

SITE DESCRIPTION AND PROPOSAL

The application site is located upon land which is directly south of the Chear Fen Boat Club, Twentypence Road within Cottenham. The River Great Ouse forms the northern boundary of the site and the B1049 (Twenty Pence Road) forms the western boundary of the site. The eastern and southern boundaries are defined by established mature hedgerows/trees.

This planning application seeks planning permission for the siting of nine individual pitches for the Gypsy and Traveller Community. Each pitch will consist of hardstanding to accommodate a static caravan and a dayroom for residential purposes. The site will be accessed via an existing access upon Twentypence Road and each pitch will be accessed via an existing track upon the application site.

PLANNING HISTORY

S/0403/75 – Application for siting of a mobile home - Refused.

PRE/0081/16 – submitted 17/02/2016, Pre-Application Advice, for the construction of Two/Three Dwellings – Not Supported, 16/03/2016.

S/1346/16/LD, application submitted 11/05/2016 – Siting of a mobile home for residential use - Certificate of Lawful Existing Use or Development issued, 11/10/2016. The red line plan only outlines the footprint of the caravan and not the whole site.

RELEVANT POLICY

National Guidance

National Planning Policy Framework 2021 (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2021 (NDG)

South Cambridgeshire Local Plan 2018

S/3 Presumption in Favour of Sustainable Development

S/7 Development Frameworks

HQ/1 Design Principles

H/20 Provision for Gypsies and Travellers and Travelling Showpeople

H/22 Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks

H/23 Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites

NH/4 Biodiversity

CC/8 Sustainable Drainage Systems

CC/9 Managing Flood Risk

SC/10 Noise Pollution

SC/11 Contaminated Land

TI/2 Planning for Sustainable Travel

TI/3 Parking Provision

South Cambridgeshire Supplementary Planning Documents (SPD)

South Cambridgeshire District Design Guide SPD (2010)

Greater Cambridge Sustainable Design and Construction SPD (2020)

Biodiversity SPD – Adopted 2022

Trees and Development Sites SPD – Adopted January 2009

Landscape and new development SPD – Adopted March 2010

Cottenham Neighbourhood Plan (2021)

Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) (“MWLP”)
Policy 16

CONSULTEES

Cottenham Parish Council – The Parish Council have raised an objection to the proposed development on the grounds it is sited outside of the development framework, causes a harmful impact upon the character of the area, highway safety concerns surrounding the proposed access for the site, increase flood risk within the local area and not a suitable location for a traveller site as it would not be located near local facilities.

Highways - The Highway Officer has raised an objection to the proposed development on the grounds that the proposal would lead to the intensification of the existing access and that the applicant has failed to demonstrate via the submission of visibility splays plan and a transport report that the existing access is capable of accommodating the proposal without a detrimental impact upon highway safety.

Drainage – The Sustainable Drainage Officer is not able to support the proposal at this present time due to the lack of information submitted in relation to the drainage strategy for the proposed development.

Environmental Agency – The Environmental Agency have raised an objection to the proposed development on the grounds that the proposal falls within a flood risk vulnerability category that is inappropriate to the flood zone in which the application site is located.

Environmental Health – The Environmental Health Officer has submitted no comment in relation to the proposed development.

County Footpaths – No objections to the proposed development.

Lead Local Flood Authority – Response received- noted below.

Ramblers Association – No response received.

Internal Drainage Board – No response received

Cambridgeshire County Council Minerals and Waste Team– Cambridgeshire County Council have raised objections to the proposed development on the grounds that it does not accord with Policy 16: Consultation Areas of the MWLP, paragraph 187 of the NPPF, or Policy 5: Mineral Safeguarding Areas of the MWLP. The County Council would also wish to ensure that the topic of land contamination is adequately addressed in respect of paragraphs 183 and 184 of the NPPF.

REPRESENTATIONS

Neighbours – No responses have been received from any neighbouring occupiers within the vicinity of the application. However, a member of the public has raised an objection to the proposed development on the grounds that the proposal will have a harmful impact upon highway safety, flood risk and drainage within the local area. In addition, there will be a detrimental impact upon the amenity of the future occupiers of the site as a result of a working quarry being sited adjacent to the application site.

Another member of the public raised an objection that there are multiple vacant plots at Smithy Fen and Setchel Drove and there is no need for further gypsy and traveller sites. The objection is also that the site lies on a dangerous bend that is unsuitable for the number of vehicles that will use the site.

PLANNING ASSESSMENT

The key considerations in this application are:

- Principle of Development
- Design and Context
- Neighbouring Amenity
- Amenity for Future Occupiers
- Highway Safety
- Car and Cycle Parking

- Other Matters

Gypsy/Traveller status

No evidence has been provided that the occupiers of the site fall within the definition of the Gypsies and Travellers set out in Annex 1 of the Planning Policy for Traveller Sites (PPTS) in that they travel for work or have previously led a nomadic lifestyle, have only ceased to travel temporarily due to health and educational needs and intend to live a nomadic habit of life in the future.

Principle of the Development

Policy S/7 states outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

The proposed development would be sited outside of the development framework of Cottenham and it therefore considered to be located within the open countryside. At present there is an adopted Neighbourhood Plan for Cottenham which highlights sites outside of the development framework for future development. The application site does not fall within any of these sites as indicated on Figure 14 of the Cottenham Neighbourhood Plan. Furthermore, the proposal is not for the use of agriculture, horticulture, forestry or outdoor recreation that need to be located within the countryside. Given the above, it is considered that the principle of the development would have to be supported by other policies within the Local Plan in this instance.

The Council's view is that the applicant has not provided any evidence that the occupiers of the site fall within the definition of Gypsies and Travellers set out in Annex 1 of PPTS and as such the Council's Gypsy and Traveller planning policies do not fall to be considered. However, in the event that the applicant is able to satisfy an Inspector at appeal that they do indeed fall within the definition, the gypsy and traveller policies below are also considered.

Policy H/20 sets out site supply requirements and do not require provision of any gypsy and traveller sites. The most recent needs assessment dates from the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk GTAA – October 2016 ("GTAA") and provides that -9 pitches are required up to 2031 as a result of a total needs assessment of 8 pitches for current need and 10 pitches for future need, offset by supply of 29 pitches¹. Subsequent to the GTAA planning permission has been granted for a single pitch at Camside View, Chesterton Fen Road under reference S/03104/18 and at The Piggery, Haden Way, Willingham for 1 pitch under reference S/02442/19.

Policy H/22 is a criteria based policy which provides that planning permission for Gypsy and Traveller caravan sites and sites for Travelling Showpeople (as defined in the

¹ P104 of the GTAA

Government's Planning Policy for Travellers) on unallocated land outside development frameworks will only be granted where:

A. The Council is satisfied that the applicant has adequately demonstrated a clear need for a site in the district, and the number, type and tenure of pitches proposed, which cannot be met by a lawful existing or available allocated site.

B. The site is located in a sustainable location, well related to a settlement with a range of services and facilities, including a primary school, a food shop and healthcare facilities, and is, or can be made, safely accessible on foot, by cycle or public transport.

C. The needs of residents of the site can be met appropriately by local facilities and services without placing undue pressure on them.

D. The number and nature of pitches provided on the site is appropriate to the site size and location, will address the identified need.

E. The site would not present unacceptable adverse or detrimental impact on the health, safety and living conditions of the residents of the site by virtue of its location

F. The site, or the cumulative impact of the site, in combination with existing or planned sites, would respect the scale of, and not dominate, the nearest settled community.

G. The site, or the cumulative impact of the site in combination with existing or planned sites, would not have an unacceptable adverse impact on the amenity of surrounding land uses, the countryside and landscape character, village character, on heritage or biodiversity interests, or from traffic generated.

H. The site location would not have an unacceptable adverse impact on the effectiveness and amenity of existing or proposed public rights of way.

I. Sites for Travelling Showpeople must also be suitable for the storage, maintenance and testing of items of mobile equipment.

For the purposes of this planning assessment, it is considered criterion A as set under Policy H/22 of the South Cambridgeshire Local Plan is not met as the applicant has failed to demonstrate a clear need for pitches that cannot be met by existing provision.

Criterion B has not been met because the application site is not in a sustainable location and this is evident on the grounds that it is located a significant distance away from any local services/facilities along a road that carries a speed limit of 60mph. Cambridgeshire County Council's mapping system shows the site falls within the catchment area of Wilburton CofE Primary School which is 4km (2.49miles) from the site. The speed limit of the road notwithstanding, this distance exceeds the statutory walking distance between home and school (2 miles) that a child under eight years of age should be able to walk. The nearest secondary school is Cottenham Village College at 5km (3.11

miles). This exceeds the 3 mile limit that children between 8 -16 years should be able to walk.

The nearest doctors are at Stretham Surgery at 5km (3.11 miles) away and the nearest pharmacy is Haddenham Pharmacy at 5km (3.11 miles) away. The nearest food shop appears to be the Co-Operative at 5km (3.11 miles).

These local services cannot be accessed via foot as Twentypence Road does not benefit from a pedestrian footpath and has no street lighting and is a 60mph road. There is no local bus service. As such, there will be an over reliance on a motor vehicle to access the local services/facilities which are a significant distance away which provides more evidence that the application site is not in a sustainable location.

Therefore it is considered that the routes from the site are unattractive in particular after dark and these circumstances would not encourage walking or cycling from the site and the site is not within walking distance of the nearest settlement with services/facilities or the nearest public transport links.

Highways Safety and access are considered in more detail below.

Without further information, it is not possible to assess whether criterion C has been met. No details have been submitted in terms of the occupiers of each proposed pitch upon the application site. It is acknowledged that the proposed site will accommodate nine pitches and therefore it is highly likely this would introduce nine separate families upon the application.

Criterion D has not been met because the number of proposed pitches is not appropriate to the site's location. As to identified need, the applicant has not provided any evidence of need.

Criterion E has not been met because the site presents an unacceptable adverse or detrimental impact on the health, safety and living conditions of the residents of the site by virtue of its location. This is due to the highway safety, amenity impacts and land contamination set out below.

Criterion F is neutral because the site and its cumulative impact respects the scale of and does not dominate the nearest settled community at Cottenham.

Criterion G is not met. On 21 December 2018 Cambridgeshire County Council granted planning permission under reference S/0088/18/CM for the Extraction of sand and gravel, restoration using inert material and inert waste recycling at Mitchell Hill Farm, Twentypence Road. The site is immediately adjacent to the site the subject of the current application. Although the quarry site is already operational, it is the later phases of the development that will be immediately adjacent to the application site.

The 'Agent of Change' principle entrenched in paragraph 187 of the NPPF puts the onus on the developer to ensure that their development will not affect, in this case, the quarry. No assessment has been made to demonstrate that the proposed development is compatible with the adjacent quarry.

Criterion H is neutral as the site location does not appear to have an unacceptable adverse impact on the effectiveness and amenity of existing or proposed rights of way.

Public Footpath no 3, Cottenham runs to the west and north of the site. Cambridgeshire County Council's Definitive Map Team has raised no objection to the proposal but stressed that the footpath must remain open and unobstructed at all times and suggested a number of informatives relating to the footpath.

Criterion I is not relevant as it applies to travelling showpeople. There has been no indication that the occupiers are travelling showpeople.

Overall, the proposal does not comply with criteria A, B, C, D, E and G as set out under Policy H/22. Criterion F is neutral. However, with clear unmet criteria, the principle of the development is unacceptable in this instance as the proposal would be contrary to Policy H/22 of the South Cambridgeshire Local Plan in this instance.

Flood Risk

The site partly falls within Flood Zone 3a, which is land defined by the Planning Practice Guidance ("PPG") as having a high probability of flooding. The remainder of the site falls within Flood Zone 1. As the proposed development is classified as Highly Vulnerable in accordance with Table 2 of the Flood Zones and Flood Risk tables of the PPG, this type of development is not compatible with this Flood Zone.

The Sequential and Exception Tests are methods for assessing whether a site is suitable for development with regards to flood risk. The Sequential Test requires demonstration that where possible, all new development is located in areas of lowest flood risk.

Given that the proposal is within close proximity to the River Great Ouse, it is within the catchment area of the Old West Internal Drainage Board, that a further stream is located upon the application site and the proposal is within a Flood Zone, it is considered that there would be a high risk of the application site flooding which would be a clear detrimental impact upon the health, safety and living conditions of the future residents of the site.

The Environment Agency has been consulted on the application and advised that their objection to the development can be overcome by removing the pitch at the north-eastern edge of the site either by removing the pitch altogether or rearranging the

proposed plot to ensure that the one in the north-eastern corner is removed from Flood Zone 3.

With regard to the second part of the Exception Test, the LPA must be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety including safe refuges within buildings and the ability of the emergency services to access such buildings to rescue and evacuate those people. At present the flood risk of part of the site means the safety of people and ability of people to reach places of safety or access by emergency services is compromised.

As such, the proposal would be contrary with Policies CC/8 & CC/9 of the South Cambridgeshire Local Plan and Section 14 of the NPPF.

Foul drainage

No information has been provided on foul drainage. Par 174 of NPPF and par 180. PPG states that applications for developments relying on anything other than connection to a public sewage treatment plant will need to be supported by sufficient information to understand the potential implications for the waste environment. The PPG also sets out a hierarchy of preferred foul drainage solutions; firstly mains sewer, then package treatment plants and lastly septic tanks.

Cambridgeshire County Council as the Legal Local Flood Authority has been consulted on the application and objected both on grounds of insufficient information on a proposed drainage strategy but also that the surface water runoff discharge and foul water discharge propositions are unlikely to be viable given the location of the site and the presence of a high ground water table.

It is not possible to consider the effect of foul drainage installation on water pollution. However, if the development had been appropriate in other respects, this could have been addressed by means of condition.

Asbestos Contamination

It is understood that the bunds around the site may contain asbestos and other contaminants. Paragraphs 183 and 184 of the NPPF provide that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. Policy SC/11 requires developers to include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where land is, or can be made, suitable for the proposed use.

No assessment of the extent of contamination or possible risks have been made by the applicant.

Access & Highway Safety

The Local Highways Authority has been consulted on the application and they recommended refusal for the following reasons:

The applicant has failed to provide a drawing showing the required visibility splays. The Highway Authority requests that a plan showing the visibility splays is provided prior to determination of the application. The visibility splay should have the dimensions of 2.4 metres by 215 metres as measured from and along the nearside edge of the carriageway shall be provided on both sides of the access. However, if the applicant can provide empirical data, in the form of speed and traffic flows and subjective observations these will be considered by the Highway Authority and the use of the lower visibility splays as detailed in Manual for Streets may be applicable. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times. The inter vehicles visibility splays must be within the existing adopted public highway or land under the control of the applicant

The proposed development would lead to the creation of an access on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The vehicular movements associated with the use of the access in respect to stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use would lead to conflict and interference with the passage of through vehicles to the detriment of the principle function and introduce a point of possible traffic conflict, being detrimental to highway safety. The application is not supported by sufficient transport information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway. Further consideration will be given to this proposal upon receipt of a Transport Report.

As such, the proposed development would cause a detrimental impact upon the highway safety within the local area and is contrary with Policy TI/2 of the South Cambridgeshire Local Plan and Section 9 of the NPPF.

As a result of the proposal in its location, it is considered that it would not have an unacceptable adverse impact on the effectiveness and amenity of existing or proposed public rights of way. To further support this view the Asset Information Definitive Map Officer has raised no objections to the proposed development.

Design and Context

The application site is set within the open countryside. As a result of the proposal, it would see the built form for residential purposes increase significantly and would cause harm to the rural setting. For this reason, it is considered that the proposal would cause

significant harm to the open countryside character and appearance of the area. As such, the proposal is contrary to Policy HQ/1 of the South Cambridgeshire Local Plan and Section 12 of the NPPF in this instance.

Neighbouring Amenity

Given the overall siting of the proposal and that the nearest neighbouring dwelling is set a significant distance away, it is considered that the proposal as a whole would not cause a detrimental harm upon the residential neighbouring amenity in terms of loss of light, outlook or privacy, nor would the proposal cause an overbearing impact upon any neighbouring dwelling within the local area.

The property at Mitchell Hill Farm immediately south of the site benefits from planning permission under reference S/0088/18/CM for the Extraction of sand and gravel, restoration using inert material and inert waste recycling.

Cambridgeshire County Council has been consulted on the proposal and advised that the Mitchell Farm Quarry is located within the Consultation Area for the safeguarded quarry as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) (MWLP). Mitchell Farm Quarry is a sand and gravel quarry that is to be restored to low level agriculture using inert waste. The quarry is for a limited time; extraction and complete restoration of the quarry is required by 31 October 2035. The quarry is being extracted in phases; at the time of writing, the quarry is extracting from Phase 3 and restoring Phase 2.

Phase 6 is immediately adjacent to the south of the proposed site and Phase 7 is adjacent to the east. No bunding or mitigation is proposed along most of the northern boundary of phase 6, nor is there any bunding proposed along the western edge of Phase 7 that is adjacent to the proposed development site. In those areas the quarry is permitted to extract up to the red line of the planning permission.

Policy 16 seeks to safeguard minerals facilities, such as quarries. It states that development within a CA will only be permitted where it is demonstrated that the development will not prejudice the existing or future use of the area, i.e. the quarrying (and restoration) operation for which the CA has been designated; and not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.

The County Council further advises that the 'Agent of Change' principle as set out in paragraph 187 of the NPPF may be considered. This places the onus on the developer to ensure that their development will not affect, in this case, the quarry. Where the operation of an existing business, in this case the quarry could have a significant adverse effect on new development, the applicant should be required to provide suitable mitigation before the development has been completed. Given that no assessment has

been provided to demonstrate that the proposed development is compatible with the adjacent quarry, it is not possible to identify what mitigation is required.

The County Council is of the view that the development does not accord with Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan nor paragraph 187 of the NPPF.

Accordingly, the proposal is considered to be in contrary to Policy HQ/1 of the South Cambridgeshire Local Plan and Section 12 of the NPPF in this instance.

Amenity for Occupiers

The proposal itself would see the introduction of nine individual pitches for - in all likelihood - the residence of the Gypsy and Traveller Community. Each pitch would accommodate space for a mobile home, utility/dayroom, touring caravan and parking provision. It is acknowledged that this is the generally standard of amenity provided for a Gypsy and Traveller pitch, whereby local public green spaces such as parks are used by the Gypsy and Traveller Community rather than providing a residential garden for each pitch. Given that the site is located within the middle of the countryside and local public green spaces are limited, each pitch under this proposal benefits from an adequate green open space surrounding each pitch for the future occupier of each pitch. On this basis, it is considered that the amenity space for the future occupiers of the proposal would be acceptable in this instance.

However, in light of the proximity of the site to the Mitchell Hill Farm Quarry, the County Council has advised that it has not been demonstrated in the current planning application that the development will not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of the proposed development. Given the proximity of the site to the quarry and the nature of the quarrying operations, demonstrating the above is likely to prove difficult until the Phase 7 of the quarry has been fully restored. Dust and noise are of particular concern, but there may be other factors that require consideration.

Car and Cycle Parking

As a result of the proposal, it is considered that it would not have a detrimental impact upon car and cycle parking within the local area. To further support this view the Highway Officer has raised no objections to the proposed development in terms of its impact upon car and cycle parking within the local area. Therefore, it is considered that the proposed development would be compliant with Policy HQ/1 of the South Cambridgeshire Local Plan.

Other Matters

Biodiversity

The application site is within the open countryside and there is a high possibility that a variety of living things are currently existing upon the application site. Within the submission of this planning application the applicant has not submitted a biodiversity statement outlining the mitigation methods of the impact the proposal will have upon the local wildlife or existing planting upon the application site. As such, it is considered that the applicant has failed to demonstrate how they will protect the existing habitats upon the application site which is unacceptable in this instance. Therefore, the proposed development is contrary to Policy NH/4 of the South Cambridgeshire Local Plan in this instance.

Trees

The proposal would not be located within the vicinity of any tree which is covered by a Tree Preservation Order. In addition, the proposed pitches incorporating the new hard standing would be set an adequate separation distance away from any trees that are located upon the application site or adjacent to the application. For these reasons, it is considered the proposed development as whole would not cause a detrimental impact upon any trees within the local area.

Safeguarded Sand and Gravel Resource

Cambridgeshire County Council has advised that the application site lies within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (June 2021). This policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised.

As the application does not make reference to the safeguarded minerals, criteria (i) – (l) of Policy 5 have not been met. In the circumstances the County Council is not able to support the proposal without a statement that demonstrates compliance with one of the criteria (i), (j), (k) or (l). The County Council is of the view that given the proximity of the quarry, the likelihood of viable resource within the site is quite high.

Intentional Unauthorised Development

The written ministerial statement issued on 31 August 2015 announced that it is national planning policy that unintentional unauthorised development is a material consideration to be weighed in the determination of planning applications and appeals. The ministerial statement has not been replaced or revoked and so remains a material consideration.

The applicant and the other residents have moved onto the site and continue to occupy the site in the knowledge that there is no planning permission for the use of the site as a caravan site or for any of the other development that has taken place. Knowingly acting

in breach of planning control is clearly a factor against the grant of planning permission which cannot be ignored.

Personal circumstances

No details have been provided of the occupiers of the site and it is not clear whether the occupiers have local links with schools, doctor's surgeries, etc. The Council's Gypsy Liaison officer is not familiar with the occupants and has not visited the site.

Paragraph 028 of the Planning Practice Guidance advises that Councils need to assess whether children's best interests are relevant to any planning issue under consideration. The Council's approach must be proportionate. They need to consider the case before them and need to be mindful that the best interest of a particular child will not always outweigh other considerations including those that impact negatively on the environment or the wider community. This will include scope to mitigate any potential harm through non-planning measures, for example through intervention or extra support for the family through social, health and educational services.

For the purposes of the report it is assumed that the 9 pitches will accommodate a number of children of varying ages who will have educational needs. In the absence of specific information about the likely children, it is not possible to take account of compelling circumstances that necessitate them living on site. The occupiers have recently moved onto the site without first securing planning permission but might well have good reasons for so doing. It is possible that the children might have already established ties with local schools, but since this report is drafted during the summer holidays, it is perhaps unlikely that any children will have started at local schools shortly before the holidays commenced. However, for the purposes of this report, we have assumed that any children on site would expect to start at the local school in the new term and therefore taken that need into account.

Health needs are unknown, but again we would assume for the purposes of this report that occupiers would have health needs higher than that of the settled community and that they would wish to access local healthcare. The occupiers have had the benefit of a professional planning agent who failed to provide any details of special educational or health needs in the planning application.

The effect of a refusal and any further action the Council may take may result in the occupiers leaving the site. Ordinarily this would be an interference to their Article 8 (and other) rights, in particular children particularly if they have already established ties with local schools and doctor's surgeries.

However, for the reasons set out above, in particular the Highways reasons, the site is unsuitable to be lived on. Flood risk is exacerbated for people with healthcare needs due to potential mobility issues where escape is required. Due to the compelling

reasons for recommending refusal of the planning application, it is considered that the impact of allowing the occupiers (and children) to continue living on the site would outweigh the inconvenience of leaving the site and living elsewhere. This assessment is made without full information on the occupiers, but it is unlikely that a different conclusion would be reached if the Council had been in receipt of full information on the occupier's personal circumstances.

CONCLUSION

Overall, having regard to the applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be refused in this instance.

RECOMMENDATION

REFUSE.

The site is located outside of the development framework boundary of Cottenham. The proposal would result in the encroachment into the open countryside and incremental growth in an unsustainable location. To access local services/facilities the future occupiers of the site will have to travel a significant distance via a car. The proposed development would represent encroachment of the open countryside, incremental growth in an unsustainable location and a need to travel, particularly by car. The proposal is therefore contrary to Policies S/3, S/7, H/22 & TI/2 of the South Cambridgeshire Local Plan 2018 and fails to comply with the provisions of the National Planning Policy Framework.

The proposed development would result in a significant urbanisation of the application site in a rural setting. The urbanisation of this site would fail to appropriately relate to its setting and would significantly harm the character of the site and the wider surrounding area. Accordingly, and given the proposal would be located outside of the development framework of Cottenham, the development contravenes Policies S/7, H22 & HQ/1 of the South Cambridgeshire Local Plan and fails to comply with the provisions of the National Planning Policy Framework and therefore allow a form of development that is not sustainable.

The proposed development does not accord with Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan nor paragraph 187 of the NPPF because it has not been demonstrated that the Mitchell Hill Quarry will not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of the proposed development; dust and noise are of particular concern. The applicant has also failed to demonstrate that the proposed development is compatible with the adjacent quarry.

In the absence of a statement demonstrating safeguarding of the Sand and Gravel Mineral Safeguarding Area, the proposal is contrary to Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (June 2021).

In the absence of submission of a biodiversity statement outlining the mitigation methods of the impact the proposal will have upon the local wildlife or existing planting, the proposed development is contrary to Policy NH/4 of the South Cambridgeshire Local Plan.

The development is proposed on contaminated land. In the absence of an assessment of the extent of contamination and any possible risks, the proposed development is contrary to Policy SC/11 of the South Cambridgeshire Local Plan.

The proposed development partly falls within Flood Zone 3. At present the flood risk of part of the site means the safety of people and ability of people to reach places of safety or access by emergency services is compromised. The proposed development is therefore contrary to Policies CC/8 & CC/9 of the South Cambridgeshire Local Plan and Section 14 of the NPPF.

The proposed development would lead to the creation of an access on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The vehicular movements associated with the use of the access in respect to stationing of caravans for residential purposes, nine dayrooms and the formation of hardstanding ancillary to that use would lead to conflict and interference with the passage of through vehicles to the detriment of the principle function and introduce a point of possible traffic conflict, being detrimental to highway safety. The proposed development is therefore contrary with Policy TI/2 of the South Cambridgeshire Local Plan and Section 9 of the NPPF.