

**DESIGN AND ACCESS
STATEMENT
INCORPORATING A
PLANNING STATEMENT**

To Support a Pre-Application Submission for
Residential Development

AT THE PROPERTY KNOWN AS

Land at Croft Farm,
39 Pierce Lane, Fulbourn,
Cambridge, CB21 5DJ.

PREPARED ON BEHALF OF



DATE

24 July 2018

Brown & Co
Angel Corner
8 Angel Hill
Bury St Edmunds
Suffolk
IP33 1UZ

CONTENTS

1.	INTRODUCTION	3
2.	ASSESSMENT OF APPLICATION SITE	4
3.	USE AND PLANNING HISTORY OF THE APPLICATION SITE AND ADJOINING PROPERTY	6
4.	PROPOSED DEVELOPMENT	7
5.	PLANNING POLICY GUIDANCE – NATIONAL POLICIES	8
6.	PLANNING POLICY GUIDANCE – LOCAL POLICIES	11
7.	CONCLUSION	21

APPENDICIES

1	Location Plan
2	Ownership Plan
3	Site Plan
4	Photographs of the Application Site
5	Environment Agency Flood Risk Map
6	Groundwater, Landfill, Air Pollution and Pollution Plans
7	Plan of Designated Habitats
8	Plan of Recorded Species
9	Plan of Non-Statutory Designations
10	Plan of Statutory Designations
11	Plan of Historic Designations
12	Copy of Correspondence with Natural England
13	Copy of Correspondence with Historic England
14	Copy of Correspondence with the Environment Agency
15	Copy of Correspondence with Cambridgeshire County Council Archaeological Service
16	Copy of Correspondence with Cambridgeshire County Council Highways Department
17	Indicative Site Layout Plan

1.0 Introduction

- 1.1 Brown & Co have been instructed to act on behalf of the Applicant, [REDACTED], to prepare and submit a Design and Access Statement, incorporating a Planning Statement, to support a Pre-Application Submission for the residential re-development of the Property known as; Land at Croft Farm, 39 Pierce Lane, Fulbourn, Cambridge, Cambridgeshire, CB21 5DJ.
- 1.2 The main objective of this Statement is to ensure that South Cambridgeshire District Council have sufficient information available to be able to consider all planning and other essential issues against National Planning Policies and Local Policies in their consideration and response to the Pre-Application Submission.
- 1.3 The Statement has been prepared by Simon J Gilbey MRICS, a Chartered Surveyor and Partner of Brown & Co, Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk, IP33 1UZ.
- 1.4 Factual information contained in the Statement has been provided by the Applicant and from our own research and enquiries.
- 1.5 The Statement has been prepared having regard to the guidance given in;
- South Cambridgeshire District Council- Development Control Policies Development Plan Document (DPD) (Adopted July 2007)
 - South Cambridgeshire District Council- Core Strategy Development Plan Document (DPD) (Adopted January 2007)
 - South Cambridgeshire District Council- Adopted Proposals Map (Published February 2012)
 - South Cambridgeshire District Council- Adopted Development Plan Overview
- 1.6 The objective of the Applicant is to develop the site indicated on the indicative site layout plan attached as Appendix 17 for the construction of up to three individual dwellings.
- 1.7 The Pre-Application Submission seeks to establish:
- whether the principle of development of the application site is acceptable to the Council,
 - if 'yes', the National and Local Policies and Guidance that would apply in respect of any development of the site; and
 - what further issues will need to be considered in determining an application for any proposed development of the Property.

2.0 Assessment of Application Site

- 2.1 The application site is located to the east of Cambridge, within the village of Fulbourn, as shown on the Location Plan attached as Appendix 1.
- 2.2 The application site forms part of the property owned by the Applicant which extends in total to approximately 5418m², as shown outlined in blue on the Ownership Plan attached as Appendix 2 and comprises two existing dwelling, Nos. 37 and 39 Pierce Lane, their gardens and a range of ancillary barns and outbuildings.
- 2.3 The application site extends in total to approximately 2852m², as shown outlined in red on the Site Plan attached as Appendix 3.
- 2.4 Access to the application site is directly off the Public Highway, 'Pierce Lane'.
- 2.5 Photographs of the application site are attached as Appendix 4.
- 2.6 An extract from the Environment Agency Flood Risk Map is attached as Appendix 5. This data shows that the application site and the surrounding land are situated within Flood Zone 1; i.e. outside the immediate risk of flooding.
- 2.7 A copy of Groundwater, Landfill, Air Pollution and Pollution plans extracted from the Environment Agency Planning Website are attached as Appendix 6 and show no immediate concerns, nor constraints.
- 2.8 A plan of Designated Habitats (extracted from the DEFRA Magicmap) is attached as Appendix 7. The plan indicates that the application site lies outside of any specific 'designated habitats'.
- 2.9 A plan of Recorded Species (extracted from the DEFRA Magicmap) is attached as Appendix 8.
- 2.10 A plan of Non-Statutory Designations (extracted from the DEFRA Magicmap), is attached as Appendix 9. The plan indicates that the application site is clear of any designations of this nature.
- 2.11 A plan of Statutory Designations (extracted from the DEFRA Magicmap) is attached as Appendix 10. The plan shows that the application site is within a Nitrate Vulnerable Zone (ID G71 S390).
- 2.12 A plan of Historic Designations (extracted from the DEFRA Magicmap), is attached as Appendix 11. The plan indicates that there is a Listed Building adjacent to the application site (35 Pierce Lane).
- 2.13 Pre-application correspondence with Natural England in relation to the development of the application site is attached as Appendix 12.
- 2.14 Pre-application correspondence with Historic England is attached as Appendix 13. Historic England have commented that they have no objection to the proposed development, but that a Heritage Statement would be required in support.

- 2.15 Pre-application correspondence with The Environment Agency is attached as Appendix 14. The Environment Agency have replied with generic advice.
- 2.16 Pre-application correspondence with Cambridgeshire County Council Archaeological Service is attached as Appendix 15.
- 2.17 Pre-application correspondence with Cambridgeshire County Council Highways Department is attached as Appendix 16.
- 2.18 The application site is located within the village of Fulbourn Conservation Area, as shown on the South Cambridgeshire District Council interactive map.
- 2.19 The application site is located within the village of Fulbourn Development Framework, as shown on the South Cambridgeshire District Council interactive map.
- 2.20 There are no recorded Tree Preservation Orders covering any of the application site.
- 2.21 To the north, the application site abuts the Public Highway, Pierce Lane, existing residential development.
- 2.22 To the south, the application site abuts existing residential development.
- 2.23 To the west, the application site overlooks existing residential development.
- 2.24 The physical and visual impact of the site is controlled by the adjacent topography, location of existing vegetation and position of adjacent buildings and properties.
- 2.25 It is important to note that the public sewer runs through the application site and connects to Pierce Lane.

3.0 Use and Planning History of the Application Site and Adjoining Property

- 3.1. Based upon the information available on the South Cambridgeshire District Council website, the application site has no recorded planning history.
- 3.2. Croft Farmhouse (39 Pierce Lane) was built in 1974.

4.0 Proposed Development

4.1 The objective of the Applicant is to develop the site to provide up to three individual dwellings.

4.2 It is proposed that a planning application be submitted for the proposed residential development, as shown on the Indicative Site Layout Plan attached as Appendix 17.

4.3 The eventual design, density and layout of the proposed development will reflect and be formed by the comments received through the 'pre-application submission' process, although it should be noted that no constraints on the re-development of the application site have to date been raised by any of the Statutory Consultees.

4.4 Although the application site is situated within a Conservation Area, we would argue that a low density residential development of this nature, would both enhance the surrounding area (as opposed to commercial re-development) and underpin the long term viability and sustainability of both the village itself and the amenities in the surrounding villages.

4.5 It is proposed that any development would reflect;

- the policies contained within the National Planning Policy Framework;
- South Cambridgeshire District Council- Development Control Policies Development Plan Document (DPD) (Adopted July 2007)
- South Cambridgeshire District Council- Core Strategy Development Plan Document (DPD) (Adopted January 2007)
- South Cambridgeshire District Council- Adopted Proposals Map (Published February 2012)

4.6 Given the location of the application site, the design objective would be;

- to create a low density development of high quality individually designed dwellings of various sizes, as set out in the Councils Design Guide; and / or
- to create individual plots for private development.

5.0 Planning Policy Guidance – National Policies

- 5.1 At a National level, the principle Policies and Guidance which are relevant are contained within National Planning Policy Framework (NPPF), published in March 2012.
- 5.2 Paragraph 1 states that; The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
- 5.3 Paragraph 2 states that; Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements.
- 5.4 Paragraph 6 states that; The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.
- 5.5 Paragraph 7 states that; There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 5.6 Paragraph 8 states that; These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.
- 5.7 Paragraph 10 states that; Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

5.8 Paragraph 11 states that; planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.9 Paragraph 14 states that; at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;

- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

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; or

specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

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; or

specific policies in this Framework indicate development should be restricted.

5.10 Paragraph 28 states that; planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;

- promote the development and diversification of agricultural and other land-based rural businesses;

- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and

- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

5.11 Paragraph 50, states that; To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local authorities should; plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes.

5.12 Paragraph 55 states that; To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

5.13 Paragraph 61, states that; although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

5.14 Paragraph 109, states that; the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

6.0 Planning Policy Guidance – Local Policies

6.1 At a Local level, the principle Policies and Guidance which are relevant are contained within the;

- South Cambridgeshire District Council- Development Control Policies Development Plan Document (DPD) (Adopted July 2007)
- South Cambridgeshire District Council- Core Strategy Development Plan Document (DPD) (Adopted January 2007)

6.2. The key Planning Policies that would be relevant to any development of the Property can be summarised as follows:

South Cambridgeshire District Council- Development Control Policies Development Plan Document (DPD) (Adopted July 2007)

DEVELOPMENT PRINCIPLES

Policy DP/1- Sustainable Development

Policy DP/2- Design of New Development

Policy DP/3 Development Criteria

Policy DP/4 Infrastructure and New Developments

Policy DP/5 Cumulative Development

Policy DP/6 Construction Methods

Policy DP/7 Development Frameworks

HOUSING

Policy HG/1 Housing Density

Policy HG/3 Affordable Housing

Policy HG/4- Affordable Housing Subsidy

ENERGY

Policy NE/1 Energy Efficiency

Policy NE/4 Landscape Character Areas

Policy NE/6 Biodiversity

Policy NE/8 Groundwater

Policy NE/9 Water and Drainage Infrastructure

CULTURAL HERITAGE

Policy CH/2 Archaeological Sites

Policy CH/4 Development Within the Curtilage or Setting of a Listed Building

Policy CH/5 Conservation Areas

TRAVEL

Policy TR/1 Planning for More Sustainable Travel

Policy TR/3 Mitigating Travel Impact

South Cambridgeshire District Council- Core Strategy Development Plan Document (DPD)
(Adopted January 2007)

Policy ST/4 Rural Centres

6.3 Relevant extracts from the above Policies are detailed below, in so far as they relate to the potential development of the Property.

Policy DP/1- Sustainable Development

1. Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It should:

a. Be consistent with the sequential approach to development, as set out in the Strategy chapter of the Core Strategy DPD;

b. Minimise the need to travel and reduce car dependency;

c. Make efficient and effective use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development through the use of higher densities;

d. Include mixed-use development of compatible uses as appropriate to the scale and location of the development;

e. Where practicable, use sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and include a Travel Plan to address the travel needs of labour during construction;

f. Where practicable, minimise use of energy and resources;

g. Where practicable, maximise the use of renewable energy sources;

h. Incorporate water conservation measures;

i. Minimise flood risk;

j. Where practicable, use sustainable drainage systems (SuDS);

k. Mitigate against the impacts of climate change on development through the location, form and design of buildings;

l. Ensure no unacceptable adverse impact on land, air and water;

m. Contribute to the creation of mixed and socially inclusive communities and provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;

n. Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working;

- o. Conserve and wherever possible enhance biodiversity of both wildlife and the natural environment;
 - p. Conserve and wherever possible enhance local landscape character;
 - q. Involve community and providers of community services in the design process;
 - r. Conserve and wherever possible enhance cultural heritage.
2. In criteria e, f, g, j and n it will be for any applicant or developer proposing to compromise sustainability to demonstrate the impracticability of use of sustainable methods, systems, materials and energy sources and provision of sustainable infrastructure. Additional cost will not, on its own, amount to impracticability.
3. For major developments, applicants must submit a Sustainability Statement and a Health Impact Assessment, to demonstrate that principles of sustainable development have been applied.

Policy DP/2- Design of New Development

New Development Design

1. All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:
- a. Preserve or enhance the character of the local area;
 - b. Conserve or enhance important environmental assets of the site;
 - c. Include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;
 - d. Achieve a legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationship between buildings, routes and spaces both within the development and with the surrounding area;
 - e. Achieve a permeable development for all sectors of the community and all modes of transport, including links to existing footways, cycleways, bridleways, rights of way, green spaces and roads;
 - f. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;
 - g. In the case of residential development, provide higher residential densities, and a mix of housing types including smaller homes;
 - h. Provide high quality public spaces;
 - i. Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus;
 - j. Include high quality landscaping compatible with the scale and character of the development and its surroundings.

Design and Access Statements

2. Design and Access Statements submitted to accompany planning applications and applications for listed building consent should be compatible with the scale and complexity of the proposal and, as appropriate should include:

- k. A full site analysis of existing features and designations;
 - l. An accurate site survey including landscape features and site levels;
 - m. The relationship of the site to its surroundings;
 - n. Existing accesses for pedestrians, cyclists, equestrians and vehicles;
 - o. Any known historic importance;
 - p. Opportunities for maximising energy efficiency and addressing water and drainage issues.
3. The Access element of the Statement should demonstrate that the development will achieve an inclusive environment that can be used by everyone, regardless of age, gender or disability. It should also address how the development has taken account of the transport policies of the development plan.

Policy DP/3 Development Criteria

1. All development proposals should provide, as appropriate to the nature, scale and economic viability:

- a. Affordable housing (in housing schemes);
- b. Appropriate access from the highway network that does not compromise safety, enhanced public and community transport and cycling and pedestrian infrastructure;
- c. Car parking, with provision kept to a minimum;
- d. Safe and secure cycle parking;
- e. Outdoor play space;
- f. Safe and convenient access for all to public buildings and spaces, and to public transport, including those with limited mobility or those with other impairment such as of sight or hearing;
- g. For the screened storage and collection of refuse, including recyclable materials;
- h. A design and layout that minimises opportunities for crime;
- i. Financial contributions towards the provision and, where appropriate, the maintenance of infrastructure, services and facilities required by the development in accordance with Policy DP/4;

2. Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:

- j. On residential amenity;
- k. From traffic generated;

- l. On village character;
- m. On the countryside, and landscape character;
- n. From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust;
- o. On ecological, wildlife and archaeological interests;
- p. On flooding and flood risk;
- q. On the best and most versatile agricultural land;
- r. On quality of ground or surface water;
- s. On recreation or other community facilities.

Policy DP/4 Infrastructure and New Developments

1. Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area.
2. Contributions may also be required towards the future maintenance and upkeep of facilities either in the form of initial support or in perpetuity in accordance with Government guidance.

Policy DP/5 Cumulative Development

1. Development will not be permitted where it:
 - a. Forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole;
 - b. Would result in a piecemeal, unsatisfactory form of development;
 - c. Would prejudice development of another site adjacent or nearby.

Policy DP/6 Construction Methods

1. Where practicable, development which by its nature or extent is likely to have some adverse impact upon the local environment and amenity during construction and / or is likely to generate construction waste should:
 - a. Recycle construction waste;
 - b. Prepare a 'Resource Re-use and Recycling Scheme' to cover all waste arising during the construction;
 - c. Be bound by a 'Considerate Contractors Scheme' or similar arrangement, including restrictions on hours of noisy operations;
 - d. Where appropriate accommodate construction spoil within the development, taking account of the landscape character and avoiding creation of features alien to the topography;

- e. Maximise the re-use and recycling of any suitable raw materials currently available on sites during construction, such as redundant buildings or infrastructure.
2. Any haul roads must be agreed with the Local Planning Authority and developers must employ an agreed methodology for haul roads where they cross public rights of way. They must be located, designed and landscaped (where appropriate) in such a way as to avoid any noise, smell, dust, visual or other adverse impact on residents and businesses. At any point where on-site temporary haul routes for construction traffic enter the public highway, provision should be made for the cleaning of vehicle tyres to avoid deposition of mud / debris on the public highway and the generation of dust.
3. Storage compounds, plant or machinery must be located, designed and used to avoid noise, smell, dust, visual, or other adverse impact on existing residents and businesses.
4. The impact on existing residents of developing the major sites will be minimised by requiring construction traffic for development at Northstowe, Cambridge East, Cambridge Southern Fringe, Cambridge North West, Cambridge Northern Fringe and Cambourne to be routed to avoid roads passing through villages.

Policy DP/7 Development Frameworks

1. Outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.
2. Development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that:
 - a. Retention of the site in its present state does not form an essential part of the local character; and
 - b. Development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours; and
 - c. There is the necessary infrastructure capacity to support the development; and
 - d. Development would not result in the loss of local employment, or a local service or facility, protected by Policies ET/6: Loss of Rural Employment to Non-Employment Uses; SF/1: Protection of Village Services and Facilities and SF/9: Protection of Existing Recreation Areas.

Housing

Policy HG/1 Housing Density

Residential developments will make best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services.

Policy HG/3 Affordable Housing

1. Proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing, as defined in PPS31, to meet local needs.

2. The amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of two or more dwellings. The occupation of such housing will be limited to people in housing need. It must be available over the long-term.
3. Within individual developments, the proportion and type of affordable housing will be the subject of negotiation with applicants. Account will be taken of any particular costs associated with the development (e.g. site remediation, infrastructure provision) and other viability considerations, whether there are other planning objectives which need to be given priority, and the need to ensure balanced and sustainable communities.
4. The appropriate mix in terms of housing tenures and house sizes of affordable housing within a development will be determined by local circumstances at the time of planning permission, including housing need, development costs, the availability of subsidy, and the achievement of mixed and balanced communities.
5. In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters. In exceptional circumstances, on smaller sites, the Council may accept financial contributions towards an element of off-site provision.

Policy HG/4- Affordable Housing Subsidy

In exceptional circumstances, where there is a considerable time lag between the grant of planning permission and implementation, and where it can be demonstrated at the time of development that there are insurmountable subsidy issues or there are demonstrable changes to the viability of the development, the Council may negotiate a lower proportion of built affordable housing units to be provided on site.

Policy NE/1 Energy Efficiency

1. Development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new and converted buildings, for example through location, layout, orientation, aspect, and external design.
2. Developers are encouraged to reduce the amount of CO₂ m³ / year emitted by 10% compared to the minimum Building Regulation requirement when calculated by the Elemental Method in the current building regulations for a notional building of the same size and shape as that proposed, particularly for new or substantially demolished buildings.

Policy NE/4 Landscape Character Areas

Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located.

Policy NE/6 Biodiversity

1. New development should aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitats and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in achieving targets in the Biodiversity Action Plans (BAPs).

2. The District Council will refuse development that would have an adverse significant impact on the population or conservation status of protected species or priority species or habitat¹ unless the impact can be adequately mitigated or compensated for by measures secured by planning conditions or obligations.
3. Where there are grounds to believe that a proposal may affect a protected species or priority species or habitats, applicants will be expected to provide an adequate level of survey information to establish the extent of the potential impact together with possible alternatives to the development, mitigation schemes and / or compensation measures.
4. New development will have regard to the impact, either direct or indirect, of a proposal on people's opportunity to enjoy and experience nature on a site together with opportunities to improve public access to nature in addition to understanding local environmental characteristics.
5. Previously developed land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to include measures that maintain and enhance important features whilst incorporating them within any development of the site.
6. Exceptionally, where the economic or social benefits of a proposal outweigh harm to an important site or species, the approach will be first to avoid or minimise the harm, then to seek mitigation of the impact, and finally to secure appropriate compensation for any residual impact in order to ensure no net loss of biodiversity. Planning conditions and obligations will be used as appropriate to secure this.
7. Planning permission will not be granted for development which would have an unacceptable adverse impact on the biodiversity of the Natural Areas shown on Figure 7.1.

Policy NE/8 Groundwater

Development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater from the chalk aquifer to the south and east of Cambridge.

Policy NE/9 Water and Drainage Infrastructure

Planning permission will not be granted where there is inadequate water supply, sewerage or land drainage systems (including water sources, water and sewage treatment works) available to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of the necessary infrastructure.

Policy CH/2 Archaeological Sites

Archaeological sites will be protected in accordance with national policy (currently PPG16).

Policy CH/4 Development Within the Curtilage or Setting of a Listed Building

Planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be properly assessed.

Policy CH/5 Conservation Areas

Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15) and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide.

Policy TR/1 Planning for More Sustainable Travel

1. Planning permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has (or will attain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel mode(s).
2. In considering planning applications the Council will seek to ensure that every opportunity is taken to increase integration of travel modes and accessibility to non-motorised modes by appropriate measures including:
 - a. Securing appropriate improvements to public and community transport (including infrastructure requirements) in accordance with the aims of the Local Transport Plan;
 - b. Securing on-site and / or off-site design proposals that promote integrated travel and access by non-motorised modes as far as practicable (including walking and cycling) and facilitate and encourage their use;
 - c. Minimising the amount of car parking provision in new developments, compatible with their location, by encouraging shared use parking (where appropriate) and restricting car parking to the maximum levels;
 - d. Ensuring that new developments are located and designed at the outset with permeable layouts to facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges;
 - e. Requiring safe and secure cycle parking.
3. The Local Transport Plan road user hierarchy will be taken into account in the determination of planning applications to ensure adequate emphasis has been placed on the relevant modes, although no modes should be promoted to the exclusion of others.

Policy TR/3 Mitigating Travel Impact

1. New developments will be required to mitigate their travel impact, including their environmental impact, such as noise, pollution and impact on amenity and health. This may mean ensuring adequate provision is made for integrated and improved transport infrastructure or appropriate mitigation measures, through direct improvements and Section 106 contributions, in accordance with the tests in Circular 05/2005.
2. Financial contributions will be sought towards improvements in transport infrastructure in the wider area affected by increased development, in particular to support public transport, cycling and walking.
3. Proposals for major development¹ or where a proposal is likely to have significant transport implications² the Council will require developers to submit the following alongside planning applications:
 - a. A Transport Assessment; and
 - b. A Travel Plan.

4. All other planning applications should be accompanied by a Transport Statement to demonstrate that the development will achieve adequate mitigation of its transport impacts.

5. Travel Plans should demonstrate how it is intended to meet the tests in the first paragraph above. In appropriate cases the content of the Travel Plan may be reflected in planning conditions or a planning obligation. Travel Plans should have measurable outputs, related to targets or aims in the LTP, and provide monitoring and enforcement arrangements. A Travel Plan could also help address a particular local traffic problem associated with a planning application, which might otherwise have to be refused on local traffic grounds. The weight to be accorded to a Travel Plan will be influenced by the extent to which it affects the acceptability of the proposal and how far it can be enforced. Planning conditions or obligations may be appropriate means of securing the provision of some or all of a Travel Plan, including a requirement for the production of an annual monitoring and progress report.

6. In relation to outline planning applications, a framework for the preparation of Travel Plans will be submitted with the application proposals.

South Cambridgeshire District Council- Core Strategy Development Plan Document (DPD)
(Adopted January 2007)

Policy ST/4 Rural Centres

1. The following villages are identified as Rural Centres:
 - a. Cambourne
 - b. Fulbourn
 - c. Great Shelford and Stapleford
 - d. Histon and Impington
 - e. Sawston
2. Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural Centres, as defined on the Proposals Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

7.0 Conclusion

7.1 This statement has been prepared in support of the pre-application submission prepared and submitted on behalf of the Applicant [REDACTED]

7.2 The Pre-Application Submission seeks to establish:

- whether the principle of development of the application site is acceptable to South Cambridgeshire District Council.
- if 'yes', the National and Local Policies and Guidance that would apply in respect of any development of the site; and
- what further issues will need to be considered in determining an application for any proposed development of the Property.

Signed:

Simon J Gilbey MRICS

Brown & Co – Property and Business Consultants LLP

Dated: 24 July 2018

Appendix 1

Location Plan

Appendix 2
Ownership Plan

Appendix 3

Site Plan

Appendix 4

Photographs of the Application Site

Appendix 5

Environment Agency Flood Risk Map

Appendix 6

Groundwater, Landfill, Air Pollution and Pollution Plans

Appendix 7

Plan of Designated Habitats

Appendix 8

Plan of Recorded Species

Appendix 9

Plan of Non-Statutory Designations

Appendix 10

Plan of Statutory Designations

Appendix 11

Plan of Historic Designations

Appendix 12

Copy of Correspondence with Natural England

Appendix 13

Copy of Correspondence with Historic England

Appendix 14

**Copy of Correspondence with
the Environment Agency**

Appendix 15

Copy of Correspondence with Cambridgeshire County Council Archaeological Service

Appendix 16

**Copy of Correspondence with
Cambridgeshire County Council Highways Department**

Appendix 17

Indicative Site Layout Plan