

Written Statement

South Cambridgeshire Local Plan Examination

Matter SC1: Development Frameworks, Strategy for Rural Area, and Omission Sites

Client: Mr John Shepperson

Site: Land east of Buckingham Business Park, Swavesey

Rep ID No.: 64628

1.31 Swavesey

i. Omission sites

Is the plan unsound without the allocation of the following sites for housing development, or other uses specified below, and if so, why?:

d. Land adjacent Buckingham Business Park - employment

Introduction

1. This Written Statement has been prepared on behalf of Mr John Shepperson, who owns land to the east of Buckingham Business Park in Swavesey. The representations submitted to the draft Local Plan in October 2013 requested that the site should be allocated for employment uses as an extension to the existing Business Park. As set out in those previous representations the Council's assessment of the site identified no constraints to development, and as such it was not clear why it was not allocated. This Statement describes the changes that have occurred since the previous representations were submitted. In particular, planning permission has recently been granted for four employment units on the remaining parcel of land within the Business Park, improvements are currently being made to the Huntingdon to Cambridge section of the A14 including at the Swavesey Junction adjacent to the Business Park, improvements have been made to the cycle path between Swavesey and the Business Park, and planning permission has recently been granted for residential development in Swavesey (with further residential developments subject to outstanding appeals).
2. In summary, the submitted South Cambridgeshire Local Plan (SCLP) is unsound because land east of Buckingham Business Park is not allocated for employment uses, and is unsound on the grounds of being not positively prepared, not justified, and not consistent with national policy.

Buckingham Business Park - Established Employment Area

3. The site is located adjacent to Buckingham Business Park, which is identified as an Established Employment Area – see Site Ref. E/15(l) in Policy E/15 of SCLP. Vehicular access to the Business Park is from Bucking Way Road. The main spine road through the Business Park is Anderson Road. The site is located at the eastern end of Anderson Road, and a connection would need to be made to provide highway access to it.

4. The Business Park is located off Junction 28 of the A14, which means it is well-connected to the highway network. It represents a suitable location for a range of employment uses and is visible, and it is attractive to potential occupiers seeking good road access. Buckingham Business Park provides high quality business units and offices located close to Cambridge. It is a successful and well-established business location. The Business Park is acknowledged to be part of the Cambridge property market by occupiers and agents. It is an attractive location for office, light industry, general industrial and warehousing (Class B1, B2 and B8) occupiers. The existing units are mostly occupied. There is usually lots of interest from potential occupiers when units do become available.
5. Full planning permission was granted in October 2016 for the erection of four units for Class B1(b), B1(c), B2 and B8 employment uses (Ref. S/0685/16/FL). The site location plan for the application site is provided in **Appendix 1**. The Delegated Report is provided in **Appendix 2**. The Decision Notice is provided in **Appendix 3**. The application site is the last remaining undeveloped parcel of land within the Business Park and the designated Established Employment Area. The Phasing Plan for the proposed development is provided in **Appendix 4**. The site owned by Mr Shepperson is the field adjacent and to the east of the application site.
6. The time period for the implementation of the planning permission is five years. The reason for the extension above the normal three year period was to allow for the completion of improvement works to the A14, including a new Junction 28 at Swavesey and the de-trunking of the existing A14 adjacent to Buckingham Business Park. A summary of the A14 improvement works is provided in Appendix 4. We anticipate that the planning permission will be implemented once those improvements to the A14 have been completed. A summary of the A14 improvement works are shown on the diagram provided in **Appendix 5**.
7. In addition, there are planned improvements to the A14 which should increase the attractiveness of Buckingham Business Park for potential occupiers of the proposed new units, and as a location for additional employment in the future. The A14 is proposed to be widened to a three-lane carriageway between Swavesey junction and Girton, and a new improved junction will be constructed at Swavesey to maintain access to and from the A14. The existing A14 will be de-trunked in the vicinity of Swavesey Junction and Buckingham Business Park.
8. In addition to the A14 improvement works, a new shared cycle/pedestrian route has been created between Swavesey and Buckingham Business Park, which has improved connections between the village and employment uses and enables access by sustainable modes of transport.
9. It is also the case that additional residential development will be delivered in Swavesey in the near future e.g. planning permission has recently been granted for 30 dwellings in the village – see Doc Ref. RD/CAR/010. There are other outstanding applications and appeals for residential development on the edge of Swavesey. Swavesey is also due to be reclassified and upgraded to a Minor Rural Centre, which reflects the sustainability of the village, the range of services and facilities it provides, and population growth.

Constraints & Opportunities

10. The site was assessed in the Assessment of Employment Sites report (Site Ref. EM7) – [Doc Ref. RD/Sub/SC/060 - see Draft Final Sustainability Appraisal Annex A Appendix 7: Site Assessments of Employment and Retail Sites]. The report was prepared by the Council to identify potential constraints and the suitability of sites, in order to determine whether they should be allocated for development in draft SCLP. The Assessment identified no constraints to development at the site, and acknowledged that additional landscaping could be provided on the northern and eastern edge to address visual impact from the surrounding area. We anticipate that any extension to the site would require enhancements to the existing landscaping at the site boundary, with additional planting also provided within the site.
11. The Assessment highlighted the planning history of the site, and it appears that the only reason that the site was rejected at previous local plans was because other sites met the employment land needs of the District at that time. However, circumstances change and as set out in Policy S/5 of draft SCLP there is now a jobs target of 22,000 additional jobs during the plan period to 2013.
12. If there are no constraints then the site should have been allocated as an extension to the existing site, with associated amendments to the Employment Area boundary. The proposed jobs target means that additional employment land will be needed. Employment development at the proposed new settlements will take time to come forward. Most of the existing employment sites within and close to Cambridge are more suited to high-technology and research and development uses. As such, additional employment land that can be easily brought forward in established areas, such as Buckingway Business Park, should be allocated.
13. In summary, the employment strategy and policies in SCLP seeks to direct new employment development to established areas and suitable sites within and on the edge of villages, and provides support for employment clusters that fall within the high-technology and research and development sectors which are a specialism of Cambridge. Policy E/15 identifies the established employment areas, including Buckingway Business Park. We note that most of the identified sites, and those located on or close to the edge of Cambridge in particular, are focussed on attracting businesses in the high technology and research and development sector. It is sites such as Buckingway Business Parks which are more suited to general employment uses and provide for the accommodation needs of businesses that cannot locate close to Cambridge. The existing occupiers of Buckingway Business Park are a mix of office, manufacturing, and distribution uses, and the recent permission for the site is Class B1(b), B1(c), B2 and B8 employment uses.
14. In these circumstances, the site should have been allocated as an extension to Buckingway Business Park.

NPPF Employment Policies

15. The NPPF seeks to provide support for economic growth and employment development. Paragraph 160 expects support to be provided to business, and expects local planning

authorities to *“have a clear understanding of business needs within the economic markets operating in and across their area”*. In the case of Cambridge, the employment market includes high-technology manufacturing, and research and development businesses. Paragraph 160 goes on to state that local planning authorities should *“...work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.”*

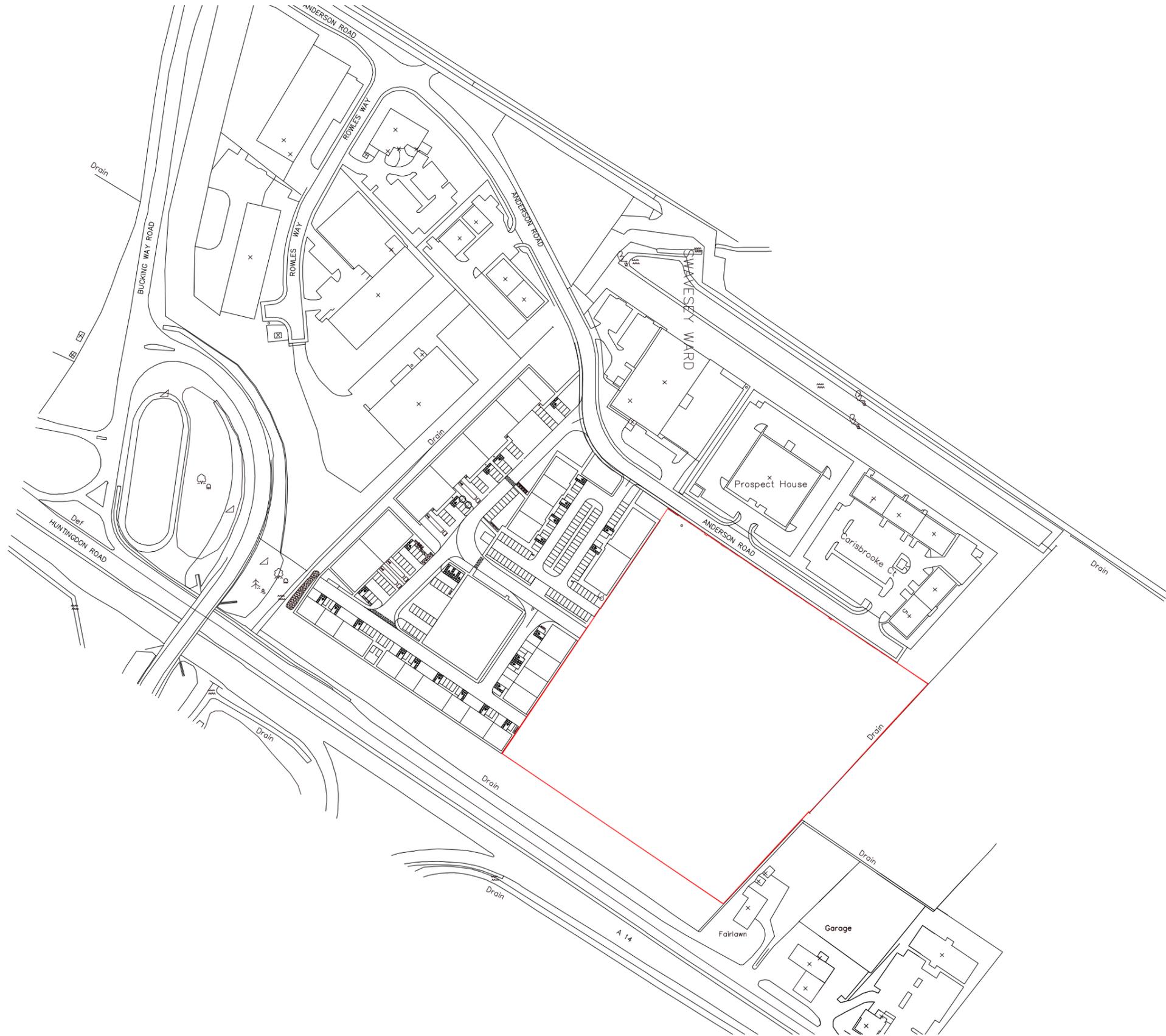
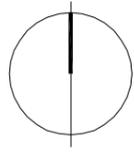
16. Paragraph 17 sets out the core principles of planning, which includes supporting economic development. It states that decisions on plan-making should *“...proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs....”*
17. Paragraph 20 goes on to state that *“to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century”*.
18. The decision to not allocate land adjacent to Buckingham Business Park does not support economic growth, particularly when there are no constraints to development and a demand for employment space, is not consistent with national guidance and for this reason is not sound.

Requested Change

19. We request that the Established Employment Area boundary at Buckingham Business Park is amended to include land to the east (Site Ref. EM7 – in Assessment of Employment Sites Report). The site would be suitable for Class B1(b), B1(c), B2 and B8 employment uses.

Appendix 1

Location Plan



Offices **Architecture**
 Woking Planning
 London Master Planning
 Milton Keynes Urban Design
 Warsaw Interiors
 Landscape

12 Warren Yard
 Warren Park
 Milton Keynes
 MK12 5NW
 01908 305 246

info@prc-group.com
 www.prc-group.com

Revisions: _____ Drawn/Chkd: _____ Date: _____

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Client: GOYA DELOPMENTS & BARWOOD CAPITAL
Project: ANDERSON ROAD SWAVESEY
Drawing Title: SITE LOCATION PLAN

Scale @ A3: 1:2500	Checked by: JR	Date: FEB 16
Job No: 10468	Stage: PL	Drawing No: 001
Construction <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Information <input type="checkbox"/>
Approval <input type="checkbox"/>	Tender <input type="checkbox"/>	



Appendix 2

Delegated Report

Delegation Report

S/0685/16/FL

Buckingway Business Park, Anderson Road, Swavesey, Cambridgeshire

Erection of four stand alone building units totalling 14467 sq m for B1(b), B1(c), B2 & B8 employment uses with ancillary yards, parking and landscaping

SITE AND PROPOSAL

This 2.9ha site lies adjacent, and to the north of, the A14 to the south of Swavesey village, and forms part of a large site known as Buckingway Business Park. It has no direct access from the A14 and is largely featureless and flat, sitting approximately 2m below the level of the road.

The proposed development is for erection of four stand alone building units totalling 14467 sq m for B1(b), B1(c), B2 & B8 employment uses with ancillary yards, parking and landscaping. Phase 1 will consist of Units 1 and 2 including the associated parking, landscaping and service yards; landscape screening and bund including main access road. The second phase will be constructed after completion of the A14 road widening and include Units 3 and 4 with associated parking, landscaping and service yards; landscape screening and bund.

The applicant has requested the Local Planning Authority considers granting consent for a five year period, as opposed to the standard three year period in light of the work required to the A14.

RELEVANT PLANNING HISTORY

S/0141/11 – Extension of time limit for implementation of planning consent S/0303/08 for the Erection of 15 B1(c), B2 and B8 units (including 9 Terraced) with Ancillary Offices, Service Yards, Car Parking and Landscaping and the Erection of 4 Terraced B1(a) Office Units with Ancillary Car Parking and Landscaping – approved

S/0303/08/F – Erection of 15 B1(c), B2 and B8 units (including 9 Terraced) with Ancillary Offices, Service Yards, Car Parking and Landscaping and the Erection of 4 Terraced B1(a) Office Units with Ancillary Car Parking and Landscaping – approved

POLICIES

National Planning Policies and Guidance
National Planning Policy Framework (NPPF) 2012
National Planning Practice Guidance

South Cambridgeshire LDF Core Strategy, adopted July 2007:
ST/6 Group Villages
ST/8 Employment Provision

South Cambridgeshire LDF Development Control Policies, adopted July 2007:
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
ET/3 Development in Established Employment Areas in the Open Countryside

NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/14 Lighting Proposals
NE/15 Noise Pollution
CH/2 Archaeological Sites
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

District Design Guide SPD – adopted March 2010
Landscape in New Developments SPD – adopted March 2010
Biodiversity SPD – adopted March 2010

South Cambridgeshire Local Plan Proposed Submission July 2013

S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/9 Minor Rural Centres
HQ/1 Design Principles
NH/4 Biodiversity
NH/14 Heritage Assets
CC/1 Mitigation and Adaption to Climate Change
CC/2 Renewable and Low Carbon Energy Generation
CC/3 Renewable and Low Carbon Energy in New Developments
CC/8 Sustainable Drainage Systems
E/15 Established Employment Areas
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

CONSULTATIONS AND REPRESENTATIONS

Swavesey Parish Council – raise no objections to the proposal for the additional business units on land at Buckingham Business Park, however, the Council raises the following concerns/questions:

- Concerns raised over the additional volume of traffic which will use the junction of the Business Park with Buckingham Road, which is already very busy at peak times. Although it is noted that this whole area will be re-arranged once the A14 improvement scheme takes place.
- Question raised over the maintenance of the balancing pond for surface water drainage management. The balancing pond is not maintained, it is overgrown with vegetation. How will the existing balancing system work with additional pressure of extra water from the latest proposed development. What measures are being put in place to ensure the balancing system is regularly maintained?

Highways England – commented:

The application site is affected by the land boundary of the Development Consent Order (DCO) for A14C-H to the extent of overlapping locations of the proposed building. The A14C-H DCO drawing reference A14-ARP-ZZ-00-DR-Z-00623 indicates the extents of the land required from the A14C-H scheme.

On this basis the application site appeared to be substantially affected by the proposed A14C-H scheme, and vice versa. However, revised draft proposals for this section of the A14C-H scheme were tabled in August 2015 during the DCO examination hearings that would reduce significantly the scale of these impacts on the application site. Furthermore, discussions with the applicant have led to additional work to refine these changes to the A14C-H scheme design to eliminate these conflicts. These discussions and the associated redesign have now successfully concluded, the outcome being that it will only now be necessary for the applicant to limit parts of their proposals that would otherwise affect the adjacent A14C-H landscaping work.

Highways Act Section 175B is relevant to the application, the following condition was recommended:

The developer shall undertake no work that would impact any landscaping carried out as part of the A14 Cambridge to Huntingdon improvement scheme.

Landscape Officer - commented:

No objection to the scheme in principle but the applicants should provide further detail on the following points:

- Although units 3 and 4 will be set slightly higher than the existing buildings, they will cut into the existing planting bund to the south-west. Details will be needed of the level changes, retaining walls if required (adjacent buildings feature a timber wall) and a planting scheme to replace any areas of existing planting lost in construction
- As proposed, the views south-east from the two spurs of Anderson Road will end at an unattractive blank wall and HGV turning area. Suggest that the footprint of units 3 and 4 (or possibly the whole scheme) is moved approximately 3 metres to the south east to allow a landscape strip between unit 4, its yard and the existing buildings. There will still be ample space for the proposed 12 south-east landscape buffer.
- Details will be required for the proposed street and car park planting – Tree and hedge species, amenity planting, stock sizes, planting rates, planting methods, proposals for establishment and maintenance etc.

Woodland planting

- **Trees:** suggest that the maximum stock size for trees should be 8-10cm girth, container grown, mixed with 1500-1800mm bare-root feathered whips. Larger trees will struggle to establish in the fairly harsh conditions. Suggest that *Alnus glutinosa* (Common Alder) and *Salix caprea* (Goat Willow) are added to the mix – tough trees which are doing well on other areas of the site. Plant trees at 2000-6000m centres.
- **Shrubs:** suggest all plants apart from liex are bare root 400-600mm transplants. Plant shrubs at 1000-2000mm centres.
- **Planting:** When planting, allow for water retention granules (e.g 'Broadleaf P4' or equal) for all plants at the manufacturers suggested rate. On delivery, all bare root plants should be root-dipped (eg with Broadleaf root-dip or equal) at the manufacturer's suggested rate to prevent drying out and to lessen planting shock. For all standard trees allow for double stake and crossbar and hessian pad and strapping. Allow for 1No. 80lts bag of Tree Planting and Mulching Compost per tree to be mixed with the tree pit backfill. While establishing a 1000mm square should be kept free of grass around the tree. All plants will need protection from rabbits. If strimmer's are to be used for maintenance then all standard trees in grass must be fitted with strimmer guards.
- **Grass seeding** – For areas of existing or proposed landscape bunds to be seeded, suggest a meadow seed mixture for clay soils – e.g. Emorsgate EM4

or equal – ground preparation and sowing as per the suppliers recommendations.

Ecology – commented:

The ecology survey report provided by Phlorum Limited is welcomed. Support for the use of Emorsgate EM4 mix or similar to create habitat of benefit for biodiversity. A further Great Crested Newt (GCN) survey confirmed that a small population of GCN is present in a pond just over 100m to the north of the site. The precautionary method statement provided by the ecological consultants is considered to be sufficient to ensure compliance with UK and EU legislation, providing it is strictly followed: Request conditions to ensure ecological mitigation and enhancement.

Environmental Health – commented:

The proposed development is not likely to create any nuisance or have any undue impact because it is situated alongside a busy road with similar development surrounding it. The external lighting plan is considered reasonable, designed and specified in such a way that it is unlikely to cause nuisance. Therefore I do not want to make any comment or propose any condition in relation to this application.

I did note the planning statement mentioned ventilation but that information seemed to be missing from the application documents. This may have been omitted because the application is for speculative development and detailed ventilation arrangements would probably only be designed once the buildings tenure has been decided?

Cambridgeshire County Council Archaeology – commented:

Our records indicate that the site lies in an area of high archaeological potential, situated directly to the north of the Roman road linking Godmanchester with Cambridge. Fieldwork undertaken to the east has revealed evidence of Iron Age and Roman settlement just to the north of the Roman road (Historic Environment Record reference 08836; ECB548). More recently, evaluation of the wind farm site to the west revealed evidence of Bronze Age activity (MCB15933; ECB1615). Ridge and furrow, the remnants of a medieval farming practice, is known to survive in the vicinity and to the north of the site (11439, 11440).

We have commented on this in recent years. We would recommend the same archaeological standard condition is placed on the development as was for prior application (S/0303/08/F, S/0141/11) with the same bounds. Therefore require a condition that prior to development commencing a programme of archaeological work with a written scheme of investigation will be required.

Environment Agency – commented:

No objection in principle and offer comments and informatives:

The statutory consultee role on sustainable surface water drainage is with the Lead Local Flood Authority, Cambridgeshire County Council. With regard to culverting or alterations to an ordinary watercourse you will need to consult the Flood and Water Team at Cambridgeshire County Council.

Surface water drainage should be to approved surface water system using sealed downpipes. The sewerage undertaker should be consulted regarding the availability of capacity in the surface water sewer.

Foul water drainage should be discharged to the public local sewer. Anglian Water Services Ltd should be consulted to demonstrate that the sewerage and the sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency should be re-consulted with alternative methods of disposal.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Contaminated Land – no comments received

Trees Officer – no comments received

**Cambridgeshire County Council, Transport Assessment Team – commented:
Site Appraisal**

There is a new shared cycle and pedestrian footway between Buckingway Business Park and Swavesey which whilst being narrow is considered acceptable for use by cyclists accessing Bucking Way Business Park from Swavesey.

Proposed Development Trip Generation

This application is for an open amount of B1b, B1c, B2 and B8 uses, the amount is not determined as the end users are not known. As a result this application is not comparable to the consented scheme which clearly set out the uses of the building.

The applicant has provided an assessment of the trips using TRICS of a sensitivity test of a dominant of B1 use which have the higher flows. The vehicle trip generation of the site is agreed.

2011 Census Mode Split Data

The destination census data has been provided and is acceptable.

Parking

The applicant has undergone a car park accumulation analysis based on the trip rates agreed. This results in a maximum parking demand for 250 vehicles. The applicant is able to provide a car park with capacity of 286 spaces on the site. Cycle parking provision of 366 spaces are to be provided by the applicant.

SCDC are recommended to accept the provision of vehicle and cycle parking.

Impact of Development

Traffic flow data has been collected for September 2016 and is acceptable. The AM and PM peak hours are agreed. Traffic growth has been applied to the base year data to 2021 and is agreed.

The expected distribution from and to the site is based on census data and is agreed. This details the majority of trips will make use of the A14.

The applicant has modelled the worst case traffic flows for both the existing junction layout and expected layout of the roundabout as part of the A14 Cambridge to Huntingdon improvement scheme. The modelling for both junctions determines that there is sufficient capacity at the proposed roundabout although the Bucking Way Road southern arm is near to capacity in the PM peak, with a maximum RFC of 0.81. This should be considered by Highways England when determining the design of this junction.

Conclusion:

Having reviewed the Transport Assessment and additional information provided by the applicant the Transport Assessment Team can confirm that they are satisfied with the information having been provided. Therefore the Transport Assessment Team has no objection to the proposal subject to the following being secure through a planning condition.

- Should approval be given a Travel Plan should be submitted and agreed with the Local Planning Authority prior to occupation. This should contain targets for mode shares, a list of measures that are appropriate to encourage staff to travel to the site by sustainable modes.
- The Travel Plan should commit to monitoring travel patterns annual for a minimum of 5 years. The monitoring report should be provided to CCC for information and should targets not be met then the Travel Plan should set out what procedures will be taken forward to ensure the Travel Plan targets can be achieved.

Lead Local Flood Authority – commented:

Object to the grant of planning permission for the following reasons:

1. The applicant has not demonstrated that peak discharge rate for all events up to and including the 1 in 100 annual probability critical storm event, including an appropriate allowance for climate change, will not exceed that of the existing site. This may increase the flood risk on site and in surrounding areas.
2. The applicant has not demonstrated that the storage volume required to attenuate surface water run-off from the critical 1 in 100 annual probability storm event, with an appropriate allowance for climate change, can be provided on site.
3. The applicant has not used the updated climate change allowances (published 19 February 2016) to inform the surface water drainage strategy. Although the applicant has used the 'central estimate' 20% climate change allowance, the 'upper end' of 40% should be used in sensitivity analysis to assess the potential flood risk implications both on and off-site in the critical duration design rainfall event.
4. The drainage scheme does not adhere to the hierarchy drainage options as outlined in the NPPF PPG. The surface water drainage strategy should be carried out in accordance with the National Planning Policy Framework, giving reference to infiltration over discharge to a watercourse, which in turn is preferable to discharge to surface water sewer. As much water as possible should be discharged to each destination before a lower priority destination is considered.

PLANNING ASSESSMENT

The main issues to consider in the determination of this application are 1) principle of development, 2) impact on the character and appearance of the area and open countryside, 3) highway safety and parking, 4) archaeology, 5) drainage and flood risk, 6) energy, 7) noise and 8) developer contributions.

1) Principle of the Development:

Policy ET/3 of the adopted Local Development Framework 2007 (LDF) and policy E/15 of the draft Local Plan has defined established areas for employment in the open countryside. Buckingham Business Park is one of the established employment areas on the proposals map and the proposed development will be for employment use, therefore the location for the uses proposed is considered appropriate, subject to their not being significant harm to the open countryside.

The applicant has requested the Local Planning Authority considers granting consent for a five year period, as opposed to the standard three year period in light of the work required to the A14 which is considered reasonable.

2) Impact on the character of the area and open countryside:

The proposed development is enclosed by existing development to the north and west and partially screened by an existing semi-mature belt of trees along the northern and southern boundaries. The wider landscape of Buckingham Business Park is industrial in nature and the proposed development is in keeping with the scale and character of the existing commercial development.

Although units 3 and 4 would result in a greater mass towards the south and east extension of built form relative to the current extent of the business park buildings when viewed within the context of the existing built form of the Business Park the landscaping screening and bund will help mitigate this impact from the east.

The new buildings will be of a simple industrial form typical of this type of building. They buildings will be rectilinear in form with shallow pitched roofs. The plans show details of the materials which include metallic silver, deeply profiled metal cladding with the office areas in dark grey composite pantiles and combined with glazing is considered appropriate.

Units 3 and 4 will be set slightly higher than the existing buildings; they will cut into the existing planting bund to the south-west. Details have been provided with a site section showing a very small section cut into the existing planting bund to the south-west. A small level of grassland will be removed and protective fencing will be added within and adjacent to the site boundary to protect trees during construction which it would be reasonable to condition in accordance with policy DP/3 of the adopted LDF. The additional landscaping information has mitigated the Landscape Officers Initial concerns with details of soft landscaping shown on drawing number L020 Rev B which it would be reasonable to condition to ensure the open countryside is protected and biodiversity is conserved in accordance with policy NE/6 of the adopted LDF.

The plans show provision for cycle racks, however, there are no details of their design and materials. Therefore it would be reasonable to condition these details are submitted to the Local Planning Authority to ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.

The Ecology Officer has considered the ecology survey and additional Great Crested Newt (GCN) survey which confirmed that a small population of GCNs are present in a pond just over 100m to the north of the site. The precautionary method statement provided by the ecological consultants is considered to be sufficient to ensure compliance with UK and EU legislation, providing it is strictly followed. It would be reasonable to condition a scheme of ecological mitigation and enhancement in accordance with the recommendations of the Preliminary Ecological Appraisal Report by Phlorum Ltd, March 2016 and Great Crested Newt Survey Report by Phlorum , June 2016. This will ensure there is minimal disturbance, harm or potential impact on protected species and provide a habitat for wildlife and enhance the site for biodiversity in accordance with policies DP/1, DP/3 and NE/6 of the adopted LDF.

3) Highway Safety and Parking:

Highways England did not object to the proposed scheme as land that may be required for the A14 improvement scheme has been identified and has been taken into consideration in preparing the proposal. The site will be developed in two phases consisting of units 1 and 2 and then 3 and 4 after the A14 widening works have been finished in order to mitigate the impact of the A14 works on the site. It would only be reasonable to add by way of informative that the developer shall undertake no work that would impact any landscaping carried out as part of the A14 Cambridge to

Huntingdon improvement scheme as this does not meet the tests of paragraph 206 of the NPPF.

The site will be accessed off Anderson Road by two points for pedestrian and vehicular traffic. There will be a re-positioned entrance point along Anderson Road and the other new access adjacent to the plot to the east for access to Unit 1. Cambridgeshire County Council, Transport Assessment Team reviewed the Transport Assessment and additional information provided by the applicant.

The applicant has undergone a car park accumulation analysis based on the trip rates agreed. This results in a maximum parking demand for 250 vehicles and the applicant is able to provide a car park with capacity of 286 spaces on the site. Cycle parking provision of 366 spaces are to be provided by the applicant which is considered acceptable.

The Parish Council raised concerns about the volume of traffic created as a result of the development. The County Council confirmed the applicant has modelled the worst case traffic flows for both the existing junction layout and expected layout of the roundabout as part of the A14 Cambridge to Huntingdon improvement scheme. The modelling for both junctions determines that there is sufficient capacity at the proposed roundabout although the Bucking Way Road southern arm is near to capacity in the PM peak, with a maximum RFC of 0.81.

The Transport Assessment Team have confirmed that they are satisfied with the information that has been provided and has no objection to the proposal subject to conditioning a Travel Plan which should contain targets for mode shares and a list of measures that are appropriate to encourage staff to travel to the site by sustainable modes. The Travel Plan should commit to monitoring travel patterns annual for a minimum of 5 years. The monitoring report should also be provided to CCC for information and should targets not be met then the Travel Plan should set out what procedures will be taken forward to ensure the Travel Plan targets can be achieved.

Therefore the proposed development is considered to accord with policies TR/2 and TR/3 of the adopted Local Development Framework 2007.

4) Archaeology:

The Archaeological Desk-Based Assessment carried out by AOC Archaeological Group dated February 2016 has indicated a medium potential for remains of Romano-British date being impacted by development and low to medium potential for Iron Age remains being affected and cannot be discounted. Therefore in line with the assessment and comments made from Cambridgeshire County Council it would be reasonable to add a condition regarding a written scheme of investigation and programme of work in line with policy DP/1 of the adopted LDF.

5) Drainage and Flood Risk:

The site is located in Flood Zone 1 and the Environment Agency have no objection in principle. Swavesey Parish Council raise concerns about the maintenance of the balancing pond for surface water drainage management and concerns about the impact of the development. The balancing pond is not in the applicants ownership and forms part of Anglian Waters surface water drainage system which they control and are responsible for the maintenance of. There will be no additional pressure put on the balancing pond in terms of water volume from the proposed development and the new development will be designed to limit the discharge of surface water off site to the current greenfield run off rate. It is proposed that this is done through the use of below ground storage tanks which will hold/store surface water and slowly release it at the current rate into the Anglian Water surface water drainage system. Therefore

the current amount of water entering the existing surface water drainage system will not increase.

Although the Lead Local Flood Authority have objected to the surface water drainage strategy this could be conditioned as per the previous application S/0141/11. It would be reasonable to condition details of the provision and implementation of surface water drainage including its maintenance to ensure this is appropriate and to prevent the increased risk of flooding in accordance with policies DP/1 and NE/11 of the adopted LDF. It would also be reasonable to add a condition a scheme for the provision and implementation of pollution control to the water environment in accordance with policy DP/1 of the adopted LDF.

6) Energy:

The development will include renewable technology to provide 10% of the predicted energy consumption for the buildings. The scheme will be designed and will achieve a BREEAM accreditation of 'very good' in line with policy NE/1 and policy NE/3 of the adopted LDF.

7) Noise:

As the site backs onto the busy A14 and is situated on a commercial estate with the nearest residential areas being Swavesey which is 1.2km to the north and Boxworth, 1.5km to the south west the noise generated from the site is not considered to cause a significant noise impact in accordance with policy NE/15 of the adopted LDF.

8) Developer Contributions:

Government planning policy that sought to introduce a new national threshold on pooled contributions was introduced on 28 November 2014 but has since been quashed. Policies DP/4 therefore remains relevant in seeking to ensure the demands placed by a development on local infrastructure are properly addressed.

There remains restrictions on the use of section 106 agreements, however, resulting from the Community Infrastructure Levy Regulations 2010 (amended). CIL Regulation 122 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is (i) Necessary to make the development acceptable in planning terms, (ii) Directly related to the development; and (iii) Fairly and reasonably related in scale and kind to the development.

Since the grant of the current consent improvements to the adjacent stretch of the A14 have been confirmed which include an entirely new junction and over-bridge. This road scheme is central government funded and will nullify the works need to the adjacent road network. The Swavesey cycle link has also now been constructed using alternative grant funding connecting the site to nearby Swavesey. Cambridgeshire County Council has requested contributions to widen the path along Anderson Road to allow shared use with walking and cycling. However, in the formal comments received it stated there is a new shared cycle and pedestrian footway between Buckingham Business Park and Swavesey which whilst being narrow is considered acceptable for use by cyclists accessing Buckingham Way Business Park from Swavesey. Therefore a contribution towards this provision would not be necessary to make the development acceptable in planning terms.

Therefore it would not be reasonable to justify other contributions in accordance with policy DP/4 of the adopted LDF.

Conclusion

Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be

RECOMMENDATION

APPROVE

CONDITIONS

- 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL001, PL002, PL003, PL004, PL005, PL006, PL007, PL008, PL009, PL010, PL011, PL012, PL013, PL014, PL015, PL016, PL017, PL019, PL020 Rev B, PL021 Rev A, PL022 Rev A, PL023 Rev A, PL030, External Lighting Proposals by Shepherd Bromley Partnership dated 03 March 2016, Water Conservation Statement by Shepherd Bromley Partnership dated 03 March 2016.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 3. No building shall be occupied until a Travel Plan for both staff and visitors providing details of targets for mode shares and a list of measures that encourage staff to travel to the site by sustainable modes of transport shall be submitted in writing to the Local Planning Authority. The Travel Plan should commit to monitoring travel patterns annually for a minimum of 5 years and should also be provided to Cambridgeshire County Council for information. If targets are not met then the Travel Plan should set out what procedures will be taken forward to ensure the Travel Plan targets can be achieved. Development shall be carried out in accordance with the approved details.**
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)
- 4. All works must proceed in strict accordance with the recommendations details in Section 5.9-Section 5.22 of the Preliminary Ecological Appraisal Report (Phlorum Ltd, March 2016) and Section 4.14-Section 4.16 and Section 4.22 of the Great Crested Newt Survey report (Phlorum, June 2016). This shall include avoidance and mitigation measures for great crested newt and protection features of ecological interest, nesting birds and badgers.**
(Reasons: To minimise disturbance, harm or potential impact on protected species in accordance with policies DP/1, DP/3 and NE/6 of the proposed Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.)

- 5. No development shall take place until a scheme of ecological enhancement consistent with Section 5.23 - Section 5.30 of the Preliminary Ecological Appraisal report (Phlorum Ltd, March 2016) and Section 4.17-4.20 of Great Crested Newt survey report (Phlorum, June 2016) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.**
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- 6. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- 7. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 8. Prior to the commencement of any development, a scheme for the ownership and maintenance of the surface water system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be maintained in accordance with the approved plans/specification.**
(Reason - To ensure the satisfactory long-term operation to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 9. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.**
(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)
- 10. No building, hereby permitted, shall be occupied until details of the secure cycle parking including design and materials have been submitted in writing to the Local Planning Authority. Development shall**

be carried out in accordance with the approved details.

(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007).

- 11. No development shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres have been erected around trees to be retained on site following BS 5837 or shall be agreed in writing with the Local Planning Authority. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.**
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- 12. The external lighting scheme shall be constructed and completed in accordance with the 'External Lighting Proposals by Shepherd Bromley Partnership dated 03 March 2016' prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**
(Reason - To ensure the development does not cause harm to the open countryside and highways safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 13. No materials or equipment shall be stored on the site outside the buildings save that waste materials may be kept in bins for removal periodically.**
(Reason - In the interests of visual/residential/rural amenity in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 14. All hard and soft landscape works shall be carried out in accordance with the approved plans, drawing number PL020 Rev B details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

Informatives

- 1. The developer shall undertaken no work that would impact any landscaping carried out as part of the A14 Cambridge to Huntingdon improvement scheme.**

Signature of Delegation Officer

Date



7.10.16

Lydia Pravin
Senior Planning Officer

Appendix 3

Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 07 October 2016

PRC Architecture & Planning
PRC
12 Warren Yard
Warren Park
Milton Keynes
Buckinghamshire
MK12 5NW

The Council hereby grants permission for Erection of four stand alone building units totalling 14467 sq m for B1(b), B1(c), B2 & B8 employment uses with ancillary yards, parking and landscaping

At: Buckinghamway Business Park, Anderson Road, Swavesey, Cambridgeshire
For: BP2015 (Cambridge) LLP

In accordance with your application dated 10 March 2016 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL001, PL002, PL003, PL004, PL005, PL006, PL007, PL008, PL009, PL010, PL011, PL012, PL013, PL014, PL015, PL016, PL017, PL019, PL020 Rev B, PL021 Rev A, PL022 Rev A, PL023 Rev A, PL030, External Lighting Proposals by Shepherd Bromley Partnership dated 03 March 2016, Water Conservation Statement by Shepherd Bromley Partnership dated 03 March 2016
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No building shall be occupied until a Travel Plan for both staff and visitors providing details of targets for mode shares and a list of measures that encourage staff to travel to the site by sustainable modes of transport shall be submitted in writing to the Local Planning Authority. The Travel Plan should commit to monitoring travel patterns annually for a minimum of 5 years and should also be provided to Cambridgeshire County Council for information. If targets are not met then the Travel Plan should set out what procedures will be taken forward to ensure the Travel Plan targets can be achieved. Development shall be carried out in accordance with the approved details.
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)
4. All works must proceed in strict accordance with the recommendations details in Section 5.9- Section 5.22 of the Preliminary Ecological Appraisal Report (Phlorum Ltd, March 2016) and Section 4.14-Section 4.16 and Section 4.22 of the Great Crested Newt Survey report (Phlorum, June 2016). This shall include avoidance and mitigation measures for great crested newt and

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PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 07 October 2016

protection features of ecological interest, nesting birds and badgers.

(Reasons: To minimise disturbance, harm or potential impact on protected species in accordance with policies DP/1, DP/3 and NE/6 of the proposed Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.)

5. No development shall take place until a scheme of ecological enhancement consistent with Section 5.23 - Section 5.30 of the Preliminary Ecological Appraisal report (Phlorum Ltd, March 2016) and Section 4.17-4.20 of Great Crested Newt survey report (Phlorum, June 2016) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
6. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
7. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of any development, a scheme for the ownership and maintenance of the surface water system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be maintained in accordance with the approved plans/specification.

(Reason - To ensure the satisfactory long-term operation to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
9. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment in accordance with Policy

TOWN AND COUNTRY PLANNING ACT 1990

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SUBJECT TO CONDITIONS

Decision Date: 07 October 2016

DP/1 of the adopted Local Development Framework 2007.)

10. No building, hereby permitted, shall be occupied until details of the secure cycle parking including design and materials have been submitted in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
11. No development shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres have been erected around trees to be retained on site following BS 5837 or shall be agreed in writing with the Local Planning Authority. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
12. The external lighting scheme shall be constructed and completed in accordance with the 'External Lighting Proposals by Shepherd Bromley Partnership dated 03 March 2016' prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure the development does not cause harm to the open countryside and highways safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
13. No materials or equipment shall be stored on the site outside the buildings save that waste materials may be kept in bins for removal periodically.
(Reason - In the interests of visual/residential/rural amenity in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
14. All hard and soft landscape works shall be carried out in accordance with the approved plans, drawing number PL020 Rev B details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

Informatives

1. The developer shall undertaken no work that would impact any landscaping carried out as part of the A14 Cambridge to Huntingdon improvement scheme.

TOWN AND COUNTRY PLANNING ACT 1990

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SUBJECT TO CONDITIONS

Decision Date: 07 October 2016

General

1. Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 07 October 2016

5. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.
8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ



Julie Baird

Head of Development Management, Planning and New Communities

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 07 October 2016

NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

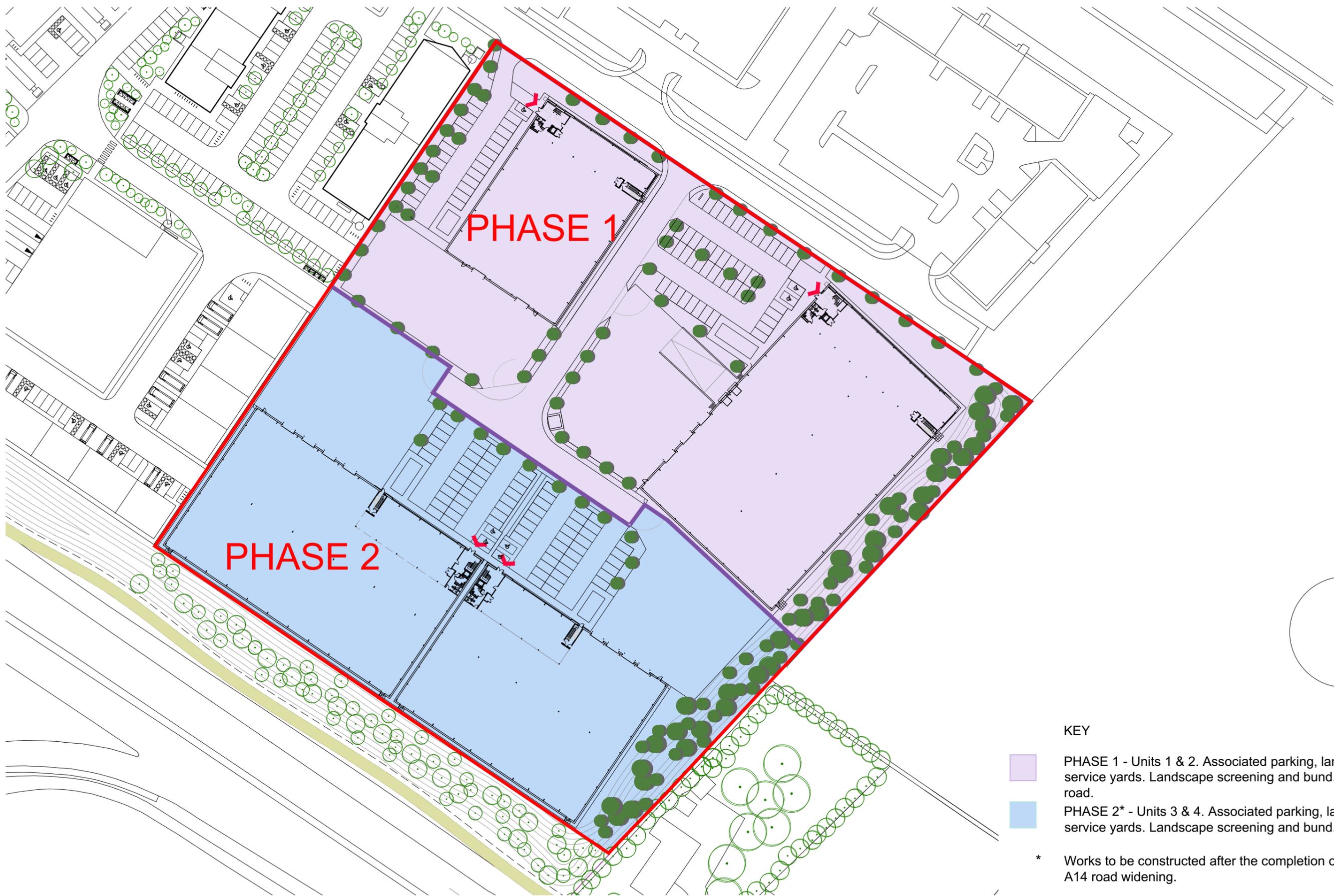
Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

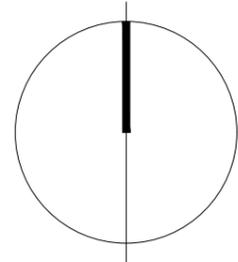
Appendix 4

Phasing Plan



PHASE 1

PHASE 2



KEY

- PHASE 1 - Units 1 & 2. Associated parking, landscaping and service yards. Landscape screening and bund. Main access road.
- PHASE 2* - Units 3 & 4. Associated parking, landscaping and service yards. Landscape screening and bund.

* Works to be constructed after the completion of the A14 road widening.

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 Interiors
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12 Warren Yard
 Warren Park
 Milton Keynes
 MK12 5NW
 01908 305 246

info@prc-group.com
 www.prc-group.com

Revisions: _____ Drawn/Chkd: _____ Date: _____

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group. The copyright of the drawings and designs contained therein remains vested in the PRC Group.

Client:
 GOYA DELOPMENTS & BARWOOD CAPITAL

Project:
 ANDERSON ROAD SWAVESEY

Drawing Title:
 PHASING PLAN

Scale @A3: 1:1000	Checked by: JR	Date: MARCH 16
Job No: 10468	Stage: PL	Drawing No: 002
Construction <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Information <input type="checkbox"/>
Approval <input type="checkbox"/>	Tender <input type="checkbox"/>	



Appendix 5

A14 Cambridge to Huntingdon Improvements

A14 Cambridge to Huntingdon: Outline Map of Route (from Highways England website)

