guidance that incorporates the minor amendments that are proposed, the appendix also contains the Local Validation checklist which does not require any amendment.
- 4.3 In recommending the change, officers have been careful to focus on the requirements of Paragraph 44 of the NPPF (July 2021) and the need to focus on seeking the submission of 'supporting information that is relevant, necessary and material to the application in question'. In addition, officers are aware that, in certain circumstances, there can be an element of discretion in the application of the validation requirements.
- 4.4 As Members of the Planning Committee will be aware, there is a difficult balance to be struck to ensure that sufficient information is available to local communities and statutory consultees as part of any planning application process. The concerns and comments raised by applicants about the level and type of detail being sought to

process applications, have been fully and carefully considered. Where further guidance and clarification can be provided or amendments require further consideration, these have been recommended.

5. Recommendations

- 5.1 It is recommended that the County Council's LVL and Guidance Notes (June 2023) attached as Appendix 2 be approved for use which would enable them to be published on the Council's website before the expiry of the existing document in June 2023. And, that the Head of Planning and Sustainable Growth be authorised to enable officers to update links and references to documents within the LVL Guidance Notes (June 2023), which become outdated and/or be superseded during the period that the 2023 list is in use
- 5.2 It is also recommended that members agree that the Head of Planning and Sustainable Growth be authorised to enable officers to update the LVL in respect of Climate Change and Environmental matters which require further consideration and revision during the period that the 2023 list is in use to align with legislative changes and the Council's Strategic Framework, subject to legal advice.

Appendix 1. Summary of Consultation Responses:

Report Section	Respondent	Comment and related section / reference	Council Response	Proposed Amendment
3.4	Strutt & Parker on behalf of County Council Education Capital (CCEC)	The LVL should draw distinctions between different types of applications and where there have been previous assessments these should be cross referenced.	Noted and further comment below	None proposed or considered necessary
3.5	CCEC	<p>Planning Statement - Item 1: The critical wording within Policy HQ/2 is that public art is only encouraged to be considered and it is not a mandatory requirement. The LVL should therefore not require developments of greater than 1000 square metres in size to assess public art provision because it is not reasonable to think that it will be a material consideration in the determination of the application in accordance with Section 6, paragraph 4A, of the Growth and Infrastructure Act.</p> <p>It is suggested that the following wording is removed from the LVL: For South Cambridgeshire District Council's area: Where relevant for developments of proposed new floor space of 1000 square metres or more, consideration of integrating public art into the design of the development are encouraged, so a statement addressing the consideration of this policy requirement should be included to demonstrate policy consideration.</p>	<p>It is considered that the references in the LVL Guidance to the fact that consideration is 'encouraged' and that 'consideration of this policy requirement should be included' provides sufficient flexibility to allow discretion.</p> <p>For example, the Planning Statement could state that consideration was given to this requirement and provide reasons why it was not considered necessary.</p>	None proposed or considered necessary
N/A	CCEC	Local Authority Development Letter - Item 2: No objection is raised in relation to the need for a LA Development letter.	Noted	None proposed or considered necessary
N/A	CCEC	Statement of Community Involvement - Item 3: No objection is raised to the requirement to prepare a Statement of Community Involvement on the basis that it is only required in respect to Category A development proposals.	Noted	None proposed or considered necessary
N/A	CCEC	Biodiversity Survey and Report - Item 4: No objection is raised in relation to the requirements in respect of Biodiversity Surveys and Reports, which reflect a more detailed guidance on the matter.	Noted	None proposed or considered necessary
3.6	CCEC	<p>Statement of Sustainable Design and Construction - Item 5:</p> <p>We recognise the current Climate Change Emergency that has been declared by both CCC and a number of the District Councils, however we consider that the Statement of Sustainable Design & Construction requirements as set out within the LVL consultation document could benefit from being amended.</p>	See notes below against specific suggestions.	<p>Points 1. and 2. None proposed or considered necessary</p> <p>3. Clarification on the difference between the Rapid and Full HIAs will be requested from our colleagues in Public Health and delegated authority is sought to amend the guidance accordingly.</p>

Appendix 1. Summary of Consultation Responses:

		<p>The provision for a mobile classroom which is of modular design, the requirement to submit a full Statement of Sustainable Design and Construction is not considered to be reasonable, on the basis that the ability to change the Design and Construction of the mobile classroom is very limited. It is not considered warranted for this to be provided as a standalone document for developments of a floor space of less than 1000 square metres and it could be dealt with as a section within the Planning Statement.</p> <p>1. It is therefore recommended that the following changes are made to the wording:</p> <p>Within South Cambridgeshire District Council's area:</p> <ul style="list-style-type: none"> • For all applications other than modular classroom applications. <p>Within all districts and Cambridge City Council:</p> <ul style="list-style-type: none"> • For New schools and all developments creating more than 1,000m² of floor space. <p>2. It is considered to be confusing for Health Impact Assessments to be included under a Statement of Sustainable Design and Construction. HIA's tend to be standalone documents that should have a separate category on the LVL to a Statement of Design and Construction.</p> <p>3. . It is appreciated that the requirement for the HIA is taken from District Council's requirements, however no clear explanation is provided within the LVL in relation to the difference between a Rapid HIA and a Full HIA. HIA's also provide a duplication with a lot of information that is within a Planning Statement and therefore it is important that the HIA requirements are proportionate to the scale and size of the development. For new schools, which are within wider growth areas. For these types of applications, the vast majority of the decisions relevant to HIA's relate to external factors outside the applicant's control, such as position of the local centre, etc and HIA's have already been submitted and approved as part of Outline application consents. Therefore, the HIA's for these schemes should</p>	<p>1. It would not be appropriate to remove this requirement for all planning applications relating to modular classroom because this is particularly relevant to the construction, design and installation of new mobile classrooms. Sustainability and design remain key issues within planning and key priorities for the County Council. However, officers within the County planning team do have some discretion in the application of this requirement within the validation process and would only require such a statement if it was necessary and appropriate.</p> <p>2. Noted. However, this requirement comes from the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (Adopted January 2020) and therefore it is not within the remit of the County Council to amend it. However, the submission of a separate Health Impact Assessment in support of applications would be acceptable.</p> <p>3. Whilst this point is noted, ambitions 3 and 4 of the Council's Strategic Framework 2023-28* relate to reducing health inequalities and enabling people to enjoy healthy lives and therefore the health impact assessments are a key issue that needs consideration. * Link to: https://www.cambridgeshire.gov.uk/asset-library/Business-Plan-Section-1-Strategic-Framework-2023-28.pdf</p> <p>Moreover, some Outline planning approvals relate to new communities and / or are an overview of the wider proposed development (similar to a Masterplan) that does not provide sufficient detail of the design to be able to determine the relevant health impacts and the necessary mitigation. For example, the specific detailed design of a proposed new primary school</p>	
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Appendix 1. Summary of Consultation Responses:

		be light touch and refer back to the HIA approved as part of the wider Outline consent.	<p>would need to be presented in a reserved matters application in order for the health impacts and mitigation to be fully considered.</p> <p>Furthermore, timescales between the applications for Outline approvals and Reserved matters are such that changes to the surrounding area and new planning considerations, that were not able to be considered in detail at the time of the Outline application, become relevant and pertinent and would need due consideration within an HIA.</p> <p>Noting the explanation and considerations outlined above, it would not be appropriate to only require a light touch HIA for Reserved matters applications.</p>	
N/A	CCEC	Tree Survey/Arboricultural Report - Item 6: No objection as set out in relation requirements for a tree survey.	Noted	None proposed or considered necessary
N/A	CCEC	Flood Risk Assessment - Item 7: No objection.	Noted	None proposed or considered necessary
N/A	CCEC	Surface Water Drainage Strategy and Foul Drainage Strategy - Item 7A: No objection.	Noted	None proposed or considered necessary
N/A	CCEC	Heritage Statement - Item 8: No objection.	Noted	None proposed or considered necessary
N/A	CCEC	Landscape Impact Assessment - Item 9: No objection.	Noted	None proposed or considered necessary
N/A	CCEC	Landscape Proposals - Item 10: No objection.	Noted	None proposed or considered necessary
3.7	CCEC	<p>Landscape and Biodiversity Enhancement Management Scheme - Item 11: Whilst the need for a Landscape and Biodiversity Enhancement Management Scheme is appreciated, it is considered that in some instances this can be dealt with by way of suitably worded pre- occupation planning condition (e.g., as specified in Cambridge City Council Validation Requirements). The advantage of this approach is that it allows the document to be prepared once the Landscape Planting proposals have been fixed following the determination of the planning application.</p> <p>To account for this change it is recommended that the following changes are made to the List: Types of applications that require this information.</p> <ul style="list-style-type: none"> • Where soft landscape or biodiversity enhancement measures are proposed the submission of a Landscape and Biodiversity Management Scheme will be encouraged. Where applications are not accompanied by Landscape and Biodiversity Management Schemes, the requirement 	<p>There are only likely to be limited circumstances in which it would be appropriate to impose a condition requiring the submission of a Landscape and Biodiversity Enhancement Management Scheme at a later date, for instance some proposals for Regulation 3 development. However, this would not be appropriate for applications for mineral or waste development.</p> <p>Furthermore, noting that Biodiversity Net Gain is a key requirement of, and consideration in, all planning applications, and the provisions in the new Environment Act that will come into force within the two years in which the revised LVL will apply, it is considered essential that the assessment of how the enhancements will be achieved are considered at the earliest possible stage in the determination process.</p>	None proposed or considered necessary

Appendix 1. Summary of Consultation Responses:

		<p>for them can be dealt with by way of a suitably worded planning condition (see items 4 and 10 above).</p> <ul style="list-style-type: none"> • Applications for new landfill sites or their extension will require aftercare of the restored land. 		
3.8	CCEC	<p>Transport Assessment of Statement - Item 12: The need for both a Transport Assessment and Transport Statement are both understood; however it is considered that the LVL needs to be refined to account for when they are required.</p> <p>As set out within paragraph 4 of the national government guidance for Travel Plans, Transport Assessments and Transport Statements it is stated that where the transport impacts of a development are not significant, it may be that no Transport Assessment or Statement or Travel Plans are required.</p> <p>However, the current approach being taken by the County Planning Authority is to require a Transport Statement for all increases in school size regardless of the size of the expansion. It is therefore important that the LVL is revised so that Transport Statements are only required for developments, which will have a 'significant' impact in accordance with national guidance.</p> <p>For example, a single classroom extension to a primary school, which relates in 2 additional staff members and 30 additional children at the school is highly unlikely to have a 'significant' impact and therefore in most instances a Transport Statement would not be required. This is particularly the case for schools which have a good Travel Plan in place, which in turn will enable an assessment to be made regarding how many children will travel to school by foot or cycle. For these smaller developments, it is considered that transport impact could be dealt with within the Planning Statement.</p> <p>The Greater Cambridge Shared Planning Services local validation requirements clearly define the thresholds whereby Transport Statements or Assessments are required. This is set out as follows:</p> <p>'Transport Assessment or Statement is required for.</p> <ul style="list-style-type: none"> • Residential developments at or above 20 dwellings or 0.5 hectares (it is appreciated that this is not applicable for County Matters) • Other developments at or above 1000m2 or 1 hectare • Where developments have significant transport implications' 	<p>Comments in response from the County Council's Transport Assessment Team –</p> <p>"Having read through this (Response from Strutt & Parker on behalf of CCC Education Capital items 12 to 14), I do not foresee any significant issues from a TA team point of view given the nature of and trip patterns associated with schools.</p> <p>The only issues that might come about is that the trip generation from a 2-classroom extension would significantly exceed the trip generation from 20 dwellings or 1000m2 of B8 use. It might therefore be perceived that schools are being given 'preferential treatment' in terms of whether a Transport Statement/Assessment is required".</p> <p>In addition, (and as noted in relation to the comments in respect of the requirement relating to Health Impact Assessments above) although new schools within growth area sites will have been subject to a full Transport Assessment as part of the wider Outline application, until the detailed design of the school is brought forward for consideration, a full consideration cannot be made. Provision of the Assessments previously undertaken is a good start but it will not always be based on up-to-date information of the site and surroundings which will have developed between the approval of the Outline permission and the submission of Reserved matters.</p> <p>Having noted the points raised, on balance, it is recommended that the wording remains the same with officer discretion being applied to suit the particular circumstances of each site.</p>	None proposed or considered necessary

Appendix 1. Summary of Consultation Responses:

		<p>This is significantly less onerous than the proposed requirements and specifically is worded to allow small scale developments such as single mobile classrooms and smaller extension to not have to provide Transport Statements, because of their size and scale. The same threshold has been used for Travel Plans, which is reasonable and appropriate.</p> <p>In respect of Transport Assessments, it is also stated that they are required for all new schools. Objection is raised to this approach. As noted in section 1 above, most new schools within the County are situated within growth area sites, which have been subject to a full Transport Assessment as part of a wider one Outline application site. Therefore, the traffic and transport movements to and from the new school will have already been assessed as part of the Outline consent.</p> <p>It is therefore recommended that the following changes are made to the LVL:</p> <p>Types of applications that require this information.</p> <ul style="list-style-type: none"> • Transport Assessment – where the proposed development has significant transport implications including new schools that have not been assessed already as part of a wider Outline application consent. Where new schools are within locations, where the transport impact of the school has already been assessed as part of the Transport Assessment for the wider site, the Transport Statement will cross reference to the Transport Assessment for the wider site. • Transport Statement – schemes where the proposed development has significant transport implications, such as projects which involve an increase in school size by at least 3 classrooms or schemes which will create more than 1000 square metres of floor space. • For projects of a smaller, scale for example school projects of one/two classroom expansion (including mobile classrooms applications) a Transport Statement will not normally be required, but transport matters can be dealt with within the Planning Statement. 		
3.9	CCEC	<p>Parking and Access Arrangements - Item 13: No objection is raised in relation to the need for Parking and Access Arrangements to be provided with applications. However, the supporting text needs re-wording, which</p>	<p>Noted. However, parking and access arrangements are separate and distinct from Transport Assessments and Statements and therefore it is considered necessary to retain the duplication.</p>	<p>None proposed or considered necessary</p>

Appendix 1. Summary of Consultation Responses:

		<p>provides a duplication with the requirements set out in respect of a Transport Assessment or Statement. It is recommended that the following sentence be deleted from item 13 of the LVL:</p> <ul style="list-style-type: none"> • Applications, which if permitted, would lead to an increase in traffic, including an increase in capacity/floorspace which could potentially lead to an increase in traffic. 		
3.10	CCEC	<p>Construction Environmental and Traffic Management Plan - Item 13a:</p> <p>The proposed requirements are significantly more onerous than those of the Greater Cambridge Shared Planning Service which require the submission of CEMP's for: 'All Major Developments or developments that are likely to result in noise, smells, dust, visual or other adverse effects during the course of construction.'</p> <p>The Greater Cambridge guidance also notes that where a construction management plan is not submitted with an application specific details and mitigation measures can be required by planning condition.</p> <p>It is requested that the draft LVL amended in accordance with the Shared Planning Service guidance that CEMPs are required for major applications only.</p> <p>It is also considered important that the wording for this section is amended to specifically exclude mobile classrooms, which are modular in nature, constructed off-site and do not involve any major construction works on the site.</p>	<p>Noted. However, some planning applications that are classed as minor still need consideration of how environmental and traffic issues will be considered and accounted for during construction. The possible impacts from for example dust, noise, vibration and traffic during construction do not only apply to major planning applications.</p> <p>The following matters also require consideration in relation to the installation of a modular mobile classroom: school sites often have limited or restricted access, they are often in residential areas where roadside parking is at a premium and therefore due consideration of the arrangements, access, delivery hours during construction are likely to be required. In addition, many modular classrooms have associated infrastructure such as access ramps.</p> <p>Taking all of the above into account, the removal of the requirement for a CEMP for minor applications and for mobile classroom applications is not considered to be appropriate.</p>	None proposed or considered necessary
3.11	CCEC	<p>Travel Plans - Item 14:</p> <p>No objection is raised in relation to the need for school Travel Plans. For flexibility, accounting for the urgency of some of the temporary mobile classroom applications, it is considered that the LVL should allow this to be dealt with by way of suitable worded planning condition, prior to the occupation of development. This approach would be proportionate and reasonable having regard to the tests set out in national policy.</p> <p>In addition, as noted in our response to LVL item requirement 12, a single classroom application is not considered to create 'significant' traffic movements, and it is our view that it is these applications that should allow for</p>	<p>Noted. Whilst the suggestions are welcomed, it is considered that the proposed wording is partially acceptable and the suggested revision to the wording is set out in the proposed amendment column to the right.</p>	<p>Proposed amendment to include the wording:</p> <p>"For smaller school applications, for example where there is a one or two classroom increase, the need for a Travel Plan can be dealt with by way of a suitably worded prior to occupation condition".</p>

Appendix 1. Summary of Consultation Responses:

		<p>greater flexibility in terms of whether a Travel Plan is required for submission with the application.</p> <p>Our suggested changes to the wording are set out as follows:</p> <ul style="list-style-type: none"> • All developments including waste developments that are likely to generate a significant increase in vehicle movements (other than for sites which can demonstrate very limited staffing levels and visitor numbers). This includes school development involving a net increase of three or more classrooms, temporary or permanent (90 pupils). For smaller school applications for a one or two classroom increase, the need for a Travel Plan can be dealt with by way of a suitably worded prior to occupation condition. • Where the school has a Travel Plan, the application should be accompanied by an updated version that considers the school population when developed. Where existing data is not available, for example in relation to modes of transport for new school proposals where there are no children attending the school, outline travel plans may be accepted. These should be linked to a transport assessment or statement. 		
3.12	CCEC	<p>Noise and / or Vibration impact assessment - Item 15: There is duplication in relation to the types of applications which require this information which should be corrected (draft LVL page 22).</p> <p>It is requested that the requirement within this section is re-worded to refer to 'new sports pitches' only.</p> <p>Secondly it is also requested that the requirement for this to be provided should be excluded for schools where noise from playing pitches has already been considered at Outline application stage for growth area sites.</p>	<p>Noted, however if the wording was changed to refer to 'new sports pitches' only, it would not cover extensions to sports pitches and therefore it would not be appropriate to make the suggested change.</p> <p>In relation to the request that the requirement should not apply where outline permission has been granted and the noise has already been assessed, as noted above, the level of detail in outline applications and permissions is not always sufficient to take all of the planning considerations into account and properly determine the impact of the development.</p>	None proposed or considered necessary
N/A	CCEC	Lighting assessment - Item 16: No objection.	Noted	None proposed or considered necessary
N/A	CCEC	Air Quality assessment - Item 17: No objection is raised in respect of the requirements for Air Quality Assessments. It is noted that, the size of a site is arbitrary in respect of air quality matters and it is questioned why a site area should be used at all. For example, schools are not likely to have an adverse impact on local air quality regardless of the size of their playing fields.	Noted.	None proposed or considered necessary

Appendix 1. Summary of Consultation Responses:

N/A	CCEC	Contaminated Land Assessment - Item 18: No objection	Noted	None proposed or considered necessary
N/A	CCEC	Waste Audit and Management Strategy - Item 21: No objection.	Noted	None proposed or considered necessary
N/A	CCEC	Open Space/Playing Field Assessment - Item 22: No objection is raised in relation to the Open Space/Playing Field Assessment criteria, although in a number of instances this can be dealt with within the Planning Statement.	Noted	None proposed or considered necessary
N/A	CCEC	Information in support of applications for the storage, treatment, and disposal of waste - Item 23: No objection.	Noted	None proposed or considered necessary
N/A	CCEC	Plans and Drawings - Item 24: Whilst this provides a duplication to guidance contained within national policy, no objection is raised to this criterion on the basis that it provides helpful wayfinding and clarification for applicants.	Noted	None proposed or considered necessary
3.14	Climate Change and Energy Services (CCES)	When is the Minerals and Waste Local Plan due for renewal? I think there is an opportunity to strengthen Policy 1 when the time comes.	The Minerals and Waste Local Plan (MWLP) was adopted in July 2021 and runs to 2036. However, a review of the MWLP will be undertaken no later than 2026 to ensure that the policies remain relevant and effectively address the needs of the local community at which time Policy 1 can be reviewed.	None proposed or considered necessary
3.15	CCES	<p>The team would like to see all applications be required to provide an assessment of climate change impacts, either as a separate item, or as part of the Statement of sustainable design and construction. This should include:</p> <ul style="list-style-type: none"> - An assessment and quantification of greenhouse gas emissions likely to occur as a result of the proposed development, for all relevant lifecycle stages (as per PAS2080), for most applications this will include embodied carbon from construction materials, operational energy use and operational transport use. Some applications may have other relevant categories too e.g. waste, user use of infrastructure (for highways schemes). - Steps taken to minimise or avoid GHG emissions at each lifecycle stage (construction, use, disposal) - Proposals that reduce GHG emissions compared to doing nothing, or remove more GHGs from the atmosphere than will be emitted (removal either through technological or nature based solutions), should usually be supported (subject to other criteria of course) - All relevant GHGs should be included, and expressed in units of tonnes CO₂ equivalent 	<p>The requirement to consider the likely impact of climate change is already included in the Local Validation List (LVL).</p> <p>Further discussion and advice is required from CCES to assist the County planning team in providing the necessary advice and guidance to developers including what would be considered to be relevant evidence to demonstrate that climate change issues have been addressed.</p> <p>Officers recommend that further liaison with CCES is required and legal advice is sought, to confirm whether, and to what extent, climate change matters can be addressed through the planning application process and to what weight can be given to them as a material planning consideration.</p>	None proposed at this time. However, further liaison with CCES is proposed to review the recommendations and format the recommendations into guidance for developers that will be put before the Council's legal advisors for review.

Appendix 1. Summary of Consultation Responses:

		<p>- GHG emissions related to electricity should take into account the forecast decarbonisation of the UK electricity grid over time</p> <p>The team would like to see a full lifecycle carbon footprint calculation.</p>		
	CCES	<p>It may also be helpful to say something about offsetting but need to check the other Council's policies. Effectively we want to say this should only be a last resort. And for CCC own developments it should not be done at all, or check with CCES team first.</p>	Noted.	None proposed or considered necessary
	CCES	<p>We may also want to say something more about adaptation.</p>	Noted.	None proposed or considered necessary
	CCES	<p>In Section 5 Statement of Sustainable Design and Construction and the Types of applications that require this information, - the Requirement must be for all development since the Council at the General Purposes Committee on 17 December 2019, agreed that all new build council buildings would be designed to meet EPC rating of A or better, 6+ BREEAM 'Ene01' energy credits, and >80% of expected energy use to be met from renewable sources.</p>	<p>It is not considered that the requirement can be extended to all development as the agreement referred to only applies to all new build council buildings.</p>	<p>Further discussion of this issue will be undertaken with CCES on this point and a further update to the LVL can consider incorporating this point.</p>
	Natural England	<p>No Objections or comments to make on the update of the LVL requirements.</p> <p>Whilst Natural England is generally satisfied that statutory natural environment matters with our remit are adequately addressed through the Cambridgeshire County Council Validation List Requirements (VLR), we strongly recommend that the list advocates the use Natural England's Impact Risk Zones (IRZs) to ensure that submission documents have adequately considered potential risks to SSSIs prior to any consultation with us. We advise that you consult your authority's ecologist on the VLR, for advice on wider biodiversity matters.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>	<p>Noted.</p> <p>As part of the validation checks undertaken by planning and development management officers, the location and proximity of Sites of Special Scientific Interest (SSSI), Nature reserves and County Wildlife sites are identified and the County Council's Ecology team and Natural England are consulted on relevant applications.</p> <p>The Council's Ecology team were consulted on the LVL and, if necessary, further advice can be taken from the County Ecologist on this point.</p>	None proposed or considered necessary

Appendix 1. Summary of Consultation Responses:

	Fordham Parish Council	Couldn't see anything on renewable energy for 'Planning Applications' i.e., Solar Panels, heat pumps etc.	Officers rely on and refer to the consultation response from the Climate Change team and consultation responses are available to view on the Council's Public Access webpages.	None proposed or considered necessary
	Fordham Parish Council	Item 1 - Planning Statement: Under Information required it mentions that 'the statement should also consider the likely impact of climate change. Should this be from a valid authority?	Climate Change and Energy Services are consulted on relevant applications. Further work on adapting and updating the LVL in relation to this area is proposed.	None proposed or considered necessary
	Fordham Parish Council	Item 4 - Biodiversity survey and report, Policy Drivers Is it possible for the Parish Councils to have copies of these policies.	The policies are publicly available either within the LVL or links to the local district authority's development plans. Officers will contact the Parish Council to go through their comments and provide further information and assistance.	None proposed or considered necessary
	Fordham Parish Council	Item 10 Landscape proposals: Where trees or hedgerow will be removed because of the development compensatory planting will be required. Who agrees what the replacement planting is and at what point in the development?	The County Ecologist and the Wildlife Trust is normally consulted regarding any effects/impacts on ecology, habitats and biodiversity. Relevant information on any application regarding ecology and habitats will be provided to the Parish Council.	None proposed or considered necessary
	Fordham Parish Council	Item 11 Landscape and biodiversity enhancement management scheme: Three Bullet points under 'What information is required, who oversees this and how is it monitored?	The County Ecologist and the Wildlife Trust monitor these requirements. The Parish Council will be updated should any actions be required at any site in their area(s).	None proposed or considered necessary
	Hemingford Grey Parish Council	Resolved to make no comments	Noted.	None proposed or considered necessary
	Witcham Parish Council	No comments to make.	Noted.	None proposed or considered necessary
	National Highways	No comments to make.	Noted.	None proposed or considered necessary
	National Air Traffic Services	No comments to make on the validation list requirements.	Noted.	None proposed or considered necessary
	UK Health Security Agency	No comments to make.	Noted.	None proposed or considered necessary

Our Local Validation List Requirements (June 2023)

NOTE: - This guidance will be updated when there are significant changes to planning policy documents and will be reviewed and republished at least every 2 years.

Purpose

This document sets out the information that must be submitted to Cambridgeshire County Council with a planning application (for waste or County Council development) to enable it to be accepted and processed and the circumstances in which you will need to submit information. Not all the items listed will apply in every case and you are strongly advised to seek pre-application advice to find out what information is required, before submitting your application. Failure to consider all necessary points will mean that the application will be invalid and an invalid application cannot be registered. The submission of poor quality or conflicting information is likely to delay or prevent the processing of an application.

Pre-application advice

Applicants are encouraged to take advantage of the pre-application services that we offer in accordance with Paragraph 40 of the National Planning Policy Framework (July 2021).

Our planning advice

As noted above, we offer a planning pre-application service for County Planning, Mineral and Waste planning applications. More information about planning pre-application advice can be found by scrolling down the following page on our website. [Submitting-a-planning-application](#). In addition to giving planning policy advice, we can advise: which documents will need to be submitted to meet the requirements of the validation checklist; on the appropriate level of community engagement; and, encourage engagement with the relevant statutory and non-statutory bodies at an early stage.

Our other specialist advice

Cambridgeshire County Council also offers separate specialist pre-application advice for:

- Ecology and Biodiversity
- Transport and Highways
- Sustainable travel and smart travel measures including advice on best practice travel plans
- Public Rights of Way and Highway Records
- Archaeology and Historic Environment
- Surface Water Drainage and sustainable drainage schemes (Cambridgeshire County Council is the Lead Local Flood Authority).

More information on our specialist advice

More information about Cambridgeshire County Council's specialist advice services, including the separate application forms fee information, can be found on [Cambridgeshire County Council's Developing New Communities web page](#). In addition, Cambridgeshire County Council's Ecology Team can be contacted by emailing Ecology@cambridgeshire.gov.uk and Cambridgeshire County Council's Historic Environment Team can be contacted by emailing ArchaeologyDC@cambridgeshire.gov.uk.

Pre-application advice from others

Most other government organisations and statutory bodies also offer chargeable pre-application advice. For example, the District and City Councils, Natural England, Sport England, Historic England, Highways England, the Environment Agency, and Middle Level Commissioners, more information can be obtained directly through accessing their websites. Applicants are encouraged to engage with the local community and statutory and non-statutory bodies prior to submitting a planning application.

Submitting a planning application

Planning applications for the County Council's own development and for waste development can be submitted by visiting [The Planning Portal](#).

For County Council development

Cambridgeshire County Council must be the applicant (or a joint applicant) given in answer to question 1 on the application form. The name of a council officer should not be included. A full stop can be placed in the name box of the planning portal's electronic form to allow an application to be submitted.

Mineral development

Please note that neither the Standard Planning Application Form nor the Local Validation List currently applies to applications for mineral development. Application forms for new mineral development can be downloaded from [the Submitting a Planning Application website page](#) on the County Council's website. Prior to submitting a planning application for mineral development please contact the County Planning, Minerals and Waste Team to check what information should accompany the application by submitting a request for planning pre-application advice.

National validation requirements

In addition to our local validation list requirements, national validation requirements also need to be met. National legislation can be found on the website legislation.gov.uk and the national validation requirements are set out in Article 7 of [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#). Guidance on the National requirements can be found by visiting [Planning Practice Guidance](#).

The national validation requirements include the payment of the correct fee. A guide to the fees for planning applications in England can be found on [The Planning Portal English application fees page](#). An additional processing fee is charged by the Planning Portal for an application submitted through the planning portal. There are additional requirements for Environmental Impact Assessment development, which are set out in [The Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).

Our local validation list requirements

The following sections describe each of the Local Validation List requirements, indicating in which circumstances each should be provided. They also give the development plan policy behind the requirement (policy drivers) and advise where you can find further information. Some items will require advice from a technical specialist. Applicants are advised to seek early advice on the scope and methodology to help inform their submission, which will take account of the scale and type of development.

1. Planning Statement

Policy Drivers

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all applications for planning permission be determined in accordance with the development plan unless other material considerations indicate otherwise.
- South Cambridgeshire Local Plan (September 2018) policy HQ/2 Public Art and New Development.

Types of applications that require this information

All, except those for very minor development where there are no policy implications.

Information required

A planning statement should identify the context and need, where appropriate, for a proposed development and include an assessment of how it accords with relevant national and development plan policies. Where the proposal does not accord with a planning policy or policies this should be acknowledged and reasons given why the planning authority should grant permission. The statement should also consider the likely impacts of climate change.

For South Cambridgeshire District Council's area:

Where relevant for developments of proposed new floor space of 1,000 square metres or more, consideration of integrating public art into the design of the development are encouraged, so a statement addressing the consideration of this policy requirement should be included to demonstrate policy consideration.

Where to look for further assistance

National planning policy documents can be found by visiting [Gov.uk](https://www.gov.uk).

For example: - [The National Planning Policy Framework \(July 2021\)](#); [The National Planning Policy for Waste \(October 2014\)](#); [The Planning Practice Guidance](#).

The Cambridgeshire and Peterborough Minerals and Waste Local Plan

The Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) can be found on our [Adopted Minerals Plan](#) web page. Additionally, the following minerals and waste supplementary planning documents [The RECAP Waste Management Design Guide Supplementary Planning Document \(February 2012\)](#) can also be viewed for further information.

District and City Council Planning Policies

The District and City planning authorities' planning policy front pages within Cambridgeshire can be accessed by visiting the following websites [East Cambridgeshire District Council](#); [Fenland District Council](#); [Huntingdonshire District Council](#); and [Greater Cambridge Planning](#) for Cambridge City Council and South Cambridgeshire District Council. It is also necessary to have regard to adopted Neighbourhood Plans. Details of these can be found on the relevant planning policy pages of the appropriate District or City Council's website. Emerging local policy is also a material consideration to be given appropriate weight dependent upon the stage it has reached. Where there are emerging policies, information can be found on the policy pages of the relevant Council's website.

Supplementary Planning Guidance

[South Cambridgeshire District Council's Public Art Supplementary Planning Document \(January 2009\)](#)

[Cambridge City Council's Public Art Supplementary Planning Document Council's Public Art Supplementary Planning Document \(March 2010\)](#)

2. Local Authority Development Letter

Policy Drivers

- Regulation 3 of The Town and Country Planning General Regulations 1992 (Statutory Instrument 1992 No 1492) (as amended) states that where a planning authority proposes to develop land then the application shall be made to and determined by the authority itself. Examples are new schools, extensions to schools; libraries; roads, bridges, and other transport infrastructure; and household recycling centres.

Types of applications that require this information

All applications submitted under Regulation 3 of the 1992 Regulations.

What information is required?

A letter from the commissioning officer of the applicant department who must be prepared to take responsibility for compliance with planning conditions if permission is granted.

Where to look for further assistance

See the following regulations The Town and Country Planning General Regulations 1992 and The Town and Country Planning General (Amendment) (England) Regulations 2018 which can both be found on the government's website legislation.gov.uk.

3. Statement of Community Involvement

Policy Drivers

- See The Cambridgeshire Statement of Community Involvement (January 2019) on

our website [Cambridgeshire Statement of Community Involvement \(January 2019\)](#).

Types of applications that require this information

Category A development as defined in Section 3 of the Cambridgeshire Statement of Community Involvement (January 2019).

What information is required?

A statement demonstrating how the applicant has complied with the requirements for pre-application consultation set out in the County Council's Statement of Community Involvement including how the views of the local community have been sought and considered in the formulation of development proposals.

Where to look for further assistance

See [the Cambridgeshire Statement of Community Involvement \(January 2019\)](#) on our website for more information.

4. Biodiversity survey and report

Policy Drivers

- National Planning Policy Framework (July 2021), particularly Section 16: Conserving and enhancing the natural environment.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 Restoration and Aftercare, and Policy 20 Biodiversity and Geodiversity.
- Cambridge City Local Plan (October 2018) policies 57(h.): Designing new buildings, 58(a.): Altering and extending existing buildings, 59: Designing landscape and the public realm, 69: Protection of sites of biodiversity and geodiversity importance, and 70: Protection of priority species and habitats.
- East Cambridgeshire Local Plan (April 2015) policy ENV 7: Biodiversity and geology.
- Fenland Local Plan (May 2014) policies LP16: Delivering and Protecting High Quality Environments across the District, and LP19: The Natural Environment.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 3: Green infrastructure, Box LP 11: Design Context, Box LP 12: Design Implementation, Box LP 30: Biodiversity and Geodiversity, and Box LP 31: Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.b. & m.): Design Principles, NH/4: Biodiversity, and NH/5: Sites of Biodiversity or Geological Importance.

Types of applications that require this information

See the Standard Application Form, the Biodiversity Checklist, and accompanying guidance which have been placed alongside this document on our website page, [submit a planning application](#).

What information is required?

See the Biodiversity Checklist and accompanying guidance notes and the Natural Cambridgeshire Developing with Nature Toolkit.

Where to look for further assistance

See on the relevant websites:

- [Planning Practice Guidance Natural Environment paragraphs](#)
- [Middle Level Biodiversity Manual \(2016\)](#)
- [Natural Cambridgeshire Developing with Nature Toolkit \(October 2018\)](#)
- [Cambridgeshire Biodiversity Checklist and guidance notes](#)
- [CIEEM Biodiversity Net Gain Guidance](#)
- [Cambridgeshire Green Infrastructure Strategy \(June 2011\)](#)
- [Greater Cambridge Biodiversity Supplementary Planning Document \(January & February 2022\)](#)
- [The Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document \(March 2022\)](#)
- [Department for Environment Fisheries and Rural Affairs Biodiversity Offsetting Metric](#)

5. Statement of sustainable design and construction

Policy Drivers

- National Planning Policy Framework (July 2021).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and 17 Design.
- Cambridge City Local Plan (October 2018) policies 1: The presumption in favour of sustainable development, 28: Carbon reduction, community energy networks, sustainable design and construction, and water use, and 57 (c. and e.): Designing New Buildings.
- East Cambridgeshire Local Plan (April 2015) policies GROWTH 5: Presumption in favour of Sustainable Development; ENV 2: Design; ENV 4: Energy and water efficiency and renewable energy in construction; ENV 5: Carbon off setting, and ENV 6: Renewable energy development.
- Fenland Local Plan (May 2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.
- Huntingdon Local Plan to 2036 (May 2019) policy Box LP 12: Design Implementation.
- South Cambridgeshire Local Plan (September 2018) policies S/3: Presumption in Favour of Sustainable Development, CC/1: Mitigation and Adaption to Climate Change, CC/3: Renewable and Low Carbon Energy in New Developments, CC/4: Water Efficiency, CC/7: Water Quality, and HQ/1: Design Principles.

Types of applications that require this information

Within South Cambridgeshire District Council's area:

- For all applications.

Within all other districts and Cambridge City Council:

- For New schools and all developments creating more than 1,000m² of floor space.

What information is required?

Within all districts except Cambridge City, a Statement of Sustainable Design and Construction will be required in which climate change will need to be considered. The County Council declared a climate change emergency in May 2019 and is seeking to reduce the Council's carbon footprint in line with the Council's Climate Change and Environment Strategy. The current buildings already used by the County Council (excluding schools run by Academies) will need to account for their energy usage in the Council's carbon footprint work. This is being undertaken by the Council's Climate Change and Energy Service), outside of the planning regime. The County Council's buildings will be subject to Building Regulations requirements which already seek to ensure energy efficiency measures for non-residential properties under the Nearly Zero Energy Buildings (NZEB) regulation. For new development they will be expected to meet Very Good overall and to achieve Excellent BREEAM credits in both Energy and Water.

Within Cambridge City Council's area:

A completed Sustainable Development Checklist (Section 4 of Sustainable Design and Construction SPD) will need to be submitted.

Within South Cambridgeshire District Council's area:

- A Water Conservation Strategy is to be submitted for all non-residential development, unless demonstrated not practicable e.g., for operational buildings that do not contain water supply or welfare facilities.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [Greater Cambridge Sustainable Design and Construction Supplementary Planning Document \(SPD\) –\(scambs.gov.uk\)](#) January 2020.
- [BRE Environmental assessment Method, BREEAM](#)
- [Huntingdonshire Design Guide SPD \(2017\)](#)
- [Cambridgeshire County Council's Climate Change, Energy and Environment website pages. Net Zero Cambridgeshire 2045](#)

5A. Health Impact Assessment

Policy Drivers

- National Planning Policy Framework (July 2021) Section 8 and the Planning Practice Guidance on promoting healthy and safe communities.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy 18 Amenity Considerations.
- Fenland Local Plan (May 2014) policy LP2: Facilitating Health and Wellbeing of Fenland Residents.
- Huntingdon Local Plan to 2036 (May 2019) Policy Box LP 29 Health Impact

Assessment.

- South Cambridgeshire Local Plan (September 2018) policy SC/2: Health Impact Assessment.

Types of applications that require this information

All new developments within South Cambridgeshire, Huntingdonshire and Fenland that trigger the minimum floor space and site areas for that district.

What information is required?

Within South Cambridgeshire, Huntingdonshire and Fenland, Health Impact Assessments are required as set out below:

Within South Cambridgeshire District Council's area:

- An extended screening/rapid Health Impact Assessment is to be submitted for developments of 1,000-5,000m² of floor space and a full impact assessment for those over 5,000m².

Within Huntingdonshire District Council's area:

- Demonstration that the design of the scheme has been informed by a rapid Health Impact Assessment for large scale developments in excess of 2,500 square metres or where the site area exceeds 2 hectares.
- Demonstration that the design of the development has been informed by a full Health Impact Assessment for large scale major developments where the new proposed floorspace would be 10,000 square metres or where the site exceeds 2 hectares.

Within Fenland District Council's area:

- For Major development, a Health Impact Assessment is required.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [South Cambridgeshire Health Impact Assessment Supplementary Planning Document \(March 2011\)](#)
- [Public Health England's Health Impact Assessment in spatial planning document \(October 2020\)](#)
- [London Healthy Urban Development Unit Rapid Health Impact Assessment Tool](#)
- [Evidence to inform both rapid and full HIAs can be found in Cambridgeshire Joint Strategic Needs Assessments, and in related health and wellbeing data available from Cambridgeshire Insight](#)

6. Tree survey / arboricultural report

Policy Drivers

- National Planning Policy Framework (July 2021).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design, Policy 19 Restoration and Aftercare, and Policy 20 Biodiversity

and Geodiversity.

- Cambridge City Local Plan (October 2018) policy 71: Trees.
- East Cambridgeshire Local Plan (April 2015) policies ENV 1: Landscape and settlement character; ENV 2: Design and ENV 7: Biodiversity and geology.
- Fenland Local Plan (May 2014) policies LP16: Delivering and Protecting High Quality Environments across the District, and LP19: The Natural Environment.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 30: Biodiversity and Geodiversity and Box LP 31: Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policy HQ/1 (1.b. & m.): Design Principles.

Types of applications that require this information

- When there are trees or hedges on the development site that are likely to be or could be impacted by the development.

And/or

- When there are trees or hedges on land adjacent to the development site that could influence the development or might be important as part of the local landscape. See Standard Application Form.

What information is required?

- Details of the species, size, canopy extent, condition and future management and the projected future life of trees on or adjacent to the development site.
- Which trees are to be retained or lost?
- Details of tree protection measures during development.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- British Standard BS5837: Trees in relation to construction.
- [South Cambridgeshire District Council's Trees and Development Sites Supplementary Planning Document \(January 2009\)](#)
- [Huntingdonshire District Council's A Tree Strategy for Huntingdonshire \(February 2015\)](#) Including Section 10 Landscape Proposals.

7. Flood Risk Assessment

Policy Drivers

- National Planning Policy Framework (July 2021), particularly Section 14 Meeting the challenge of climate change, flooding, and coastal change.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change, and Policy 22 Flood and Water Management.
- Cambridge City Local Plan (October 2018) policies 31: Integrated water management and the water cycle and 32: Flood Risk.
- East Cambridgeshire Local Plan (April 2015) policies ENV 2: Design and ENV 8: Flood risk.

- Fenland Local Plan (May 2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 5: Flood Risk, Box LP 6: Waste Water Management and Box LP: 15 Surface Water.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1 (1.m.): Design Principles, CC/1: Mitigation and Adaption to Climate Change, CC/8: Sustainable Drainage Systems and CC/9 Managing Flood Risk.

Types of applications that require this information

When the application site is:

- In flood zone 2 or 3, including minor development (as defined by the Environment Agency) and change of use for all development likely to have any impact upon flood risk. For more information see [The Environment Agency's guidance on Flood Risk and Coastal Change](#);
- More than 1 hectare in flood zone 1 for all development likely to have any impact upon flood risk.
- Less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (e.g. from a commercial to a residential use), or where they could be affected by sources of flooding other than rivers and the sea (e.g. surface water drains, reservoirs).
- Less than 1 ha in Flood zone 1 if there are proposed changes to hard standing likely to affect the level of flood risk.
- Less than 1 hectare within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

What information is required?

The scope of the flood risk assessment is dependent on the nature, scale, and location of the development. It should consider any relevant significant impacts upon local infrastructure. The Environment Agency's advice should be followed, more information on this can be found here: [Flood risk assessments for planning applications](#).

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [National Planning Policy Framework \(July 2021\)](#)
- [Planning Practice Guidance - Flood Risk and Coastal Change Section](#)
- [The Environment Agency's Flood risk assessment for planning applications](#)
- [The Middle Level Commissioners' Planning Advice and Consent Documents](#)
- [Cambridgeshire County Council's Flood and Water Supplementary Planning Document \(July 2016\)](#). This document was approved by Cambridgeshire County Council as the policy of the Lead Local Flood Authority on 14 July 2016.
- [Cambridgeshire County Council's Surface Water Guidance \(May 2018\)](#)
- [Cambridgeshire County Council's Surface water management plans](#)
- [Cambridgeshire County Council's Watercourse Management guidance](#)
- [Sustainable drainage systems: non-statutory technical standards \(March 2015\)](#)
- [Cambridge City Council's and South Cambridgeshire District Council's Phase One](#)

[Water Cycle Strategy \(2008\)](#)

- [Cambridge City Council's and South Cambridgeshire District Council's Phase Two Water Cycle Strategy \(2011\)](#)
- [Cambridge City Council and South Cambridgeshire District Council's Strategic Flood Risk Assessment](#)
- [Cambridge City Council's Sustainable Drainage Design and Adoption Guide](#)

7A. Surface water drainage strategy and foul drainage strategy

Policy drivers

- National Planning Policy Framework (July 2021), particularly Section 14 Meeting the challenge of climate change, flooding and coastal change -.
- Written Ministerial Statement (18 December 2014 Secretary of State, Communities and Local Government).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy 22 Flood and Water Management
- Cambridge City Local Plan (October 2018) policies 28: Carbon reduction, community energy networks, sustainable design and construction, and water use, 31: Integrated water management and the water cycle, 32: Flood Risk and 59 (e.): Designing landscape and the public realm.
- East Cambridgeshire Local Plan (April 2015) policies ENV 2: Design and ENV 8: Flood risk.
- Fenland Local Plan (May 2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 5: Flood Risk, Box LP 6: Waste Water Management and Box LP 15 Surface Water.
- South Cambridgeshire Local Plan (September 2018) CC/1: Mitigation and Adaption to Climate Change, CC/7: Water Quality, CC/8: Sustainable Drainage Systems and HQ/1(1.m.): Design Principles.

Types of applications that require surface water drainage strategy information

- Major development as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- The provision of a building or buildings where the floorspace to be created by the development is 1,000 square metres or more, or
- Development carried out on a site having an area of 1 hectare or more in all flood zones.
- Waste planning applications.

What information is required?

The scope of surface water drainage and foul drainage strategies is dependent on the nature, scale and location of the development and should include considering any relevant significant impacts on local infrastructure. The incorporation of Sustainable Drainage Systems (SuDS) should be achieved, whenever feasible, to address the risk of surface water and sewer flooding and provide wider environmental benefits, including

biodiversity net gain and water quality. The County Council's Flood and Water Team's advice should be followed in developing SuDS. Visit our website for more [Flood and Water information](#).

Foul drainage strategy

A foul drainage strategy that is proportionate to the proposed development should be submitted when assessing the design implications of any new development, including when the development is being designed to connect to a public sewer as a means of disposing of treated effluent.

The foul drainage strategy should include, but not be limited to: -

- the location of connection points
- means of conveyance (gravity/pumped),
- discharge rates
- details of any pre-application discussions undertaken with the relevant provider.

Dry Weather Flows

An appropriate assessment of dry weather flows is needed to avoid the risk of increased flooding elsewhere, when relevant, because of additional flows into the receiving watercourse, unless in instances when development is being proposed to connect to the public foul sewer, it can be demonstrated that this is unnecessary for example if it is adequately controlled through a separate permitting regime e.g. Water Recycling Centre development.

Note: -Applicants can seek confirmation from Anglian Water as to whether there is capacity available within the public sewerage network and at the receiving Water Recycling Centre to serve the development as part of their pre-application service.

Where to look for further assistance

See item 7 above.

8. Heritage Statement

Policy Drivers

- National Planning Policy Framework (July 2021), particularly Section 15 Conserving and enhancing the historic environment.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan(July 2021) Policy 21: The Historic Environment
- Cambridge City Local Plan (October 2018) policies 55: Responding to context, 58(a.): Altering and extending existing buildings, 60: Tall buildings and the skyline in Cambridge, 61: Conservation and enhancement of Cambridge's historic environment; 62: Local heritage assets.
- East Cambridgeshire Local Plan (April 2015) policies ENV 11: Conservation Areas; ENV 12: Listed Buildings; ENV 13: Local Register of Buildings and Structures; ENV 14: Sites of archaeological interest; ENV 15: Historic parks and gardens; ENV 16: Enabling development associated with heritage assets.
- Fenland District Local Plan (2014) policies LP16: Delivering and Protecting High Quality Environments across the District; LP18: The Historic Environment.

- Huntingdonshire Local Plan to 2036 (2019) Policies Box LP 11: Design Context, Box LP 12: Design Implementation and Box LP 34: Heritage Assets and their Settings.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.b.): Design Principles and NH/14: Heritage Assets.

Types of applications that require this information

- Where the ground will be disturbed within an area of archaeological potential or for major development proposals where archaeological remains may survive.
- Which affect a scheduled monument or battlefield or its setting.
- Which affect a listed building or its setting.
- Within or which will affect a conservation area.
- Which will affect a registered park or garden or its setting.

What information is required?

- A written Statement of Heritage Significance is required as part of or to accompany all planning applications which may affect Heritage Assets, including archaeology. This should include consideration of listed buildings and structures, historic parks and gardens, historic battlefields, scheduled monuments, including potential impacts upon their settings, and archaeology.
- All Heritage Statements should assess the significance of all potential impacts of the proposed development upon all heritage assets that might be affected and their settings. If appropriate, it should include measures to avoid, mitigate and/or compensate. A specialist assessment of existing and proposed information may need to be commissioned and submitted as part of the application. The need for and cost of this work, including any archaeological investigation work that may need to be carried out prior to submission or before development begins, should be taken into consideration at an early stage. This could have implications for project timescales and viability.
- For all applications within or adjacent to a historic conservation area, an assessment of the impact of the development upon the character and appearance of the area.
- For major development, significant infrastructure works, and for all applications involving ground disturbance within an area of potential archaeological significance, an assessment of existing archaeological information, and a programme of fieldwork may be required. When appropriate, early consultation with the specialist national and local advisors is recommended to scope the extent of the work required.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [Planning Practice Guidance Conserving and enhancing the historic environment](#)
- [Cambridgeshire Historic Environment Record \(CHER\)](#)
- [Historic England's Charter for Historic England Advisory Services \(27 July 2017\)](#)
Attention is drawn to in particular to sections 11 and 12.
- [Historic England's Statements of Heritage Significance Advice Note 12 \(21 October 2019\)](#)
- [Cambridge City Council's Design and Conservation Documents](#)
- [Cambridge City Council's information about Conservation Areas](#)

- [East Cambridgeshire District Council's Heritage & Conservation information](#)
- [Fenland District Council's Heritage Statements](#)
- [Huntingdonshire District Council's information on Conservation Areas](#)
- [The Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document \(March 2022\)](#)
- [South Cambridgeshire District Council's Listed Buildings Supplementary Planning Document \(July 2009\)](#)
- [South Cambridgeshire District Council's Heritage Information to be submitted with Planning, and Listed Building Consent Applications](#)
- [Cambridgeshire County Council Archaeological advice for planning developments](#)

9. Landscape impact assessment

Policy Driver

- National Planning Policy Framework (July 2021)
- Planning Practice Guidance
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design, Policy 16 Restoration and Aftercare, and Policy 20 Biodiversity and Geodiversity.
- Cambridge City Local Plan (October 2018) policies 8: Setting of the city, 55: Responding to context, 56(a.): Creating successful places, 57(a.): Designing new buildings; and 60: Tall buildings and the skyline in Cambridge.
- East Cambridgeshire Local Plan (April 2015) policies ENV 1: Landscape and settlement character; and ENV 2: Design
- Fenland Local Plan (May 2014) policy LP16: Delivering and Protecting High Quality Environments across the District
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 3: Green Infrastructure, Box LP 10: The Countryside, Box LP 11: Design Context and Box LP 12: Design Implementation.
- South Cambridgeshire Local Plan (September 2018) policies CC/1: Mitigation and Adaption to Climate Change, HQ/1(1.a. & d.): Design Principles and NH/2: Protecting and Enhancing the Landscape Character.

Types of applications that require this information

For large buildings and other tall structures e.g. anaerobic digestion tanks and emission stacks on sites in open locations outside the settlement development boundary, as defined in the relevant City/District council local plan or development plan document.

What information is required?

- A proportionate methodological appraisal of the landscape and visual impacts of the proposed development carried out by someone who is appropriately trained and experienced.
- For Environmental Impact Assessment development requiring a landscape visual impact assessment, this should include consideration of significant effects. Otherwise, a Landscape Visual Assessment may be appropriate.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [Planning Practice Guidance - Natural Environment](#)
- [Cambridgeshire Landscape Document 1991](#)
- [Cambridgeshire Green Infrastructure Strategy \(June 2011\)](#)
- [Huntingdonshire A Tree Strategy for Huntingdonshire \(February 2015\)](#)
- [The Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document \(March 2022\)](#)
- [East of England Landscape Typology](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document \(March 2010\)](#)
- [Greater Cambridge Biodiversity Supplementary Planning Document \(January & February 2022\)](#)
- [The Landscape Institutes Guide to Reviewing-Landscape Visual Impact Assessments-and-Landscape Visual Assessments](#)

10. Landscape proposals

Policy Driver

- National Planning Policy Framework (July 2021)
- Planning Practice Guidance
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy17: Design
- Cambridge City Local Plan (October 2018) policies 8: Setting of the city, 55: Responding to context, 56(i.): Creating successful places, 57: Designing New Buildings (a.), 59: Designing landscape and the public realm; and 71: Trees.
- East Cambridgeshire Local Plan (April 2015) policies ENV 1: Landscape and settlement character; and ENV 2: Design.
- Fenland Local Plan (May 2014) policy LP16: Delivering and Protecting High Quality Environments across the District.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies Box LP 3: Green Infrastructure, Box LP 11: Design Context, Box LP 12: Design Implementation, Box LP 30: Biodiversity and Geodiversity and Box LP 31: Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.a. & m.): Design Principles and NH/4: Biodiversity.

Types of applications that require this information

- Where trees or hedgerow will be removed because of the development compensatory planting will be required.
- For development that will have a visual impact that could be mitigated by landscape planting.

What information is required?

- Appropriate hard and soft landscape details, including details of existing and proposed levels, paving treatments, and materials.
- Details of the method of planting and long-term maintenance and management should also be addressed (see item 11 below). If appropriate, reference should be made to detailed landscape proposals arising from the design concept in the Design and Access Statement.
- Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development (see item 6 above).
- Plans and drawings at an appropriate scale should be accompanied by schedules of details as appropriate to include details of planting species, densities and size and form of specimens at planting and an implementation programme.

Where to look for further assistance

- [Planning Practice Guidance - Natural Environment](#)
- [Cambridgeshire Landscape Document 1991](#)
- [Cambridgeshire Green Infrastructure Strategy 2011](#)
- [Huntingdonshire A Tree Strategy for Huntingdonshire \(February 2015\)](#)
- [The Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document \(March 2022\)](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document \(March 2010\)](#)
- [Greater Cambridge Biodiversity Supplementary Planning Document \(January & February 2022\)](#)

11. Landscape and biodiversity enhancement management scheme

Policy Drivers

- National Planning Policy Framework (July 2021)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design, Policy 19 Restoration and Aftercare, and Policy 20 Biodiversity and Geodiversity.
- Cambridge City Local Plan (October 2018) policies 56(i): Creating successful places, 59: Designing landscape and the public realm, and 70: Protection of priority species and habitats.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies Box LP 3: Green Infrastructure, Box LP 11: Design Context, Box LP 12: Design Implementation, Box LP 30: Biodiversity and Geodiversity and Box LP: 31 Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. m.): Design Principles, and NH/4: Biodiversity.

Types of applications that require this information

- Where soft landscape or biodiversity enhancement measures are proposed (see items 4 and 10 above).
- Applications for new landfill sites or their extension will require aftercare of the restored land.

What information is required?

- A programme of landscape management and biodiversity enhancement works for existing and proposed habitats and soft landscape features for a period of at least 5 years from the completion of development.
- For schools this should be in a format that the person responsible for grounds maintenance can understand.
- Information to set out the proposed restoration, after-use and aftercare arrangements for all waste management proposals which are likely to be temporary in nature (and secured if necessary, by a legal agreement). The County Council will seek to ensure that the restoration of waste sites is done progressively to ensure that restoration can be achieved at the earliest opportunity. Agreement of the after use of restored temporary waste management sites will be undertaken on a case by case basis, as should the aftercare arrangements (with such aftercare potentially extending to 10 years or more).

Where to look for further assistance

- Planning Practice Guidance
See items 4, 6 and 10 above.

12. Transport Assessment or Statement

Policy Drivers

- National Planning Policy Framework (July 2021), particularly Section 9 Promoting sustainable transport.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 23 Traffic, Highways and Rights of Way.
- Cambridge City Local Plan (October 2018) policies 80: Supporting sustainable access to development, 81: Mitigating the transport impact of development and Policy 82 Parking Management.
- East Cambridgeshire Local Plan (April 2015) policy COM 7: Transport impact.
- Fenland Local Plan (May 2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 12: Design Implementation, Box LP 16: Sustainable Travel and Box LP 17: Parking Provision and Vehicle Movement.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. f., h. & i.): Design Principles, SC/12 Air Quality, TI/2: Planning for Sustainable Travel, and TI/3: Parking Provision.

Types of applications that require this information

- Transport Assessment – where the proposed development has significant transport implications including new schools.
- Transport Statement – schemes where the proposed development has some transport implications.

Scope of the transport information:

Applicants should agree the scope of the transport information that is necessary with Cambridgeshire County Council's transport officers at the pre-application stage. There will be some cases, dependent on the location and nature of the development, where information less than a professionally produced transport statement will suffice. However, it is essential that the applicant provides accurate information at both the pre-application stage and in the documents that are submitted in support of an application.

What information is required?

All applications which, if permitted, would lead to an increase in traffic, or a change in the type of traffic using the access should be accompanied by the following information:

- A layout plan of the existing access onto the public highway.
- A layout plan to show access width, junction radii (if appropriate) and visibility splays at existing and/or proposed access.
- The existing daily traffic movements (and type of vehicle/s) to the site. Where more than one business uses the same access onto the public highway the total number of vehicle movements must be provided.
- The proposed daily traffic movements (and type of vehicle/s) to the site.
- For sites that will generate Heavy Commercial Vehicle movements, swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed.
- For sites that will generate heavy commercial vehicle movements, details of the route which they will follow to access the strategic routes shown on the Cambridgeshire Advisory Freight Map.

Transport Assessment

A Transport Assessment should be appropriate to the scale of the development and the extent of the transport implications of the proposal. It should consider any relevant significant impacts on local transport infrastructure. It should also consider accessibility to the site by all modes of transport and the modal split of journeys made to and from the site by different forms of transport and on foot when applicable.

Transport Statement

A Transport Statement should outline the transport aspects of the application and any proposed measures to maximise access by public transport, walking and cycling; to reduce the need for parking associated with the proposal; and to mitigate transport impacts.

Within South Cambridgeshire District Council

South Cambridgeshire District Council also requires that where a Transport Assessment / Statement or Travel Plan is required, a Low Emissions Strategy statement should be integrated (See policies SC/12 and TI/2). This should include justification for the level and type of parking proposed; and consideration of the provision of electric charging points for applications that include proposed provision (policy TI/3).

Within Cambridge City Council

Cambridge City Local Plan (October 2018) policy 82: Parking Management. Requires consideration of electric vehicle charging points or the infrastructure to ensure their future provision should be provided within a development where reasonable and proportionate, and where it is viable to do so especially in relation to major new development.

Where to look for further assistance

- [Planning Practice Guidance Travel Plans, Transport Assessments and Statements Section](#)
- [Cambridgeshire County Council's Transport Assessment Guidelines](#)
- [Cambridgeshire Advisory Freight Map](#)

13. Parking and access arrangements

Policy Drivers

- National Planning Policy Framework (July 2021)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design.
- Cambridge City Local Plan (October 2018) policies 57(b.): Designing New Buildings, 80: Supporting sustainable access to development, 81: Mitigating the transport impact of development, and 82: Parking Management.
- East Cambridgeshire Local Plan (April 2015) policy COM 8: Parking provision.
- Fenland Local Plan (May 2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. h. & i): Design Principles, TI/2: Planning for Sustainable Travel, and TI/3: Parking Provision.
- Movement Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 12: Design Implementation, Box LP 16: Sustainable Travel and Box LP 17: Parking Provision and Vehicle.

Types of applications that require this information

- Applications involving a new access (vehicular or pedestrian) to/from the public highway or changes to an existing access.
- Applications that require temporary access during the period of construction.
- Applications proposing changes to parking arrangements.
- Applications that will affect the requirement for car and cycle parking by introducing more users or floor space to a site such as a new classroom.
- Applications, which if permitted, would lead to an increase in traffic, including an increase in capacity/floorspace which could potentially lead to an increase in traffic.
- A change in the type of traffic using the access should be accompanied by a layout plan of the existing access.

What information is required?

- A layout plan of the existing access onto the public highway.
- A Layout plan to show access width, junction radii (if appropriate) and visibility

splays at existing and/or proposed access.

- The existing daily traffic movements (and type of vehicle/s) to the site. Where more than one business uses the same access onto the public highway the total number of vehicle movements must be provided.
- The proposed daily traffic movements (and type of vehicle/s) to the site.
- For sites that will generate HCV movements, swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed.
- Details of existing and proposed parking provision on site layout plans, ideally at 1:500 scale making clear where there is specific provision for disabled persons and non-car modes such as cycles, minibuses, and commercial vehicles (see Standard Application Form).
- Within Huntingdonshire District Council's area all development which includes proposals for car parking and cycle provision requires a clear justification of the space for vehicle movements and the level of vehicle and cycle parking proposed including consideration of facilities for charging plug-in and other low and ultra-low emission vehicles.
- Additionally, within Huntingdonshire District Councils area proposals for new non-residential buildings over 2,500 square metres of net internal floorspace need to consider the provision of dedicated changing and showering facilities for cyclists.

Where to look for further assistance

- [Transport Initiatives LLP and Cambridge city Council's Cycle Parking Guide for New Residential Development \(February 2010\)](#)
- [Traffic Advisory Leaflet 5/95: Parking for Disabled People \(1995\)](#)
- [Cambridge Cycle Campaign's Cambridge Cycle Parking Guide](#)
- [Huntingdonshire Design Guide supplementary Planning Document \(2017\)](#)

13A. Construction environmental management and traffic management plans

Policy Drivers

- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 18 Amenity Considerations and Policy 23 Traffic, Highways and Rights of Way.
- Cambridge City Local Plan (October 2018) policies 35: Protection of human health and quality of life from noise and vibration, and 81: Mitigating the transport impact of development.
- East Cambridgeshire Local Plan (April 2015) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents, and LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policy CC/6: Construction Methods.
- Huntingdonshire Local Plan to 2036 (May 2019) Policy Box LP 14: Amenity.

Types of applications that require this information

- Applications, which if permitted, would give rise to HCV construction traffic in

locations that may adversely affect highway safety or amenity of the occupiers of nearby properties will require a Traffic Management Plan.

- For proposals, the construction of which would be likely to have impacts for occupiers of nearby properties will require a Construction Environmental Management Plan.

What information is required?

For construction effects on the environment and surrounding communities:

- A Construction Environmental Management Plan (CEMP) setting out the details of the proposed construction methods, for example construction working hours; details of contractors cabins including their location; plant compounds; control of temporary access during construction (if applicable) and dust mitigation measures etc. to consider impacts arising from on-site impacts.
- In a Traffic Management Plan, information identifying and mitigating construction traffic impact visiting the site upon sensitive receptors e.g., local schools opening / closing times and peak traffic conditions.
- Proposals to reduce the number of vehicles visiting the site during the period of construction.

In addition, for Heavy Commercial Vehicle construction traffic:

- A layout plan of the existing access onto the public highway.
- A layout plan to show access width, junction radii (if appropriate) and visibility splays at existing and/or proposed access, including any temporary access proposals for use during the period of construction.
- The proposed daily construction traffic movements (and type of vehicle/s) to the site.
- Swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed.
- Details of proposed parking for contractors' and delivery vehicles on site layout plans.
- Hours of deliveries of construction materials and or dispatch of waste etc.
- Vehicle routes.
- Arrangements to divert or protect the use of existing footpaths and cycle ways during construction, and
- Management and enforcement.

14. Travel Plan

Policy Drivers

- National Planning Policy Framework (July 2021)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy 23 Traffic, Highways and Rights of Way.
- Cambridge City Local Plan (October 2018) 57 (b. and d.): Designing New Buildings, 80: Supporting sustainable access to development, 81: Mitigating the transport impact of development, and 82: Parking Management.
- East Cambridgeshire Local Plan (April 2015) policy COM 7: Transport impact

- Fenland Local Plan (May 2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. g., h. & i.): Design Principles, TI/2: Planning for Sustainable Travel, and TI/3: Parking Provision.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 16: Sustainable Travel and Box LP 17: Parking Provision and Vehicle Movement.

Types of applications that require this information

- All developments including waste developments that are likely to generate a significant increase in vehicle movements (other than for sites which can demonstrate very limited staffing levels and visitor numbers). This includes school development involving a net increase of one or more classrooms, temporary or permanent (30 pupils) or the addition of a facility such as a pre-school. For smaller school applications, for example where there is a one or two classroom increase, the need for a Travel Plan can be dealt with by way of a suitably worded prior to occupation condition
- Where the school has a Travel Plan, the application should be accompanied by an updated version that considers the school population when developed. Where existing data is not available, for example in relation to modes of transport for new school proposals where there are no children attending the school, outline travel plans may be accepted. These should be linked to a transport assessment or statement.

What information is required?

- The Travel Plan should outline how transport implications are going to be managed, by whom, and over what timescale to ensure the minimum environmental, social, and economic impacts.
- It should also state how the plan would be promoted, implemented, monitored, and maintained.
- Consideration should be given to how the transport impacts of the development can be minimised by encouraging maximum use of sustainable transport to and from the development.
- For example, a school travel plan, should promote safe cycle and walking routes, restrict parking and car access at and around the school, and include on-site changing and cycle storage facilities to promote maximum use of public transport. It should also refer to using the County Council Modeshift Stars and a commitment to its continued use.

Where to look for further assistance

- [Planning Practice Guidance Travel Plans, Transport Assessments and Statements Section](#)
- [Travel for Cambridgeshire's Travel Plan Support Information](#)
- [The Modeshift Stars Organisation - relevant for School Travel Plans](#)

15. Noise and/or Vibration impact assessment

Policy Drivers

- National Planning Policy Framework (July 2021)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design and Policy 18 Amenity Considerations
- Cambridge City Local Plan (October 2018) policy 35: Protection of human health and quality of life from noise and vibrations.
- East Cambridgeshire Local Plan (April 2015) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents, and LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. n.): Design Principles, and SC/10: Noise Pollution.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies Box LP 14: Amenity and Box LP 29: Health Impact Assessment.

Types of applications that require this information

Development proposals which: -

- would give rise to noise and/or vibration both on and off site which could disturb occupants of nearby buildings (e.g. outdoor sports pitches, waste development); and
- are noise-sensitive themselves and which are close to existing sources of noise and/or vibration.

A noise impact assessment is likely to be required for the following: -

- Potentially noise generating developments (e.g. waste development, outdoor sports pitches) in the vicinity of existing noise sensitive uses such as residential, offices, schools, and hospitals.
- Noise sensitive development / uses in the vicinity of existing noise generating uses e.g., classified roads, railways, or in areas with an existing noisy environment such as the City Centre.
- Mixed use applications comprising both noise generating and noise sensitive uses; and
- Commercial applications including ventilation, extractor, or cooling units / plant / equipment in the vicinity of noise sensitive uses.

What information is required?

A noise/vibration impact assessment undertaken by person competent in acoustics and noise/vibration impact assessments. The noise/vibration assessment should include appropriate mitigation measures.

Where to look for further assistance

- [Planning Practice Guidance Noise Section.](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document: High Quality and Sustainable Development \(March 2010\)](#) - Chapter 10 Environmental Health & Appendix 6 Noise.
- [The Noise Policy Statement for England \(March 2010\).](#)

16. Lighting assessment

Policy Drivers

- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design and Policy 18 Amenity Considerations
- Cambridge City Local Plan (October 2018) policy 34: Light Pollution Control.
- East Cambridgeshire Local Plan (April 2015) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents, and LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. n.): Design Principles, and SC/9: Lighting Proposals.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 12: design Implementation, Box LP 14: Amenity and Box LP 30: Biodiversity and Geodiversity.

Types of applications that require this information

- Where external lighting would be provided or made necessary by development in the vicinity of residential property, a listed building, conservation area, or in the open countryside. Where lighting could affect local wildlife.
- Regulation 3 applications for floodlit sports pitches will need a comprehensive lighting assessment.
- External security lights on buildings or in car parks should be described in the application documents.

What information is required?

- A layout plan with beam orientation and light spill.
- Hours of use.
- Schedule of the equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles); and
- An isolux contour map to show light spill levels down to 1 lux - A lighting assessment may be required including the distribution of horizontal and vertical illuminance and showing neighbouring buildings.

Where to look for further assistance

- [Planning Practice Guidance Light Pollution Section.](#)
- [Huntingdonshire Design Guide Supplementary Planning Document \(2017\)](#)
- Guidance Note 1 for the reduction of obtrusive light 2020 - Institution of Lighting Professionals (theilp.org.uk).
- [Artificial light in the environment - GOV.UK \(www.gov.uk\).](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document: High Quality and Sustainable Development \(March 2010\)](#) - Chapter 10 - Environmental Health & Appendix 7 Light Pollution.
- [Sport England Artificial Sports Lighting Design Guide \(November 2012\)](#)

17. Air quality assessment

Policy Drivers

- National Planning Policy Framework (July 2021).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy 18: Amenity Considerations
- Cambridge City Local Plan (October 2018) policies 36: Air quality, odour and dust.
- East Cambridgeshire Local Plan (April 2015) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents, and LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. n.): Design Principles, SC/12: Air Quality, and SC/14: Odour and Other Fugitive Emissions to Air.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies Box 14: Amenity, Box LP 29: Health Impact Assessment and Box LP 36: Air quality.

Types of applications that require this information

Where the development: -

- Is proposed within or adjacent to an Air Quality Management Area (AQMA).
- Could itself result in the designation of an AQMA and/or result in a significant worsening of existing air quality within an area.
- Would conflict with or render unworkable elements of a local authority's air quality action plan, or
- Is a waste proposal where there will be emissions to air, including dust, odour and bioaerosols.

Within Huntingdonshire District Council's area Air Quality Assessments are also required for the following proposals: -

- For developments where the floor space to be built is 10,000 square metres or more or where the site area is 2 Hectares or more).
- Or any part of the site is located within 50m of an Air Quality Management Area (AQMA) or a clean air zone (CAZ), or
- A significant proportion of the traffic generated would go through an AQMA or a CAZ.

Or

- Any part of the site is located within 100 metres of a monitoring site where the annual mean level of nitrogen dioxide exceeds $35\mu\text{g}/\text{m}^3$.
- Additionally, A low emissions strategy will be required within Huntingdonshire District Council's Area when an air quality management assessment shows that the proposal would have a significant effect upon air quality; have an adverse effect upon air quality factors; cause a significant increase in the number of people that would be exposed to poor air quality or would lead to a designated nature conservation or protected species that is sensitive to air quality being adversely affected.

What information is required?

- Such information as is necessary to allow a full consideration of the impact of the proposal on the air quality of the area.
- Where dust is likely to be an issue a Dust Management Scheme will normally be required which sets out the possible dust sources, sensitive receptors, mitigation measures and monitoring arrangements.
- Where odour is likely to be an issue an Odour Management Scheme will normally be required which sets out the possible odour sources, sensitive receptors, mitigation measures and monitoring arrangements.
- Such schemes should normally be discussed with other relevant regulatory bodies, including the Environment Agency and the City/District Council Environmental Health Officer.
- A bioaerosols risk assessment is required for open air composting facilities within 250m of a residential property.

Where to look for further assistance

- [Practice Guidance Air Quality Section.](#)
- [Cambridge City Council's Air Quality in Cambridge- Developers Guide \(September 2008\)](#)
- [Cambridge City Council's Air Quality Action Plan 2018 - 2023 \(January 2018\).](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document: High Quality and Sustainable Development \(March 2010\)](#) Chapter 10 - Environmental Health & Appendix 4 Air Quality Supplementary Design Guide.
- [The Department for Environment Fisheries and Food Low Emissions Strategies: using the planning system to reduce transport emissions.](#)
- [The Environmental Protection UK and the Institute of Air Quality Management Land-Use Planning and Development Control: Planning for Air Quality \(January 2017\)](#) For example, Table 6.2 of this document gives indicative criteria for the numbers of vehicle movements that would warrant an Air Quality Assessment.

18. Contaminated land assessment

Policy Drivers

- National Planning Policy Framework (July 2021).
- Cambridge City Local Plan (October 2018) policy 33: Contaminated land.
- East Cambridgeshire Local Plan (April 2015) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 14: Amenity and Box LP 37: Ground contamination and Groundwater Pollution.
- South Cambridgeshire Local Plan (September 2018) policy SC/11 Contaminated Land.

Types of applications that require this information

- Where contamination is known or suspected.

- Where the development site is in the vicinity of contaminated land.
- When the proposed use would be particularly vulnerable or sensitive e.g. residential care homes, schools.

What information is required?

- Sufficient information to determine the existence or otherwise of contamination; its nature; the risks it may pose; and whether these can be satisfactorily reduced to an acceptable level without undue environmental impact during and following development.
- Where contamination is known or suspected, or the proposed use would be particularly vulnerable, the applicant should provide information necessary to determine whether the proposed development can proceed or not.
- All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (as amended) Code of Practice for the Investigation of Potentially Contaminated Sites).
- A preliminary risk assessment that identifies the sources, pathways and receptors will be required to enable validation of an application. A phased or tiered approach is recommended in the government's Land Contamination Risk Management Advice. [Link to the Department for the Environment Fisheries and Rural Affairs Land Contamination Risk Management Advice](#)
- This initial information is essential to determine whether further, more detailed investigation, will be required.
- The minimum requirement is a land contamination assessment that reports the findings of a desk study and site reconnaissance (walk over).
- Where contamination is found developers will need to demonstrate in the land contamination assessment that any unacceptable risk will be successfully addressed through remediation without undue environmental impact during and following development.

Where to look for further assistance

- [Planning Practice Guidance Land affected by Contamination Section.](#)
- Cambridge City Council's Contaminated Land in Cambridge - Developers Guide (April 2009).
- [East Cambridgeshire District Council's Guidance on submitting planning applications on land that may be contaminated \(January 2015\)](#)
- South Cambridgeshire District Council's Design Guide Supplementary Planning Document: High Quality and Sustainable Development (March 2010): Chapter 10 - Environmental Health & Appendix 5: Development of Potentially Contaminated Sites.
- [Environment Agency's Land contamination: technical guidance.](#)

19. Waste Audit and Management Strategy

Policy Drivers

- National Planning Policy Framework (July 2021).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change.

- Cambridge City Local Plan (October 2018) policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use.
- East Cambridgeshire Local Plan (April 2015) policy ENV 2: Design.
- Fenland Local Plan (May 2014) policy LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policy CC/6: Construction Methods.

Types of applications that require this information

Development proposals: -

- That involve demolition of a building or part of a larger building.
- Where the development site is previously used (brownfield) land that may be contaminated.
- That involve significant earthmoving (including greenfield sites).

What information is required?

See separate document 'Guidance on Waste Audit and Management Strategies for submission in support of a planning application or to fulfil a requirement of a planning condition' Cambridgeshire County Council June 2013 on the [submitting a planning application page](#) of the County Council's website.

Where to look for further assistance

- [Planning Practice Guidance on Waste - Should significant developments include a waste audit?](#) Paragraph: 049 Reference ID: 28-049-20141016
- [The RECAP Waste Management Design Guide Supplementary Planning Document \(February 2012\).](#)

20. Open Space / Playing Field Assessment

Policy Driver

- National Planning Policy Framework (July 2021), particularly Section 8 Promoting healthy and safe communities.
- Cambridge City Local Plan (October 2018) policies 67: Protection of open space, and 73: Community, sports, and leisure facilities.
- East Cambridgeshire Local Plan (April 2015) policy COM 3: Retaining community facilities.
- Fenland Local Plan (May 2014) policies LP6: Employment, Tourism, Community Facilities and Retail.
- Huntingdonshire Local Plan to 2036 (May 2019) policies Box LP 14: Amenity, Box LP 29: Health Impact Assessment and Box LP 32: Protection of Open Space.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.j.): Design Principles, NH/11: Protected Village Amenity Areas, and NH/12: Local Green Space.

Types of applications that require this information

Development within designated open spaces/playing fields/allotments.

What information is required?

- Plans showing any areas of existing or proposed open space within or adjoining the application site and any access links, equipment, sports pitch size and layout, facilities, landscaping to be provided on open space areas.
- Any application involving the loss of, or provision of, playing fields should be supported by evidence from a district wide Playing Pitch Strategy or an independent needs assessment as referred to above.
- In order to ensure that compensatory measures provide net benefits to the community the proposal should include enhancement of any remaining open space in cases of partial loss, and the enhancement of other existing spaces or new provision that would serve the same community as that being lost.
- New provision for the loss of sports or recreational open space should be in a form that best meets an identified existing need.

Where to look for further assistance

- [Planning Practice Guidance Open space, sports and recreation facilities, public rights of way and local green space section.](#)
- [Sport England Playing Fields Policy and Guidance \(March 2018\)](#)
- [Cambridge City Council's Open Space Recreation Strategy \(October 2011\)](#)
- [Cambridge City Council's Guidance for Interpretation of Open Space Standards \(July 2006\)](#)
- [South Cambridgeshire District Council's Open Space in New Developments Supplementary Planning Document \(January 2009\).](#)

21. Information in support of applications for the storage, treatment, or disposal of waste

Policy Driver

- The Landfill Directive.
- Landfill England and Wales Regulations 2002 (as amended).
- National Planning Policy Framework (July 2021) particularly Section 8 Promoting healthy and safe communities.
- National Planning Policy for Waste (October 2014).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change, Policy 3 Meeting Waste Management Needs and Policy 4 Providing for Waste Management.
- Cambridge City Local Plan (October 2018) policy 36: Air quality, odour and dust.
- East Cambridgeshire Local Plan (April 2015) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policy HQ/1 (1. n.): Design Principles, and SC/14: Odour and Other Fugitive Emissions to Air.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies Box LP 29: Health Impact Assessment and Box LP 36: Air Quality.

Types of applications that require this information

- 1) New landfill sites or extensions to existing landfill sites (including land raising).
- 2) Proposals involving the storage, treatment or disposal of hazardous waste and proposals for the incineration (including advanced thermal technologies) or chemical treatment of non-hazardous waste.

What information is required?

- For both 1 and 2) Type and source of waste; plans and elevation drawings of buildings and other infrastructure; working hours; access arrangements including wheel cleaning; surface water drainage.
- For 1) A topographical survey of the existing site; scaled plans and cross sections explaining the proposed phases of working; pre-settlement and post-settlement contours; gas and leachate control systems; when relevant means of disposal of treated effluent and assessment of dry weather flows, duration of development; soil handling; restoration, after use and aftercare.
- For proposals for hazardous waste and incineration - a Health impact assessment (HIA) - HIA is a tool to appraise both positive (e.g. creation of new jobs) and negative (e.g. generation of pollution) impacts on the different affected subgroups of the population that might result from the development.

Where to look for further assistance

- It is strongly advised that the assistance of a suitably qualified agent with experience in waste planning is obtained and consideration given to their appointment as agent for the application.
- Waste disposal by landfill and most other waste management facilities will also need an Environmental Permit. For more information visit [The Environment Agency's information about environmental permits](#). You are advised to contact the Environment Agency's at an early stage to ensure that your planning application is consistent with Environment Agency's permitting requirements.
- [Planning Practice Guidance Waste Section](#)
- [The Environmental Permitting \(England and Wales\) Regulations 2016](#).
- South Cambridgeshire District Council's Health Impact Assessment Supplementary Planning Document (March 2011).
- Public Health England - Gothenburg Consensus Paper: [Health Impact Assessment - Main concepts and suggested approach](#), European Centre for Health Policy, WHO-Euro, Brussels (December 1999).
- European Commission, Health & Consumer Protection Directorate-General paper [Ensuring a high level of health protection A practical guide](#) (17 December 2001).
- National Institute for Health and Care Excellence (NICE) - [Introducing health impact assessment \(HIA\): Informing the decision-making process](#), HDA (2002).
- Public Health England - [The Merseyside Guidelines for Health Impact Assessment](#) (Second edition May 2001) published by the International Health Impact Assessment Consortium.
- [Public Health England's Health Impact Assessment in spatial planning document \(October 2020\)](#)

22. Plans and Drawings (including cross-sections where required)

Policy Driver

- Article 7(1) (c) of The Town and Country Planning (Development Management Procedure (England) Order 2015.

Types of applications requiring this information

All to which this guidance applies unless otherwise stated below.

What information is required?

- All scale plans and drawings shall be to a recognisable scale and include a scale bar in addition to the national requirement of a North point.
- The red line of the application area should include the means of access to the public highway and all of the proposed development including ancillary parking provision (see [paragraph 024 Reference ID: 14-024-20140306](#) of the Planning Practice Guidance).
- Existing and proposed Block plans of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries and neighbouring properties and clearly outlining the parking and maneuvering areas.
- Existing and proposed elevations (e.g., at a scale of 1:50 or 1:100).
- Existing and proposed floor plans (e.g., at a scale of 1:50 or 1:100).
- Drawings must be sufficient to identify the building within its context.
- Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100).
- Roof plans (e.g. at a scale of 1:50 or 1:100) - required only for complex roof structures. The roof plan should show the shape of the roof at an appropriate scale.
- Adequate cross-sections showing existing and proposed changes of level are necessary for proposals on sloping sites and all applications which include proposed changes in levels.
- It is the responsibility of the applicant/agent to provide accurate and updated plans and drawings within reasonable tolerances. The information should be sufficient to show the proposals in their context including their relationships with relevant existing on-site and off-site reference points/features.

Where to look for further assistance

- [Planning Practice Guidance Making an application - Validation requirements—Validation requirements](#)

NOTES

- Environmental Impact Assessment development is covered by separate regulations, which are mainly outside of the scope of these guidance notes.
- If during the lifetime of this list, policy documents, relevant legislation, and other documents are amended or superseded, the revised or replacement document shall be treated as a substitute for any superseded reference.

LOCAL VALIDATION CHECKLIST

(Revised June 2023)

Introduction

This Local Validation Checklist applies to all applications for planning permission submitted to Cambridgeshire County Council (including those made under [Section 73 Town and Country Planning Act 1990](#) AND SECTION 73A). For more information visit [Legislation.gov.uk](#). This checklist should be read together with the national validation requirements. These are set out in [Planning Practice Guidance Paragraph 16 Validation Requirements for Planning Permission](#) and also alongside Cambridgeshire County Council's 'Guidance for applicants and agents on the Local Validation List (June 2021)'. This sets out the circumstances in which you will need to submit information under each item on our local list. Not all the items will apply in every case. You are strongly advised to seek planning pre-application advice to confirm what is required, including the scope of information required, before submitting your application. We offer a separate pre-application advice service details of which are also given on our [Submitting a planning application](#) web page.

NOTE

Failure to submit all the relevant required information will invalidate the application. An invalid application cannot be registered or processed until all the information required to meet both the national and our local validation list has been received.

Who should use this checklist?

Our Local Validation Checklist can be used by applicants, agents, and planning officers to clarify and record which items from the local list need to accompany an application. It can be used to check that all the items have been prepared and included before submission. This checklist includes columns in which it can be confirmed what, how, and whether the information is needed. The columns can be used to indicate when a full report is necessary; when a matter has some relevance and can be addressed within the planning statement; and not relevant for each of the following items:

1. Planning statement
2. Local authority development letter
3. Statement of Community Involvement
4. Biodiversity survey and report
5. Statement of Sustainable Design and Construction
- 5A. Health Impact Assessment
6. Tree survey/arboricultural report
7. Flood risk assessment
- 7A. Surface water drainage strategy and foul drainage strategy
8. Heritage statement

9. Landscape impact assessment
10. Landscaping Proposals
11. Landscaping and biodiversity enhancement management scheme
12. Transport assessment or statement
13. Parking and access arrangements
- 13A. Construction environmental management and traffic management plans
14. Travel Plan
15. Noise and/or Vibration impact assessment
16. Lighting assessment
17. Air quality assessment
18. Contaminated land assessment
19. Waste audit and management strategy
20. Open space/ playing field assessment
21. Information in support of applications for the storage, treatment, or disposal of waste
22. Plans and drawings (including cross-sections where necessary)

Item Number	Item	Full Report	Planning Statement	Not Relevant
1	Planning statement			
(i)	Consideration of Public Art for developments of 1,000 square metres and above (South Cambridgeshire District Council only)			
2	Local authority development letter			
3	Statement of Community Involvement			
4	Biodiversity survey and report			
5	Statement of Sustainable Design and Construction (for districts other than Cambridge City)			
(i)	Cambridge City Completed Sustainable Development Checklist (Within Cambridge City only)			
(ii)	Water Conservation Strategy (Within South Cambridgeshire only)			
5A	<p>Health Impact Assessment (Within South Cambridgeshire, Huntingdonshire and Fenland only as per the requirements below)</p> <p>Within South Cambridgeshire: -</p> <ul style="list-style-type: none"> • An Extended Screening/Rapid Health Impact Assessment for new developments resulting in between 1,000 to 5,000 square metres of new floorspace; or • A full Health Impact Assessment for developments of over 5,000 square metres of new floorspace. <p>Within Huntingdonshire: -</p> <ul style="list-style-type: none"> • Demonstration that the design of the scheme has been informed by a rapid Health Impact Assessment for developments in excess of 2,500 square metres or where the site area exceeds 2 hectares. • Demonstration that the design of the development has been informed by a full Health Impact Assessment for developments where the new proposed floorspace would be 10,000 square metres or where the site exceeds 2 hectares. 			

5A	Continued. And Within Fenland District Council's area: - <ul style="list-style-type: none"> For Major developments a Health Impact Assessment (HIA) is to be submitted. 			
6	Tree survey/arboricultural report			
7	Flood risk assessment			
7A	Surface water drainage strategy and/or foul drainage strategy			
8	Heritage statement			
9	Landscape impact assessment			
10	Landscape proposals			
11	Landscaping and biodiversity enhancement management scheme			
12	Transport assessment or statement			
(i)	Within South Cambridgeshire and Huntingdonshire only, a Low Emissions Strategy Statement including: - <ul style="list-style-type: none"> Consideration and justification of parking provision and of electrical charging points. 			
13	Parking and access arrangements			
13A	Construction environmental and/or traffic management plans			
14	Travel Plan			
15	Noise and/or Vibration impact assessment			
16	Lighting assessment			
17	Air quality assessment			
(i)	Within Huntingdonshire only: - A low emissions strategy is required if the air quality assessment demonstrates significant effects.			
18	Contaminated land assessment			
19	Waste audit and management strategy			

20	Open space/ playing field assessment			
21	Information in support of applications for the storage, treatment or disposal of waste Including: -			
(i)	A Topographical Survey			
(ii)	A Health Impact Assessment for waste development involving hazardous waste and / or incineration			
22	Plans and drawings (including cross-sections where necessary)			

Enforcement and Monitoring Update Report 2023

To: Planning Committee

Date: 17 May 2023

From: Head of Planning and Sustainable Growth

Electoral division(s): N/A

Purpose: To consider the following report

Recommendation: The Planning Committee is requested to note the content of this report.

Officer contact:

Name: Deborah Jeakins

Post: Business Manager, County Planning, Minerals and Waste

[Link to the email address for Deborah Jeakins](#)

Tel: 07468 719657

1 Introduction

- 1.1 The purpose of this report is to brief the Planning Committee members on the planning enforcement and monitoring work undertaken by the County Planning, Minerals and Waste team within the Planning, Growth and Environment service.
- 1.2 The Enforcement update report is usually prepared and presented to Planning Committee on a quarterly basis, unless there are no items on the Committee agenda in which case the Chair can approve postponing the update report until the Committee next convenes. The last full report was presented to Committee in November 2022 and it covered the period 1 June 2022 to 31 October 2022.
- 1.3 The Enforcement and Monitoring team consists of the Principal Enforcement and Monitoring Officer, Monitoring and Control Officer and Planning and Compliance Officer, who also undertakes planning work in the Development Management team. A new Principal Enforcement and Monitoring Officer joined the team in March this year and will attend Committee to introduce himself to members.
- 1.4 The report is divided into a number of sections. Sections 2 to 5 summarise: the current complaints under investigation; the number of formal Notices served; Enforcement Appeals; and Ombudsman complaints received. Section 6 of the report details the site monitoring visits undertaken to chargeable sites between 1 November 2022 and 31 March 2023. Sections 7 to 15 of the report provide updates on a number of key ongoing Enforcement Investigations.

2 Complaints received

- 2.1 At the time of writing this report, the Enforcement and Monitoring team has 25 active complaints that are under investigation.
- 2.2 Between 1 November 2022 and 31 March 2023 the team received 10 new complaints, 7 of which are remain open and under investigation, and 3 have been closed. A further 4 pre-existing complaints were closed in this reporting period.
- 2.3 Of the 7 complaints that were received in this period and remain open and under investigation:
 - 1 is awaiting the determination of a planning application which has been submitted;
 - 1 is waiting for action to be undertaken by the operator within previously agreed timescales;
 - 3 require a site visit to be undertaken to check the site status; and
 - 2 require further investigation by the team.
- 2.4 The status of the 18 complaints that were received prior to this period that are still under investigation is:
 - 1 awaiting the submission of a planning application that has been requested;
 - 1 awaiting determination of a planning application that has been submitted;
 - 1 awaiting the result of an appeal against the refusal of a certificate of lawfulness before enforcement action is considered;

- 2 waiting for action to be undertaken by the operator within previously agreed timescales;
- 5 require a further site visit to be undertaken;
- 6 further investigation or monitoring by the team; and,
- 2 awaiting action from a partner agency (such as the EA).

3 Notices Served

- 3.1 No new Enforcement Notices (EN) or Breach of Condition Notices (BCNs) have been served in this period. Two Planning Contravention Notices (PCN) have been served, details of which can be found in section 11 of this report.

4 Appeals

- 4.1 No enforcement appeals have been lodged or dealt with by the County Planning Minerals and Waste Enforcement and Monitoring team between 1 November 2022 and 31 March 2023.
- 4.2 As noted in Section 8 below, an appeal against the refusal to issue a certificate of lawfulness relating to waste uses on land at Mill Road, Fen Drayton has been submitted to the Planning Inspectorate and consideration of enforcement action will be undertaken following the determination of the appeal.

5 Ombudsman Complaints

- 5.1 No Local Government Ombudsman complaints were received during the period 1 November 2022 and 31 March 2023.

6 Site monitoring visits 1 November – 31 March 2023

- 6.1 The Authority carries out proactive monitoring visits to check compliance with the conditions set out in the grant of planning permissions for quarries and landfill sites. The Authority levies fees for these visits, which are set out in the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). The national fees for conducting the visits are currently:

- Active sites £397
- Inactive or dormant sites £132

- 6.2 The amount of chargeable monitoring visits scheduled to be conducted within each financial year is agreed in advance and all operators are notified of the proposed number of visits.
- 6.3 Other sites that are the subject of waste planning approvals, such as waste transfer stations, waste recycling sites and scrap yards are also visited by officers in order to assess compliance with the conditions set out in the grant of planning permission. However, the cost of these visits is borne by the Authority.

- 6.4 The table below shows the number of chargeable mineral (quarry) and waste (landfill) monitoring visits that are planned for this financial year and, noting that the number of visits to each site ranges between 1 and 4, the total number of planning visits for this financial year:

Type of site	Number of visits
Mineral / Quarries	55
Waste / Landfill sites	27
Total number of sites	40
Total number of visits	82

- 6.5 The total income that it is estimated will be generated by chargeable monitoring visits in the financial year 2023 to 2024 is £26,195. However, achieving this figure will depend on whether the status of any of the sites changes within the financial year.
- 6.6 A summary of the number and type of chargeable monitoring visits and visits to complaint sites carried out during the monitoring period is set out in the table below.

Site type	Number of visits
Landfill	12
Quarries	18
Non chargeable sites	4
Complaint site visits	4
Total	38

7 Enforcement Cases

- 7.1 There is currently only one enforcement case where formal enforcement action has been taken and monitoring is on-going. A brief summary of that case is set out in Appendix 1.
- 7.2 For the purposes of the Town and Country Planning Act 1990 the issue of an Enforcement Notice (EN) or the service of a Breach of Condition Notice (BCN) constitutes taking formal enforcement action.

8 Mill Road, Fen Drayton

- 8.1 On 21 November 2018, a Planning Contravention Notice was served on the site owner in respect of unauthorised waste storage and processing uses at the site. The Council had previously refused to grant two previous applications for a Certificate of Lawful Development for use of the land for the processing of inert waste. Although an

appeal was lodged with the Planning Inspectorate (PINS) in relation to the refusal of the second Certificate application, it was withdrawn by the Appellant before the planned Public Inquiry could go ahead.

8.2 On 11 December 2018, a new Certificate of Lawful Development application was submitted for storage of inert building site waste and occasional processing incidental thereto. Noting that the agent for the applicant had already been advised that the Council was not aware of any material change(s) in circumstances that might be likely to lead to the grant of a Certificate of Lawful Development (CLD), the application was refused on 18 April 2019. An Appeal against the refusal was lodged with the PINS and then subsequently withdrawn by the appellant.

8.3 In December 2019, a further (fourth) Certificate of Lawful Development application was submitted for an existing use for storage of inert building site waste and occasional processing incidental thereto. The evidence submitted with the application was complex and advice was sought from Pathfinder legal services. On 8 February 2023 the Council refused to issue the certificate, the reason for refusal was:

Based on the evidence provided in support of the Application, and the Council's own records to the contrary, the Council considers that there is insufficient documentary evidence to confirm, upon the balance of probability, that "the use of the land for the storage of inert building site waste and occasional processing incidental thereto" has subsisted without material interruption on the Application Site for a period of 10 years or more preceding the date of the Application, or that it continues to subsist as described.

8.4 On 23 March 2023 the Planning Inspectorate confirmed that a valid appeal had been lodged with them against the refusal to grant the Certificate and the chosen appeal procedure would be written representations.

8.5 A Delegated Enforcement Report seeking authorisation to serve an Enforcement Notice (EN) for an unauthorised material change of use of the land was drafted. However, owing to the number of certificate applications that have been submitted, and the complexity of assessing the evidence, officers intend to delay the service of such a notice until the result of the appeal.

9 Saxon Pit, Peterborough Road, Whittlesey

9.1 In January 2018, the Environment Agency (EA) received odour complaints associated with inadequate waste acceptance procedures taking place at Saxon Pit as part of the ongoing stabilisation and buttressing of a former quarry face which is authorised by a County Council waste planning permission. The EA investigation revealed that a large amount of non-conforming waste material had been accepted on the site over a long time period across five phases of the development.

9.2 Although the stabilisation works initially ceased on site, the EA later recommended the completion of the stabilisation was required to prevent further saturation in the active tipping face, provided that containment measures were put in place to control the leachate and landfill gas arising from the imported waste. The EA investigation into the non-conforming waste deposited at the site is ongoing and regular monitoring takes place.

- 9.3 A number of temporary planning permissions have been issued allowing additional time for the completion of the buttressing work using imported inert waste, the most recent being CCC/22/092/VAR which allows until 26 July 2025 for the completion of the landfilling and restoration of the site.
- 9.4 On 22 April 2022 planning application reference CCC/21/024/FUL, was approved for a different operator to import, store, process and recycle incinerator bottom ash (IBA) and construction and demolition waste at the Saxon Pit site.
- 9.5 The County Council, the Environment Agency and Fenland District Council's Environmental Health and Planning Enforcement teams continue to receive occasional complaints about the site as well as regular contact and queries about operational standards. The regulatory authorities continue to work closely together and attend meetings with Whittlesey Town Council and members of the Saxongate Group of local residents to discuss their concerns and explain each agency's remit and responsibilities.
- 9.6 One outstanding query is with regard to whether the Incinerator Bottom Ash Aggregate (IBAA) which is produced from the processing of Incinerator Bottom Ash (IBA) under planning reference CCC/21/024/FUL is considered to be waste. Owing to the varying definitions of IBAA held by partner organisations, officers are waiting for legal advice on this matter.

10 Westons Yard, Pondersbridge

- 10.1 In August 2020, retrospective planning permission was approved for the change of use of Units B & 1B of Westons Yard, Pondersbridge to allow the processing of depolluting and dismantling of ELVs. The permission was for a temporary period expiring 5 years from the date of the decision and was subject to a number of planning conditions.
- 10.2 On 16 November 2020, Enforcement Officers wrote to the operator and agent to remind them the following conditions required action to be undertaken within three months of the date of the decision notice:
- Condition 3 - Acoustic barrier fence erected;
Condition 5 - On Site parking laid out and implemented;
Condition 8 - White noise alarms fitted; and
Condition 11 - Drainage and pollution control measures implemented.
- Condition 9 of the planning permission required the submission of a noise management plan for approval within a further 2 months (i.e. by early January 2021).
- 10.3 The failure to comply with the conditions was detrimental to local residential amenity and owing to the amount of time that it was taking to secure compliance a Planning Contravention Notice (PCN) was served on the site operator and the landowner on 31 August 2021. The PCN responses, and subsequent correspondence with the operator, confirmed that the majority of the breaches of planning control on site had been remedied.
- 10.4 In March 2022 officers confirmed that the acoustic barrier fence had been completed, the on-site parking had been laid out and the storage of cars had been reduced. The

wash down sump, agreed as part of the drainage and pollution control measures, had not been installed and a noise monitoring scheme still needed to be submitted.

- 10.5 In May 2022 a Noise Management Scheme was submitted to discharge condition 9 of the planning permission and following consultation with district environmental health and revisions to the scheme, it was approved on 20 February 2023. No complaints about noise from the site have been received and the conditions have now been complied with and therefore the investigation has been closed.

11 Corkers Crisps / Willow Farm, Little Downham

- 11.1 In April 2020 officers received a complaint via East Cambridgeshire District Council (ECDC) regarding the importation of waste material onto land at the rear of the Corkers Crisps factory in Little Downham.
- 11.2 FDS Construction, whose heavy goods vehicles were seen entering the site and depositing waste and the owner of the site advised that waste material was brought onto the land to fill in an area where there had been a water body and to create an area of hardstanding which was needed to implement a prior approval application from ECDC for the construction of an agricultural building on the land.
- 11.3 The assessment of the planning situation that was made at the time, based on the information provided, was that the works were connected with the prior approval and therefore were considered to be permitted development. The land owner was sent a summary of the permitted development rights for agriculture which included the conditions and restrictions that apply, particularly in respect of the importation of waste onto agricultural land. The advice given highlighted that the importation of waste onto the site for processing and then moving off site would need planning permission and the landowner was advised, in writing, not to allow this to take place on his land.
- 11.4 In July 2020, officers visited the site with planning enforcement officers from ECDC where it was noted that land raising had taken place across the site. The landowner and the owner of FDS Construction explained that this work was site preparation for the replacement Corkers Crisps factory following the destruction of the previous factory as a result of a fire. Officers explained that land raising is development that would need to be included in planning application for the replacement factory and it was agreed that ECDC would lead the investigation going forward and ensure that the land raising was included in the planning application that was being prepared for submission.
- 11.5 In April 2021, further complaints were received regarding FDS branded HGVs entering and leaving the site. In response to enquiries, the owner of FDS advised officers that no new waste material had been brought onto site and no more would be brought on. However, the owner of FDS also stated that there was still a significant amount of site clearance associated with the ECDC planning application which would involve HGVs continuing to leave the site filled with waste. Following further complaints about activity at the site, in August 2021, ECDC served a Planning Contravention Notice on the land owner to establish the nature of the activities taking place on the land at the rear of the factory. The PCN was not formally responded to and ECDC did not pursue this.

- 11.6 In February 2022, County Planning and ECDC officers received further complaints regarding FDS HGVs continuing to enter and leave the site. ECDC were continuing to lead the investigation as there was no evidence of new waste was being imported but evidence from site visits indicated that the land was now being used as haulage and aggregate storage yard which would need district planning permission. Noting that the activities that related to waste matters had ceased, the activity taking place on the land was no longer considered to be a waste planning matter.
- 11.7 In late 2022, further complaints were received about activities at the site. During a site visit which was undertaken in November 2022 the owner of FDS continued to state to officers that no new material had been brought onto site and that the waste in situ had not been imported but was displaced from around the site. However, an FDS branded portacabin was noted on site and the fact that FDS was leaving HGVs on site and employees were using it as a base indicated that the site continued to be used by FDS Construction as a base for operations and haulage yard, which would need planning permission from ECDC.
- 11.8 Following the receipt of further complaints, on 27 March 2023 an officer from County Planning conducted an unannounced visit to the site and witnessed an HGV from a grabhire company bringing waste soils on to the land and off loading them onto a pile of stored material on site.
- 11.9 On 30 March 2023 Planning Contravention Notices (PCNs) were served on the land owner and FDS Construction to gather evidence of the activities taking place at the site. At the time of writing the report, one of the PCNs had been completed and returned and the other response is still outstanding. A letter has been sent to the owner of the land setting out that it is an offence not to complete and return the notice and giving him the opportunity to provide the required response.
- 11.10 Officers intend to take legal advice on the failure to respond to the PCN and the most appropriate course of action to address the breaches of planning control taking place at the site, based on the evidence obtained to date.

12 Use of land at Harthay Farm, Ellington for waste activities

- 12.1 In April 2022, the Environment Agency (EA) advised County planning that they were investigating the use of agricultural land at Ellington by FDS Construction (Cambridge) Limited (FDS). The EA had visited the site on 14 March and had concerns that FDS were importing and depositing inert waste materials on the land to raise the levels, as well as crushing concrete and demolition and building waste. The owner of FDS advised the EA that they had been contracted to remove some soils and old hardstanding from the site and then reinstate the land and create a new concrete pad / hardstanding for an agricultural building. A new company has been set up for this purpose, East Anglian Farming Contractors Ltd. The owners of the company are the same individuals associated with the unauthorised activities set out in paragraph 11 above.
- 12.2 Following enquiries made with Huntingdon District Council planning, they confirmed that pre-application advice had been requested by the East Anglian Farming Contractors Ltd for a change of use of the site from agriculture to provide 4 barns.

- 12.3 The EA visited the site again on 13 June 2022 and following the visit they requested that the operator provide all the Waste Transfer Notes (WTN) for HGVs going in and out of the site. The evidence from the visits by the EA confirmed that some of the waste that had been imported had been used to raise the land by approximately 2 metres over a large area. In addition, piles of inert waste and waste materials were in evidence on the site.
- 12.4 On 10 August 2022, officers undertook a joint site visit with the EA and HMRC where evidence was obtained that a significant amount of inert waste had been brought onto site, some of which had been processed, some was being stored on site and some had been deposited and compacted to raise the level of the land and to create a raised roadway to that land. The storage and processing of waste are County matters and that in addition to the waste deposit, processing and storage, the engineering operations and land raising require planning permission.
- 12.5 On 17 August 2022, officers wrote to the developer and landowner to suggest a meeting and explained that evidence indicated that the imported waste, the crushing and processing of waste and land raising were unrelated to the proposed agricultural storage buildings. The correspondence suggested that the land owner should undertake voluntary remediation works instead of waiting for formal enforcement action to be initiated by the County.
- 12.5 On 18 August 2022, the EA presented the operator with a compliance report relating to the site which required them to cease bringing waste on to the site. The EA confirmed there were no longer any waste permits or exemptions for the site. However, the EA also advised that they were not intending to take any further action in respect of the site owing to the risk of pollution from the inert waste being low.
- 12.6 Correspondence with the site owners confirmed that they consider that they are using their permitted development rights to prepare the land for the agricultural buildings and they advised that they intend to continue to working on site, and that HGVs would continue to bringing material on to the site for at least another year.
- 12.7 On 19 October 2022, officers served a Planning Contravention Notice (PCN) on the two owners of East Anglian Farming Contractors Ltd to gather further evidence about the breaches of planning control. The initial responses to the PCN were considered to be insufficient and incomplete and officers gave guidance on the legal requirement to provide a complete and accurate response and the possible consequences of failing to do so.
- 12.8 At the time of writing this report, officers are in the process of drafting a report seeking the authorisation to serve an enforcement notice in respect of the breaches of planning control at the site.

13 Willow Hall Farm, Hill Row, Haddenham

- 13.1 On 2 August 2021, planning permission was granted for the Construction of irrigation reservoirs by the extraction, processing and export of sand and gravel and associated development at Willow Hall Farm, Haddenham. Following the discharge of pre commencement conditions, the mineral extraction commenced at the site on 28 February 2022.

- 13.2 Although monitoring visits to the site took place on 28 June 2022 and 16 December 2022, issues with groundwater at the site not being able to be discharged meant that other than soil stripping and installation of the processing plant, very little development had taken place at the site. However, concerns were raised about compliance with the conditions relating to archaeology on site.
- 13.3 In February 2023, following concerns that had also been raised regarding drainage at the site, officers arranged a further visit to check compliance with the planning conditions, in particular those relating to drainage and archaeology. A representative from the County Council's Historic Environment Team (HET) attended this visit. The visit confirmed that some of the most archaeologically sensitive areas of the site had been worked without the required supervision of archaeological consultants, and sign off from HET, as required by the approved Written Scheme of Investigation. This finding was in direct conflict with information that had been provided to officers by the operator. The operator was advised that the work on site needed to stop immediately.
- 13.4 On 17 February 2023, a formal letter was sent to the operator, Mick George Limited (MGL) setting out the breaches of planning control taking place on site, detailing the total destruction/loss of archaeological deposits in two areas and the partial destruction/loss of archaeological deposits in a third area of the site. The letter advised MGL that County Planning intended to serve a breach of condition notice in respect of the breaches of planning control.
- 13.5 Notwithstanding that the operator has been working with HET to fully evaluate the damage caused to known archaeological deposits in the area and also to prepare an updated archaeological mitigation strategy, the disregard for the planning condition and the historic environment and record is such a serious breach of planning control that officers are in the process of drafting a report seeking authorisation to serve a breach of condition notice.

Appendix 1 – Enforcement cases where notices have been served and monitoring is ongoing

Key: Red = High Priority

Amber = Medium Priority

Green = Low Priority

Description of Alleged Breach	Location	Notice Issued	Comments
2. Green Without planning permission, the change of use of the land from agricultural land to a mixed use comprising of agricultural and the importation and disposal of waste material and raising the level of part of the land by the depositing of waste materials.	First Drove Little Downham Ely	EN 17/01/12	An EN for unauthorised change of use was served in 2012 and upheld but varied at appeal. The amended notice required the removal of all the waste from land to the level of the adjoining field. Topographical surveys of the land confirmed that the EN had not been fully complied with. Counsel advice received in 2017 in respect of the larger agricultural unit led to the High Court action detailed in section 9 above.

Summary of Decisions Made Under Delegated Powers

To: Planning Committee

Date: 17 May 2023

From: Head of Service, Planning and Sustainable Growth

Electoral division(s): All

Purpose: To consider the above

Recommendation: The committee is invited to note the report

Officer contact:

Name: Deborah Jeakins

Post: Business Manager, County Planning, Minerals and Waste

Email: [Link to the email address for Deborah Jeakins](#)

Tel: 07468 719657

1 Introduction

- 1.1 The committee meeting that was held on 31 January 2005 agreed that a brief summary of all the planning applications that have been determined by the Head of Strategic Planning, under delegated powers, would be provided.
- 1.2 The Scheme of Delegation set out in Part 3D of the Council's Constitution describes the extent and nature of the authority delegated to the Executive Director: Place and Economy to undertake functions on behalf of Cambridgeshire County Council. The delegations are made either by the Full Council or one of its committees. The Executive Director considered it necessary and expedient, to authorise the Head of Strategic Planning (now the Assistant Director Planning, Growth & Environment) to undertake functions on his behalf. These authorisations are included within a written schedule of authorisation published on the Council's website which is available at the following link for Place and Economy (now Place and Sustainability):
<https://www.cambridgeshire.gov.uk/council/council-structure/council-s-constitution/>.

2. Summary of decisions

- 2.1 One application has been determined under delegated powers during the period between 12/04/2023 and 05/05/2023 (the date of drafting this report), details of it are set out below:
1. App ref: CCC/22/101/FUL Development of replacement March Household Recycling Centre (HRC) on land immediately to the south of the existing March HRC including new access arrangements off Hundred Road, engineering operations to create a split-level site with associated tipping bays, erection of site office and reuse shop and erection of new perimeter fencing.
- Location: Household Waste And Recycling Centre, Hundred Road, March, Cambridgeshire, PE15 8QN
- Decision: permission granted on 14/04/2023
- For further information: contact Peter Bond on 07464 521230.
- 2.2 Although not usually reported to Planning Committee, four discharge of condition applications have been decided using delegated authority, as well three approvals of Non Material Amendments to previously approved permissions.