

# Strategic Housing and Economic Land Availability Assessment

## Call for Sites and Broad Locations

### Response Form 2019



#### Guidance

Cambridge City Council and South Cambridgeshire District Council are starting work on a new joint Greater Cambridge Local Plan to provide a sustainable vision for the future of the area. This includes planning for new housing and economic development to meet our needs and protect and enhance our environment. An early step in the plan preparation process is to gather information on what land is available and suitable for development. As part of this work we are seeking your input through this 'call for sites' consultation.

This response form may be used to put forward potential sites and broad locations for housing or economic development across the Greater Cambridge Local Plan area which is made up of the administrative districts of Cambridge and South Cambridgeshire. An understanding of land availability for development across Greater Cambridge will ensure that the new Local Plan allocates enough land in appropriate locations to meet identified needs. A Strategic Housing Land Availability Assessment (SHELAA) will be prepared to help the Councils choose the right sites from a large number of potential alternatives having assessed their suitability, availability and achievability.

Please complete a separate form for each site being submitted for consideration. For sites to be considered all of the form must be completed.

Housing development includes market housing for sale, affordable housing (including entry level exception sites), housing for rent, student housing, housing for people with disabilities, housing for people receiving care, service family housing, sites for travellers and travelling showpeople, and sites for people wishing to commission or build their own homes. It does NOT however include sites intended for the provision of rural exception site housing.

Economic development includes development for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses. It does NOT include retail, hotels, leisure or recreation development.

**Only submit sites and broad locations that are capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above.**

**If you need assistance** completing the form contact the Planning Policy Team at [Planningpolicy@scambs.gov.uk](mailto:Planningpolicy@scambs.gov.uk) or [Planningpolicy@cambridge.gov.uk](mailto:Planningpolicy@cambridge.gov.uk) or call us on 01954 713183.

**COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 25 MARCH 2019**

**Wherever possible the Call for Sites form should be completed online at:**  
<http://cambridge.jdi-consult.net/localplan/>

If you do not have access to the internet, **you can submit forms by:**

**Email:** (using the above email addresses), or by **post** to:

**South Cambridgeshire District Council**  
Call for Sites Consultation,  
Planning Policy Team,  
South Cambridgeshire District Council,  
Cambourne Business Park, Cambourne,  
Cambridge, CB23 6EA

**Cambridge City Council**  
Call for Sites Consultation,  
Planning Policy Team,  
Planning Services,  
Cambridge City Council PO Box 700,  
Cambridge, CB1 0JH

For more information about the call for sites see our webpages at:

[www.scambs.gov.uk/gclpcallforsites](http://www.scambs.gov.uk/gclpcallforsites) and [www.cambridge.gov.uk/gclpcallforsites](http://www.cambridge.gov.uk/gclpcallforsites)

#### **Data Protection**

We will treat your data in accordance with our Privacy Notices: [www.scambs.gov.uk/planning-policy-privacy-notice/](http://www.scambs.gov.uk/planning-policy-privacy-notice/) and <https://www.cambridge.gov.uk/planning-policy-consultations-and-notifications-privacy-notice>. Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the SHELAA and the Greater Cambridge Local Plan. Please note that all responses will be available for public inspection, cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

**The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'.**

Do you wish to be kept informed of future stages of the SHELAA and the Greater Cambridge Local Plan?

**Please tick:** Yes  No

#### **Disclaimer**

**The assessment of potential housing and employment sites through the Strategic Housing and Economic Land Availability Assessment process and the identification of sites with the potential for development does not indicate that planning permission will be granted for development, or that the sites(s) will be allocated for development in the Greater Cambridge Local Plan (GCLP). The SHELAA will be an important evidence source to inform future plan making but it will be for the GCLP to determine which sites are most suitable to meet identified needs.**

For office use only  
Response number:

Date received:

## A - Contact Details

|   |  |
|---|--|
| <b>Name:</b> [REDACTED]                         | <b>Agent's name:</b> Ben Pridgeon                                      |
| <b>Name of organisation:</b><br>(if applicable) | <b>Name of Agent's organisation:</b> Cheffins<br>(if applicable)       |
| <b>Address:</b> c/o agent                       | <b>Agent's Address:</b> Clifton House<br>1-2 Clifton Road<br>CAMBRIDGE |
| <b>Postcode:</b>                                | <b>Postcode:</b> CB1 7EA   |
| <b>Email:</b>                                   | <b>Email:</b> [REDACTED]   |
| <b>Tel:</b>                                     | <b>Tel:</b> [REDACTED]   |

|   |                            |
|---|----------------------------|
| <b>Signature:</b>   | <b>Date:</b> 21 March 2019 |
| <i>If you are submitting the form electronically, no signature is required.</i> |                            |

## B - Your status

|   |  |
|---|--|
| <b>Status</b> (please tick all that apply):             |  |
| <input type="checkbox"/> Landowner                      | <input type="checkbox"/> Developer                                 |
| <input type="checkbox"/> Land Agent                     | <input type="checkbox"/> Registered Provider (Housing Association) |
| <input checked="" type="checkbox"/> Planning Consultant | <input type="checkbox"/> Other, please indicate:                   |

## C - Land Ownership

**If you are not the landowner, please provide the details of all landowners:**  
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

|   |
|---|
| <b>LANDOWNER 1:</b>   |
| <b>Title:</b> [REDACTED] <b>First Name:</b> [REDACTED] <b>Last Name:</b> [REDACTED] |
| <b>Organisation</b> (if applicable):  |
| <b>Address:</b> c/o agent   |

|                                      |                          |                   |
|--------------------------------------|--------------------------|-------------------|
| <b>Postcode:</b>                     | <b>Telephone Number:</b> |                   |
| <b>Email:</b>                        |                          |                   |
| <b>LANDOWNER 2:</b>                  |                          |                   |
| <b>Title:</b>                        | <b>First Name:</b>       | <b>Last Name:</b> |
| <b>Organisation (if applicable):</b> |                          |                   |
| <b>Address:</b>                      |                          |                   |
| <b>Postcode:</b>                     | <b>Telephone Number:</b> |                   |
| <b>Email:</b>                        |                          |                   |

|   |   |
|---|---|
| <b>If you are not the landowner, please confirm the landowner(s) has been informed of this submission:</b>  | <input checked="" type="checkbox"/> Yes |
|   | <input type="checkbox"/> No             |
| <b>Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.</b>  | <input checked="" type="checkbox"/> Yes |
|   | <input type="checkbox"/> No             |
|   | <input type="checkbox"/> Don't know     |
| <b>Are there any issues that would prevent officers of the Council undertaking a site visit unaccompanied? A site visit may be required to enable a full assessment of the site. Site visits will be conducted unaccompanied wherever possible.</b> | <input type="checkbox"/> Yes            |
|   | <input checked="" type="checkbox"/> No  |
| <b>If necessary, please provide details of the person to be contacted to arrange access to the site or for an accompanied site visit:</b>   |   |
| <b>Title:</b> Mr <b>First Name:</b> Ben <b>Last Name:</b> Pridgeon  |   |
| <b>Organisation (if applicable):</b> Cheffins   |   |
| <b>Address:</b> 1-2 Clifton Road, Cambridge   |   |
| <b>Postcode:</b> CB1 7EA  | <b>Telephone Number:</b> [REDACTED]     |
| <b>Email:</b> [REDACTED]  |   |

## ■ Site details

|   |
|---|
| <b>SITE DETAILS</b>   |
| <b>Site location, address and post code:</b> Land at 6, Cabbage Moor, CAMBRIDGE, CB22 5NB   |
| <b>Site Area:</b> 0.34 in hectares  |
| <b>Site Map:</b> Provide a location map clearly showing site boundaries and land ownership. The site to be edged in red and include all land necessary for the proposed development. Any other land in the same ownership close to or adjoining the site to be edged in blue. |
| <b>WITHOUT A MAP WE WILL NOT BE ABLE TO CONSIDER THE SITE</b>   |

## E - Current and recent land uses

| <b>CURRENT AND MOST RECENT USE</b>   |                                 |
|--|---------------------------------|
| <b>What is the current use of the site?</b>  | <b>Garden curtilage</b>         |
| <b>If the site is developed but not currently in use, what was the last use of the site and when did it cease?</b> | <b>Not applicable</b>           |
| <b>Please provide details of any relevant historic planning applications including application number if known</b> | <b>See supporting statement</b> |
| <b>Is the site previously developed land, greenfield or a mixture?</b>   | <b>Greenfield</b>               |

## F - Proposed future uses

|  |   |
|--|---|
| <b>Description of your proposed development:</b>   | <b>Erection of approximately five dwellings to include access and landscaping</b> |
| <b>Please indicate which of these uses you consider suitable for the future use of the site or broad location:</b> |   |
| <b>Use</b>   | <b>Yes or No</b>  |
| Market and affordable housing  | <b>Yes</b>  |
| Key worker housing   |   |
| Older persons housing  |   |
| Residential care home  |   |
| Student accommodation  |   |

|   |                            |
|---|----------------------------|
| Custom or self build housing  | <b>Yes</b>                 |
| Other forms of housing (please specify)   |                            |
| Gypsy and traveller pitch   |                            |
| Travelling showpeople pitch   |                            |
| Employment (B1) office  |                            |
| Employment (B1b) research and development   |                            |
| Employment (B1c) light industrial   |                            |
| Employment (B2) general industrial  |                            |
| Employment (B8) storage and distribution  |                            |
| Employment (other)  |                            |
| <b>What accompanying uses are you proposing:</b>  |                            |
| Schools and education   |                            |
| Public open space   |                            |
| Community facilities  |                            |
| Recreation and leisure  |                            |
| Healthcare  |                            |
| Hotel   |                            |
| Retail  |                            |
| Other   |                            |
| Please describe any benefits to the local area that the development could provide:  | See accompanying statement |
| Please provide and explain your estimate of the potential number of residential units of all types and / or potential employment floor space in square meters that can be accommodated: | See accompanying statement |

## G - Suitability – site features and constraints

### Site features and constraints

| <p><b>Are you aware of any physical or environmental or other limitations which may constrain development of the site? If so, describe the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:</b></p>  | <p><b>Proposed mitigation</b><br/>(please attach any available evidence such as studies or surveys)</p> |
|--|---|
| <p><b>Site access</b><br/>Is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development?</p> <p><b>Yes:</b> <input checked="" type="checkbox"/> (please give details)      <b>No:</b> <input type="checkbox"/></p> <p><b>Details: Off Cabbage Moor (unadopted) and Cambridge Road (adopted)</b></p> <p>(Indicate the location of the access on the site map)</p> |   |
| <p><b>Physical constraints</b><br/>Are there any slopes, significant changes in ground levels or unstable ground on the site which could constrain its development in whole or part?</p> <p><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <input checked="" type="checkbox"/></p> <p><b>Details: See accompanying statement</b></p>   |   |
| <p><b>Environmental constraints</b><br/>Is the site affected by flood risk, drainage, contamination, biodiversity, heritage or other constraint or risk which could constrain its development in whole or part?</p> <p><b>Yes:</b> <input type="checkbox"/> (please give details)      <b>No:</b> <input checked="" type="checkbox"/></p> <p><b>Details: See accompanying statement</b></p>  |   |

|  |  |
|--|--|
| <p><b>Infrastructure</b></p> <p>Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development? (mains water supply, mains sewerage, electricity supply, gas supply, broadband internet).</p> <p>Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? (Indicate the location of the constraint on a map).</p> <p>Yes: <input type="checkbox"/> (please give details)      No: <input checked="" type="checkbox"/></p> <p><b>Details: See accompanying statement</b></p> |  |
|--|--|

## H - Availability

| When could the site become available for development?  | Available now  | Next 5 years             | Next 6-10 years          | 10+ years                |
|--|--|--------------------------|--------------------------|--------------------------|
|  | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Please give your reasons:</b>   | <b>The site is within the ownership of the promoter - See accompanying statement</b>   |                          |                          |                          |
| <b>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</b>   | <input type="checkbox"/> Site owned by a developer<br><input type="checkbox"/> Site is being marketed<br><input checked="" type="checkbox"/> Site is under option by a developer<br><input checked="" type="checkbox"/> Enquiries received<br><input type="checkbox"/> None<br><input type="checkbox"/> Don't know |                          |                          |                          |
| <b>In your opinion, what is the market attractiveness of the site at the current time?</b>   | <b>Very good - See accompanying statement</b>  |                          |                          |                          |
| <b>Are there any legal / land ownership constraints on the site that might prohibit or delay development</b><br>(such as ransom strips, unresolved multiple ownerships, covenants or long tenancies) | <b>None known - See accompanying statement</b>   |                          |                          |                          |
| <b>If the site has been allocated for development in previous Local Plans and remains undeveloped or has a record of unimplemented planning permissions please provide the reasons why.</b>          | <b>Not applicable - See accompanying statement</b>   |                          |                          |                          |

## I - Deliverability

|   |   |
|---|---|
| <p><b>Please indicate the likely year when the proposed development will begin to deliver completed buildings, and the year when the development is likely to be completed.</b></p>                                 | <p>Start of delivery: <b>2020</b></p> <p>Completed development: <b>2025</b></p> <p>Development period in years: <b>05</b></p> |
| <p><b>To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site?</b><br/>(such as site preparation costs, infrastructure costs, demolition or ground conditions)..</p> | <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>   |
| <p><b>How could any issues be overcome?</b></p>   | <p><b>Not applicable</b></p>  |

## J - Viability

|   |   |
|---|---|
| <p><b>Do you consider that the site is currently viable for its proposed development taking into account any and all current planning policy considerations and known development costs associated with the site?</b></p> | <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> |
|---|---|

## K - Supporting evidence

|   |
|---|
| <p><b>Is there any other factual information regarding the site that we should be aware of?</b></p> |
| <p><b>No - See accompanying statement</b></p>   |

### Guidance Notes

|   |                      |  |
|---|----------------------|--|
| A | Contact details      | Please include details of the person who should be the main contact regarding the site if we have any queries.                           |
| C | Land ownership       | If there are multiple owners provide details for them all on attached sheets.  |
| D | Site details         | Make sure that we can accurately locate the site and understand its boundaries. Do not assume we have as much local knowledge as you do. |
| F | Proposed future uses | If you have any evidence or studies to support your use preferences and site capacity estimates please provide a copy as an attachment.  |
| G | Suitability          | It would be helpful if you could provide details of proposed mitigations to overcome identified constraints.                             |
| H | Availability         | Only select 'available now' if the site is vacant and unused and has no constraints on its development.                                  |

|   |                |   |
|---|----------------|---|
| I | Deliverability | Please be as realistic as possible when estimating when development can start and be completed.                 |
| J | Viability      | If you have any evidence or studies regarding the viability of the site please provide a copy as an attachment. |

**Ben Pridgeon**

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**From:** [REDACTED]  
**Sent:** 20 March 2019 19:51  
**To:** Ben Pridgeon  
**Subject:** Re: Land at Cabbage Moor: Site promotion

Ben,

It is fine by me and please accept this as my instruction to proceed as required in the document.

Best wishes

[REDACTED]

On Wed, 20 Mar 2019 at 08:47, Ben Pridgeon [REDACTED] wrote:

[REDACTED]

Please find attached the draft site promotion document for your review. Please let me know if you have any comments or observations. I'd like to get it submitted by Friday, so if you could let me know by Thursday afternoon, I'd be grateful.

Many thanks,

Ben.

**BEN PRIDGEON** BA(Hons), MTPi, MRTPI  
Associate

[REDACTED]

[cheffins.co.uk](http://cheffins.co.uk)

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**From:** [REDACTED]  
**Sent:** 18 March 2019 13:09  
**To:** Ben Pridgeon [REDACTED]  
**Cc:** Mark Roberts [REDACTED]  
**Subject:** Re: Land at Cabbage Moor: Site promotion

Hello Ben,

Thank you for coming over to Cabbage Moor this morning, good to hear that you share our enthusiasm for the project.

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXX



This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site, do not scale. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations are to be notified to the architects before the affected work commences. All queries relating to design of foundations, floor slabs and any structural elements are to be referred to the structural engineering consultant for resolution. All feasibility studies are subject to full site survey. The workmanship of all relevant trades and building operations shall comply with the recommendations of British Standard (BS) 8000:1989 parts 1-15 inclusive.

All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015

### 00 Site Location

Revisions

project Potent a Res dent a Deve opment

address Land to the rear of 6 Cabbage Moor  
Great She ford

drawing S te Locat on

dwg no. SK000 rev.

date March 19 scale 1 500 A3



www camalarch com  
T 01223 728000  
F 01223 505169  
E mail@camalarch com  
32 Newnham Road Cambridge CB3 9EY

By email :  
[planningpolicy@scambs.gov.uk](mailto:planningpolicy@scambs.gov.uk)

Date: 20 March 2019

Dear Sir/Madam,

Reference: PD/BP/032

## LAND AT OF 6, CABBAGE MOOR: REPRESENTATION ON BEHALF OF LANDOWNER

This Statement has been prepared by Cheffins on behalf of the landowner to promote and at 6, Cabbage Moor, Great Shelford, in the Council's capacity for consultation. This is with a view to gaining an allocation for residential development in the emerging Greater Cambridge Local Plan.

The sites shown on the site allocation plan, which accompanies this promotion. The total site area comprises 0.34 hectares of land.

### Pre application enquiry

The site was subject to a pre application enquiry and subsequent response for residential development (PRE/0363/17). The response was received<sup>1</sup> at a time when the Council was unable to demonstrate a five year housing and supply and when the 'titled balance' at paragraph 8 of the National Planning Policy Framework (NPPF) was engaged. At this time, the Council was obliged to approve planning applications which met the economic, social and environmental tests of the NPPF and where the impact on the character and amenity of the site and wider area was considered to be acceptable.

The pre application response gives a commentary on the principle of development at the site and concludes that such a principle was considered to be acceptable. The pre application response is referred to in the representation as its conclusion will be of assistance to the Council assessing the acceptability of the site for residential development.

The pre application enquiry was predicated on four dwellings at the site. The Council should note that the area subject to this representation (i.e. the red line boundary) has increased over that shown in the pre application enquiry and it is considered that the site could accommodate at least five dwellings.

### Section C: Land ownership

The land subject to this representation is within the ownership of Mr Guy Seaborn.

Access to/from the site would be via Cabbage Moor which is an unadopted road. The road itself is unregistered and the owner is not known. However, the maintenance of Cabbage Moor is shared between the owners of the caravan/camping site adjacent to the site and the residents of Cabbage Moor.

### Section D: Site details

The site is located to the east of Cambridge Road (A1301) and to the south of Cabbage Moor. The allocation of the site is shown on the site allocation plan, which accompanies this representation. The total site comprises 0.34 hectares of land.

---

29 November 2017

Partners:

M W Hamilton, W Weed, J Galloway, M Walshe, G M Claydon, N R Harris, W King, S J Lewis, C M Ashon, W Wether, M Woolner, M O'Leary, J A Sibley, M Jones, R Wreshwiler, S C Gooderham, Goodsell King

### Section E: Recent and current uses

The site comprises the garden of 6, Cabbage Moor which is extensive and disproportionately in size to the host dwelling.

### Section F: Proposed future uses

The site is being promoted for residential use. This use would include land for access/roads and landscaping/planting.

The benefits of the proposed development are wide ranging and will promote the social, economic and environmental objectives of the NPPF. The site is located in a highly sustainable location, adjacent to the existing development framework for Great Shefford and existing services and facilities as well as being highly accessible to Cambridge. Development at the site would promote the delivery of housing and continued economic growth in the region. These matters are discussed in greater depth below.

### *Site capacity*

The site comprises 0.34 hectares of land, although much of this area includes the access itself which means that a smaller area would actually be developed. A development of five dwellings would equate to a density of approximately 15 dwellings per hectare at the site. In pre-application response PRE/0363/17, the Council's view was that this approximate density would be acceptable given the character and appearance of the surrounding residential sites. We concur with this view, given the urban fringe location and the requirement for infrastructure such as access, landscaping and any necessary mitigation measures. We suggest that any planning policy which relates to a residential allocation at the site makes it clear that this is an indicative capacity and that this capacity should be informed by a master planning exercise.

### Section G: Sustainability - Site features and constraints

There are no significant constraints at the site, which could prevent residential development being delivered. We have outlined other constraints which may need to be considered when developing the site.

### *Access*

Access to/from the site would be taken off Cabbage Moor, to the south west of 6, Cabbage Moor. The road serves a caravan park and several dwellings and is subject to a number of vehicular and pedestrian movements. Cabbage Moor is an unadopted road.

Cambridgeshire County Council would not normally adopt a road where it serves five dwellings or less<sup>2</sup> and where it would not join onto an adopted road (i.e. Cabbage Moor). As such, there would be no requirement to adopt the road and the access through 6, Cabbage Moor would not need to be built to adoptable standards. Given that the access would serve a small number of dwellings, it is not considered that this would mean a material increase in vehicles/pedestrians using Cabbage Moor. As such, it is not considered that the proposed development would impact on highways safety.

The proposed access is approximately 6 metres wide at its narrowest point. Given that the road would not be adopted and that it would only serve five dwellings, it is considered to be of a width that could

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<sup>2</sup> See [https://ccc-ve.storage.googleapis.com/upload/www.cambridgeshire.gov.uk/residents/travel-roads-and-parkng/Estate%20Road%20adopton%20FAQ.pdf?n\\_ne\\_true](https://ccc-ve.storage.googleapis.com/upload/www.cambridgeshire.gov.uk/residents/travel-roads-and-parkng/Estate%20Road%20adopton%20FAQ.pdf?n_ne_true)

#### Partners:

MWHamilton, Widdowson, JGawronski, MWalsh, GMClaydon, NRHarris, WKing, SJewis, CM Ashon, Wetherill, MWoolner, MOeck, JASiddons, MJones, RWreshwaer, SCGooderham, Goodsell King

serve a development of that size, to include a designated pavement/shared surface for pedestrians. Given the limited traffic movements and that it would be at some distance from the western elevation of 6, Cabbage Moor, it is not considered that there would be any impact on the occupier of this dwelling, particularly as there are limited elevations on the western façade of this dwelling.

Visibility at Cambridge Road (A1301) is good, with visibility splays achieved to the north and south. Whilst there would be a small intensification on vehicles/pedestrians accessing Cabbage Moor, this is not considered to be detrimental to highways safety, particularly given the nature of use of Cabbage Moor and that Cambridge Road (A1301) is subject to a 30mph speed restriction.

The Local Highway Authority was informally consulted on pre-application enquiry PRE/0363/17. It raised no objection to the access, as Cabbage Moor is not an adopted highway.

#### *Biodiversity*

The site comprises garden and, given its extent, may have some biodiversity interest. Any planning application would be subject to an ecological survey and additional protected species surveys, if deemed necessary.

#### *Contaminated land*

The site comprises garden and, which is unlikely to be subject to contamination.

#### *Flood risk and drainage*

The site is in Flood Zone 1, which is at the lowest risk of flooding. As such, residential development is appropriate in this location. Any planning application would be accompanied by a Drainage Strategy which would outline how surface and foul water would be managed.

#### *Green Belt*

The site is not located in the Green Belt, which lies to the east. The site is well screened by boundary vegetation on all sides. Given that the site is dominated by built development, it is not considered that development at the site would impact on the setting of the Green Belt.

#### *Heritage*

The site is not located adjacent to any heritage assets, including listed buildings or conservation areas, which could restrict the scope and extent of development at the site. Any development at the site may need to be accompanied by an archaeological assessment, but there is no reason to be given that this could limit or prevent development at the site.

#### *Landscape and visual impact*

The site comprises a substantial garden plot which is surrounded on three sides by residential development. To the east is the Green Belt. Despite being occupied by a caravan/camping site, this area is open in character.

The site is clearly demarcated by boundary fences which include substantial planting and landscaping. There are no dwellings which immediately overlook the site. The dwellings on Cambridge Road (A1301), which back onto the site have a rear garden depth of at least 40 metres, between the rear windows and the site boundary. Llewellyn, 12 Cabbage Moor, to the south is located approximately 20 metres

Partners:

M W Hamilton, W Lee, J Galloway, M Walsh, G M Claydon, N R Harris, W King, S J Lewis, C M Ashon, W Epper, M Woolner, M O'Leary, J A Sibley, M Jones, R Wreshwiler, S C Gooderham, Goodsell King

from the site boundary and is located at an acute angle. 8, Cabbage Moor is located approximately 20 metres from the site boundary. Given the significant distances and the intervening vegetation, it is not considered that there would be any visual impact through overshadowing or overlooking as a result of development at the site.

Pre application response PRE/0363/17 stated that, based on the submitted layout, the front to back (window to window) distances of 25 metres (as set out in the District Design Guide) could be met. Whilst Officers had some concerns regarding defensive private amenity space at 6, Cabbage Moor, they suggested that boundary treatments should be introduced as part of any planning application. As such, the Council have not raised any particular issues relating to overlooking or overshadowing at the site and it is considered that development at the site could be expected to ensure that any such issues would not arise.

The site is enclosed by vegetation and planting and we do not consider that it would have any impact on the openness of the Green Belt. The site is not located in the Green Belt itself and we consider that this is due to the fact that it is somewhat detached from the openness of the open countryside, by virtue of its enclosure. It is not clear why it is not included in the development framework for Great Shefford, which is directly adjacent. In any case, its inclusion as a site allocation would mean a natural rounding off of the development framework and the inclusion of the built form (and associated curtilage) of 6, Cabbage Moor into the development framework for Great Shefford.

#### *Noise*

There are no significant sources of noise at or adjacent to the site, which could impact on the amenity of future occupiers.

#### *Public rights of way*

There are no public rights of way across or adjacent to the site.

#### *Services and utilities*

The site is located adjacent to the existing development framework for Great Shefford and it is considered that connections could be made to existing services including electricity, gas, sewerage, telecommunications and water.

#### *Sustainability*

We consider that the proposed development promotes the three objectives of sustainable development, as set out at paragraph 8 of the NPPF. This view is also supported by pre application response PRE/0363/17:

- Economic objective: The site is located in close proximity to Cambridge and would seek to promote economic growth in the region by providing housing where it is needed. This is particularly pertinent as the site is located in close proximity to Addenbrookes Hospital, which is a significant employer in Cambridge. Pre application response PRE/0363/17 supports development at the site and states that it would give rise to employment generation during the construction phase;
- Social objective: Development at the site would provide a range of housing types, sizes and tenures which would meet the needs of local people and the burgeoning economy in Cambridge and the wider region. Pre application response PRE/0363/17 is supportive of the principle of development at the site and considers that it would promote the social objective of

Partners:

M W Hamilton, W Weed, J Galloway, M Walsh, G M Claydon, N R Harris, W King, S J Lewis, C M Ashon, W Wether, M Woolner, M O'Leary, J A Sibley, M Jones, R Wreshwiler, S C Gooderham, Goodsell King

sustainable development. The response considers that development at the site would promote accessible services. In particular, it states that Great Sheford and Stapleford are served by two primary schools and sit within the catchment area for a secondary school in Sawston. The village is also served by a general practitioner, library and food stores amongst other facilities including a dentist, banks, and a community centre. It is also noted that there are robust transport links to allow access to services and facilities in neighbouring towns and villages. Further, it states that the site access is located less than 100m down Cabbage Moor from Cambridge Road (A1301) which is served by a bus route which provides services to and from Cambridge city centre every 20 minutes during peak times, and hourly in the evenings. Great Sheford is also served by cycle links, and a train station which provides services into Cambridge in 5-11 minutes, every 30 minutes at peak times, and hourly otherwise. The train station and village centre, served by shops and other facilities, is an approximate 30-minute walk from the site or an 8-minute cycle ride;

- Environmental objective: Pre-application response PRE/0363/17 is supportive of the principle of development at the site. In particular, the Council considers that the occupants of the proposed dwelling would have reasonable access to sustainable transport links for the purposes of commuting and socialising, and to cater for some day-to-day needs. Likewise, the development would not result in a reliance upon private modes of transport such as the car to access facilities. As such, it concludes that the principle of residential development at the site is considered to be sustainable in line with paragraph 7 of the NPPF<sup>3</sup>.

Pre-application response PRE/0363/17 gives a positive endorsement of the three objectives of sustainable development at the site, particularly the social objective. These comments should be given significant weight in assessing the suitability of the site for development as the site has been subject to a pre-application enquiry and site visit by the Council and represents its formal view on the potential for residential development at the site.

### *Topography*

The site sits flat with no significant changes in levels. This means that development would not be prevented in whole or part.

### *Trees*

There are a number of trees at the site which comprise a range of sizes and species. There are no Tree Preservation Orders at the site. Any planning application would be subject to a tree survey, which would establish the interest and extent of any trees and, where appropriate, how they could be accommodated within the development at the site.

### Section H: Availability

The site sits within family ownership who is actively promoting it for residential development. Therefore, it is available for development now.

We consider that Great Sheford/Cambridge fringe is an attractive place to live and has a buoyant housing market. As such, we consider that a developer could easily be found to develop the site.

We are not aware of any legal constraints which could delay or prohibit development.

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<sup>3</sup> The pre-application response was based on the 2012 NPPF, which has now been superseded by an updated version (February 2019). The equivalent paragraph in the new version is paragraph 8.

Partners:

M W Hamilton, W Lee, J Galloway, M Walshe, G M Claydon, N R Harris, W King, S J Lewis, C M Ashon, W Wether, M Woolner, M O'Leary, J A Sibley, M Jones, R Wreshwiler, S C Gooderham, Goodsell King

### Section I: Deliverability

The site is within the ownership of the promoter and it is considered that development at the site could be delivered within five years. As such, it would make a positive contribution to the Council's five year housing and supply. The site is greenfield and there are no constraints at the site which could prohibit development within this time period. As such, we consider that development at the site is deliverable.

### Section J: Viability

The site is located in close proximity to Cambridge and Great Shelford, which has a buoyant housing market. The site is not subject to any constraints which could impact on viability.

### Section K: Supporting evidence

We have attached the following plans/documents to this representation, which we trust will inform the assessment of the site's suitability for development:

1. Site location plan Land subject to this representation;
2. Site constraints plan (produced from the Council's online mapping);
3. Food Zone map;
4. Pre application response PRE/0363/17.

### Conclusion

We consider that the site is suitable for development. It has been endorsed for the principle of residential development through pre application response PRE/0363/17 and is considered to be sustainable. Development at the site can be delivered within five years, thereby making a positive contribution to the Council's five year housing and supply. The site forms a logical extension to Great Shelford and Cambridge and is considered to be a sustainable location. We therefore commend this representation to the Council.

Please do not hesitate to contact us if you have any questions or would like to discuss this representation further.

Yours sincerely,

Ben Pridgeon MRTPI  
Associate  
For and on behalf of Cheffins

Partners:

M W Hamilton, W ee, J G aw, M Walshe, G M Claydon, N R Harris, W King, S J ewis, C M Ash on, W epper, M Woolner, M O eck, J A S i, M Jones, R W reshwa er, S C Gooderham, Goodsell King

# Land at Cabbage Moor



| Map Legend               |                         |
|--------------------------|-------------------------|
| Conservation Areas       |                         |
| Conservation Area        | Reg on                  |
| Reg on                   | Reg on                  |
| Development Frameworks   |                         |
| Development Framework    | Development Framework   |
| Green Belt               |                         |
| Green Belt               | Green Belt              |
| Listed Buildings         |                         |
| Listed Buildings         | Listed Buildings        |
| Tree Preservation Orders |                         |
| Tree Preservation Order  | Tree Preservation Order |
| Parishes                 |                         |
| Parishes                 | SCDC Parishes           |

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South  
Cambridgeshire  
District Council

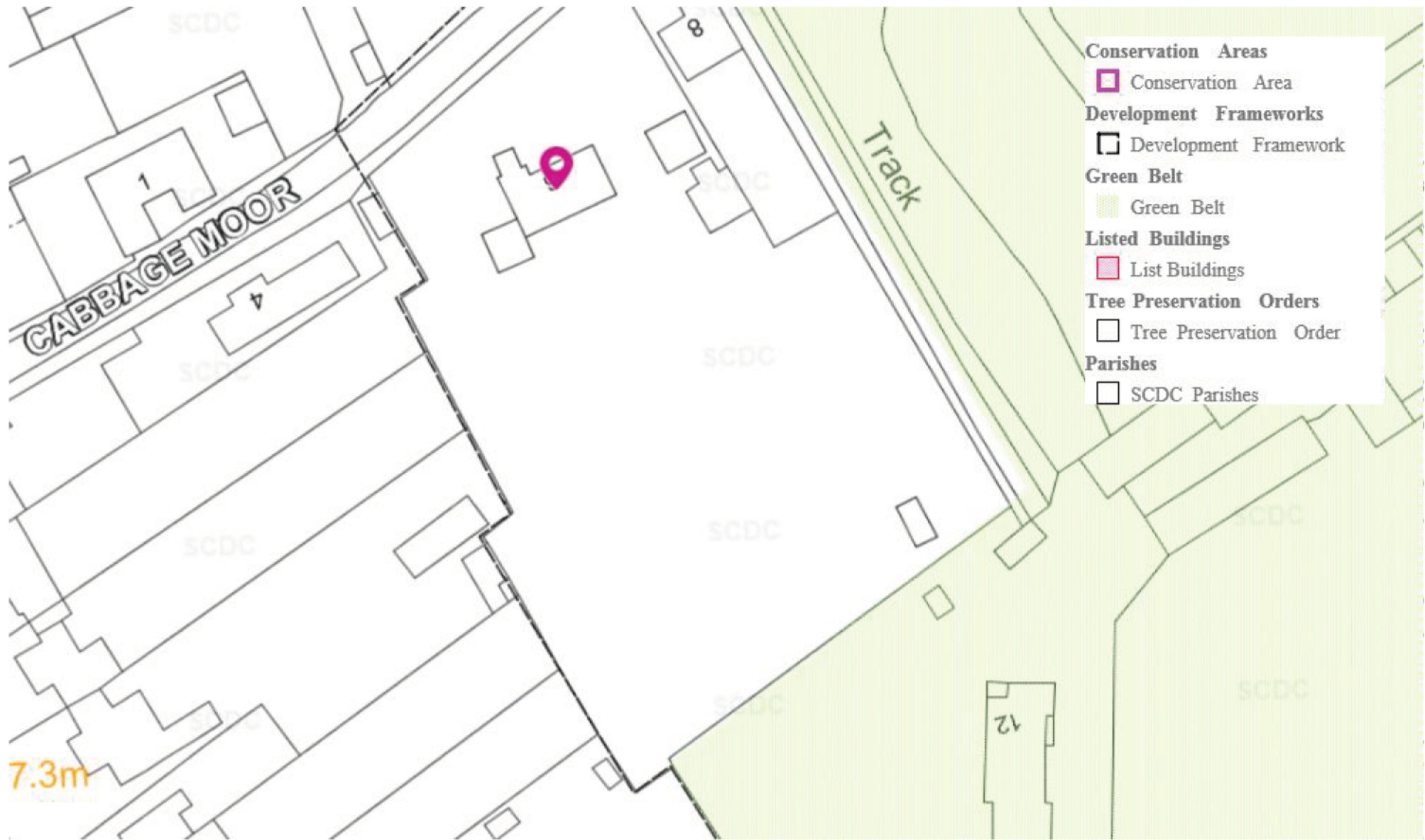
0 m      50 m      100 m

Scale 1 : 1480



31-Jul-2018

# Cabbage Moor



# Flood map for planning

Your reference  
**Cabbage Moor**

Location (easting/northing)  
**545329/253905**

Created  
**2 Aug 2018 8:42**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

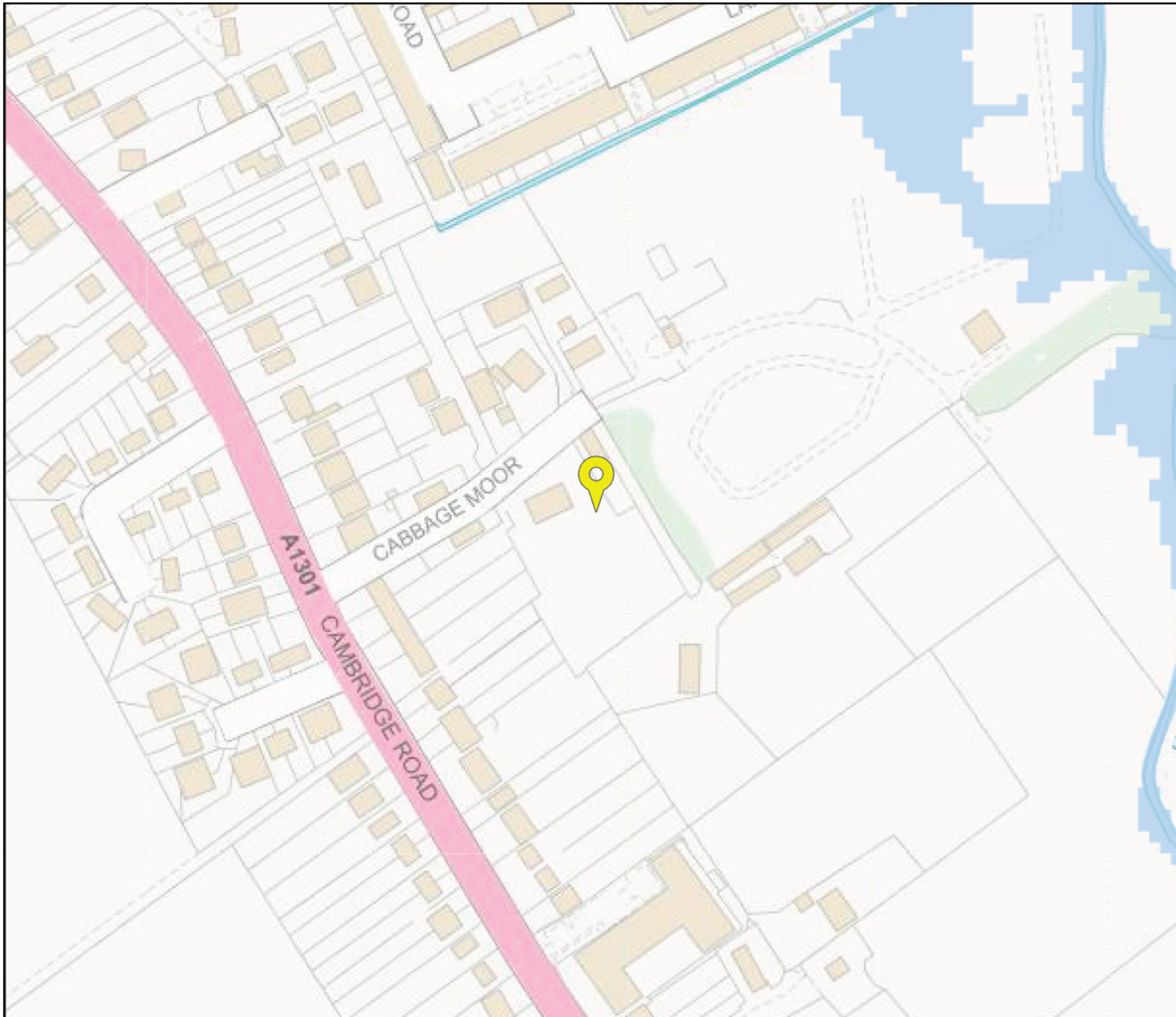
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>








**Flood map for planning**

Your reference  
**Cabbage Moor**

Location (easting/northing)  
**545329/253905**

Scale  
**1:2500**

Created  
**2 Aug 2018 8:42**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



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Mr. M. Roberts,  
Camal Architects LLP,  
32 Newnham Road,  
Cambridge,  
CB3 9EY.

Planning and New Communities  
Contact: Rebecca Whitney  
Direct Dial: 01954713029  
Fax: 01954 713152  
Direct email: Rebecca.Whitney@scambs.gov.uk  
Our Ref: PRE/0363/17  
29 November 2017

Dear Mr Roberts,

**Request for Pre-Application Advice**

**Proposal: The erection of four dwellings.**

**Location: 6, Cabbage Moor, Great Shelford, Cambridge, Cambridgeshire, CB22 5NB.**

Thank you for the above enquiry, and apologies for my delayed response.

This letter is in response to your application received 30 June 2017, seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the case officer.

**Executive Summary**

The proposal would not be supported in its current form, however the principle of 4 additional dwellings could be considered acceptable subject to design and layout revisions.

**Determining Factors**

**Site Constraints**

The site is located outside of the Development Framework of Great Shelford, and adjacent to its boundary. The site is bound to the north-east and south-east by Green Belt, with the land to the north-east currently in use as a caravan and camping site. The proposal site currently hosts one dwelling to the north of the site. The site is accessed via Cabbage Moor, a private road. The site lies in Flood Zone 1, which is the lowest category and considered to be low risk.

**Proposal**

The proposal seeks the erection of four, three bedroom detached dwellings, one and a half storeys in height. The dwellings would share an access off of Cabbage Moor, a private road.

**Relevant Planning History**

No relevant planning history.

## **Policies**

National Planning Policies and Guidance

National Planning Policy Framework (NPPF) 2012

National Planning Practice Guidance

South Cambridgeshire LDF Development Control Policies Development Plan Document, adopted July 2007:

The extent to which any of the following policies are out of date and the weight to be attached to them is addressed later in the report.

Local Development Framework Core Strategy 2007:

ST/4 Rural Centres

South Cambridgeshire LDF Development Control Policies Development Plan Document, Adopted July 2007:

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and New Developments

DP/7 Development Frameworks

GB/3 Mitigating the Impact of Development Adjoining the Green Belt

HG/1 Housing Density

HG/2 Housing Mix

HG/3 Affordable Housing

NE/1 Energy Efficiency

NE/2 Renewable Energy

NE/4 Landscape Character Area

NE/6 Biodiversity

NE/9 Water and Drainage Infrastructure

NE/10 Foul Drainage – Alternative Drainage Systems

NE/11 Flood Risk

NE/15 Noise Pollution

SF/10 Outdoor Playspace, Informal Open Space and New Developments

SF/11 Open Space Standards

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

District Design Guide SPD – adopted March 2010

Trees and Development Sites SPD – adopted March 2010

Biodiversity SPD – adopted 2009

Landscape in New Developments SPD – adopted March 2010

Open Space in New Developments SPD – adopted January 2009

Affordable Housing SPD – March 2010

South Cambridgeshire Local Plan Proposed Submission July 2013:

S//3 Presumption in Favour of Sustainable Development

S/7 Development Frameworks

S/8 Rural Centres

HQ/1 Design Principles

H/7 Housing Density

H/8 Housing Mix

H/9 Affordable Housing

NH/2 Protecting and enhancing Landscape Character

NH/4 Biodiversity

NH/8 Mitigating the Impact of Development in and adjoining the Green Belt  
CC/1 Mitigation and Adaptation to Climate Change  
CC/9 Managing Flood Risk  
SC/6 Indoor Community Facilities  
SC/7 Outdoor Playspace, Informal Open Space, and New Developments  
SC/8 Open Space Standards  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision

### **Planning Assessment**

Great Shelford, alongside Stapleford, is identified as a Rural Centre under Policy ST/4 of the adopted LDF and Policy S/8 of the emerging Local Plan where there is a good range of services and facilities and residential developments with no limit on size are supported in village frameworks in policy terms. The erection of four dwellings would not normally be allowed in such locations as it is outside the development framework and therefore under normal circumstances would be considered unacceptable in principle. Considerable weight can be attached to this policy given that it performs a material planning objective. However, this needs to be considered in the context of the lack of housing land supply.

### Housing Land Supply

The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.

The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.1 year supply based on the methodology used by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest assessment of housing delivery (in the housing trajectory March 2017)). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.

Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. The affected policies, on the basis of the legal interpretation of "policies for the supply of housing which applied at the time of the Waterbeach decision, were: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages).

Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely and held that the term was so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies in the Council's development plan which have the potential to restrict or affect housing supply were to be considered out of date in respect of the NPPF. The decision of the Court of Appeal tended to confirm the approach taken by

the Inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including policy ST/4 of the Core Strategy and policies DP1(a) and DP7 of the Development Control Policies DPD fell to be considered as “relevant policies for the supply of housing” for the purposes of NPPF para.49 and therefore “out of date”.

However, the decision of the Court of Appeal has since been overturned by the Supreme Court, in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as “relevant policies for the supply of housing” for the purposes of the NPPF. The term “relevant policies for the supply of housing” has been held by the Supreme Court to be limited to “housing supply policies” rather than more being interpreted more broadly so as to include any policies which “affect” the supply of housing, as was held in substance by the Court of Appeal.

The effect of the Supreme Court’s judgement is that policies ST/4, DP/1(a) and DP/7 are no longer to be considered as “relevant policies for the supply of housing”. They are therefore not “out of date” by reason of paragraph 49 of the NPPF. None of these adopted policies are “housing supply policies” nor are they policies by which “acceptable housing sites are to be identified”. Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the Framework at para. 7. It is considered that policies ST/4, DP/1(a) and DP/7, and their objective, individually and collectively, of securing locational sustainability, accord with and further the social and environmental dimensions of sustainable development, and accord therefore with the Framework.

However, given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/4, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless an adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.

This means that even if policies are considered to be up to date, the absence of a demonstrable five year housing land supply and the benefit, in terms of housing delivery of a proposed residential-let development supply cannot simply be put to one side. The NPPF places very considerable weight on the need to boost significantly the supply of housing, including affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/4, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence, currently, of a five year housing land supply.

A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/4, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh”

the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court in the Hopkins Homes appeal.

It falls to the Council as decision maker to assess the weight that should be given to the existing policies. The Council considers this assessment should, in the present application, have regard to whether the policy continues to perform a material planning objective and whether it is consistent with the policies of the NPPF. In accordance with the Core Strategy policy ST/4 and policy S/8 of the Draft Local Plan, Great Shelford is identified as Rural Centre. The types of development permitted within the Development Framework of a Rural Centre include residential development without a maximum scheme size.

The planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development by restricting development outside development frameworks in unsustainable locations. Therefore existing policies ST/4 and DP/7 which form a suite of policies to control the distribution and scale of new housing can be afforded limited weight in this case.

Paragraph 7 of the NPPF states that there are 3 dimensions to sustainable development: economic, social and environmental. These aspects are considered in the assessment below.

#### Economic:

The provision of four dwellings would give rise to some employment during the construction phase of the development, however, this would be limited.

Following the Written Ministerial Statement of November 2014, developer contributions would not be sought, and therefore the proposal would not result in contributions towards traffic schemes, education, health, sport space, open space, community facilities, community transport and burial grounds.

#### Social:

Paragraph 7 of the NPPF states that the social dimension of sustainable development includes accessible local services. Great Shelford and Stapleford are served by two primary schools, and is within the catchment area for a secondary school in Sawston. The village is also served by a general practitioner, library and food stores amongst other facilities including a dentist, banks, and a community centre. It is also noted that there are robust transport links to allow access to services and facilities in neighbouring towns and villages.

The proposed site access is located less than 100m down Cabbage Moor from Cambridge Road, which is served by a bus route which provides services to and from Cambridge city centre every 20 minutes during peak times, and hourly in the evenings. Great Shelford is also served by cycle links, and a train station which provides services into Cambridge in 5-11 minutes, every 30 minutes at peak times, and hourly otherwise. The train station and village centre, served by shops and other facilities, is an approximately 30 minute walk from the site or an 8 minute cycle ride.

#### Environmental:

It is considered that the occupants of the proposed dwelling would have reasonable access to sustainable transport links for the purposes of commuting and socialising, and to cater for some day to day needs.

The development would not result in a reliance upon private modes of transport such as the car to access facilities.

It is also noted that the proposed development would not result in a significant reduction to the Council's 5 year housing land supply deficit. Nevertheless, the principle of the erecting of four dwellings in the location proposed is considered to be sustainable in line with paragraph 7 of the NPPF.

#### Affordable Housing

Policy HG/3 of the LDF states that planning permission will only be permitted for housing development if they provide an agreed mix of affordable housing on sites of two dwellings or more. Policy H/9 of the emerging Plan raises this level to three dwellings or more. Officers are giving significant weight to the emerging policy in decision taking due to the current stage of the Local Plan process.

The proposal seeks permission for four dwellings. An affordable housing provision of 2 dwellings is recommended to meet the minimum of 40% required by Policy HG/3 of the Development Control Policies DPD 2007. The dwellings should be provided on site unless it can be demonstrated that a registered provider would not take the units on. If this is not possible, a commuted sum may be agreed.

#### Housing Density

The site measures approximately 0.47 hectare in area. The erection of 4 new dwellings resulting in 5 dwellings on the site would equate to a density of 11 dwellings per hectare. This density would not comply with the requirement under Policy HG/1 of the LDF of at least 30 dwellings per hectare, although Officers consider that a lower density in the area is considered acceptable given the character and appearance of the surrounding residential sites.

#### Housing Mix

Under the provisions of adopted policy HG/2, the market housing element of proposed schemes of 10 or more dwellings is required to include a minimum of 40% 1 or 2 bed properties, and 25% of dwellings in residential schemes should be 3 beds, and 25% should have 4 or more bedrooms. Development at the scale proposed must contain a mix of units providing accommodation in a range of types, sizes and affordability to meet local needs.

Under the provisions of policy H/8 of the emerging Local Plan, the market housing element of proposed schemes of 10 or more dwellings is required to include a minimum of 30% 1 or 2 bed properties, a minimum of 30% 3 bed homes and a minimum of 30% 4 bed homes with a 10% flexibility allowance which can be added to any of the above in accordance with local housing need. Development at the scale proposed must provide a choice of type and mix of housing. Policy H/8 can be given some weight due to the lack of objections to it.

A drawing has been submitted which shows the four proposed dwellings as each having four bedrooms. It is recommended that the housing mix be revised to reflect emerging policy H/8, which will require the provision of at least one smaller unit.

#### Impact upon the Character of the Area

The site is bound to the north-east and south-east by Green Belt, with the land to the north-east currently in use as a caravan and camping site. The proposed development of the site is not considered to result in adverse impact upon the Green Belt by virtue of the separation between the application site and the open Green Belt

due to the camping and caravan site to the north-east. However, Policy GB/3 of the LDF requires that development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality in order to protect the purposes of the Green Belt. It is recommended that a landscaping plan be submitted as a part of any application submitted.

Policies DP/2 and DP/3 are not considered to be housing supply policies and are not therefore considered to be out of date. Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area and be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions and materials.

Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character.

The proposed layout is not considered in character with the surrounding residential area. It is acknowledged backland development is likely to be acceptable as the pattern of development along Cabbage Moor and this section of Cambridge Road is not uniform, however the curved layout with turning circle is not reflective of local character which is mainly linear. The Council's Urban Design Officer was informally consulted as a part of this application, and it is recommended that an 'L' shaped pattern be considered, and that the parking layout be revised accordingly.

The scale of the proposed dwellings is considered suitable, however the design could be more reflective of local character, as the asymmetric roof form is not considered in keeping. The uniformity of the designs could also be reconsidered to add more interest.

#### Highways Safety

The Local Highway Authority was informally consulted on this application and raised no objections as Cabbage Moor is not an adopted highway. No further comments were made with regards to the impact upon the highway, however concerns were raised with regards the proposed car parking layout, and the likelihood of occupiers of the dwellings using the allocated spaces. It is instead recommended that the car parking spaces be provided on-plot.

#### Impact upon Neighbour Amenity

It is difficult to fully assess the impact of the proposals upon the neighbouring residential amenity, until a formal planning application has been submitted and the proposals can be viewed from the neighbouring properties and formally assessed. The adjoining neighbouring properties will be formally consulted should an application be submitted.

Officers do have some concerns regarding noise and disturbance to the proposed dwellings by virtue of the caravan park to the east, however it is expected that mitigation be detailed as a part of any future application if necessary.

The layout submitted shows that front-to-back distances exceeding 25m can be achieved in accordance with the guidance set out in the District Design Guide. Officers have concerns regarding defensible private amenity space at No.6 due to the level of overlooking that would be introduced as a result of the proposed developer. It is recommended that boundary treatments be considered to address this, and that details be submitted as a part of any future application.

### Other Matters

There are a number of large and potentially significant trees on the site, and it is therefore recommended that a full arboricultural survey and tree protection strategy be submitted as a part of any future application.

Any application would need to be accompanied by a Flood Risk Assessment if the site exceeds 1 hectare, however the application site is approximately 0.47 ha, so a surface water drainage document would suffice.

### Planning Balance

Given the fact that the Council cannot currently identify a five year supply of housing land, in accordance with the guidance in paragraph 14 of the NPPF, in balancing all of the material considerations, planning permission should be granted unless the harm arising from the proposal would 'significantly and demonstrably' outweigh the benefits.

This report sets out a number of benefits that would result from the development. These are set out below: -

- i) The provision of 4 dwellings towards housing land supply in the district based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
- ii) Employment during construction to benefit the local economy.
- iii) Greater use of local services and facilities to contribute to the local economy.

Limited weight can be attached to the provision of four dwellings, as this is not a significant contribution to the housing target as set out above. More weight could be given if the proposal includes 2 affordable dwellings to meet the lack of housing supply in the district in accordance with the guidance in the NPPF.

Limited weight can be attached to the provision of employment during construction and the impact upon local services from the development due to the small scheme size.

This report sets out a number of adverse impacts that would result from the development. These are set out below: -

- i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
- ii) Design of the scheme and its impact upon the character and appearance of the area.

Limited weight can be attached to the location and scale of the development given the absence of a five year housing land supply and the need to balance this conflict against the significant need for housing identified in the NPPF.

Significant weight can be attached to the harm to the character of the area, and some weight can be attached to the lack of housing mix.

If the potential adverse impacts of character harm, housing mix and affordable housing provision can be addressed, then the planning balance could weigh in favour of the proposed development.

### **Conclusion**

Officers have identified above that significant and demonstrable harm would not result from development in principle, however the proposal as submitted would not gain Officer support.

**Recommendation**

It is recommended that the layout of the development be reconsidered, along with the parking layout and detailed design of the individual dwellings. It is also recommended that a landscape plan be devised and submitted alongside any future application to ensure the protection of neighbour amenity and to screen the site. It is essential that affordable housing be provided on site, and it is recommended that this comprise two dwellings.

Yours faithfully,

**Rebecca Whitney**

Planning Project Officer

**Disclaimer:**

The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function

The advice is given without reference to statutory or other consultees, except where stated. The comments of such consultees may affect the advice given.

The advice is given on the basis of the information that you have supplied. The Local Planning Authority will not be responsible for any errors resulting from inaccuracies in that information.

The Local Planning Authority is required to perform within government targets with respect to processing planning applications. You are therefore advised to conclude your pre-application discussions before submitting a planning application.

The advice given may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions) which could result in a different view being subsequently put forward

Planning policies are periodically reviewed and updated. The advice given relates to the policy framework at the time the advice was given.

The Local Planning Authority seeks to provide the best advice possible on any enquiry received. However, the advice given does not bind the authority to any particular decision on any planning application that may subsequently be submitted which will be the subject of the publicity and consultation.

Planning permission does not override the need to obtain any necessary approvals under the Building Regulations, Party Wall Act or any other relevant legislation. Separate approval may also be required in other areas, for example, restrictive covenants, shared agreements, easements, rights of way etc.

Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.

The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosable under the above Act. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosable under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.

### Appendix 1 – List of information required to validate an application

| Document   | Required |
|--|----------|
| Application Form – Full application  | X        |
| Affordable Housing Statement   |          |
| Agricultural Dwellings   |          |
| Air Quality Assessment   |          |
| Biodiversity Survey and Report   |          |
| Daylight / Sunlight Assessment   |          |
| Design and Access Statement  | X        |
| Environmental Statement  |          |
| Flood Risk Assessment  | X        |
| Foul Sewage and Utilities Assessment   |          |
| Heritage Statement (including Historical, Archaeological features and Scheduled Ancient Monuments) |          |
| Land Contamination Assessment  |          |
| Landscaping Details  | X        |
| Lighting Assessment  |          |
| Noise Assessment   |          |
| Open Space Assessment  |          |
| Parking Provision  | X        |
| Photographs / Photomontages  |          |
| Planning Obligation(s) / Draft Heads of Terms  |          |
| Planning Statement   |          |
| Renewable Energy Statement   |          |
| Structural Survey  |          |
| Sustainability Statement and Health Impact Assessment  |          |
| Telecommunication Development - Supplementary Information  |          |
| Town Centre Uses - Evidence to Accompany Applications  |          |
| Transport Assessment   |          |
| Travel Plan/Traffic Management Plan  | X        |
| Tree Survey / Arboricultural Survey  | X        |
| Ventilation / Extraction Statement   |          |
| Waste Design Guide Toolkit   |          |
| Waste Management Audit   |          |
| Water Conservation Audit and Strategy  |          |