
MAIN CASE

Reference No: 18/01397/OUT

Proposal: Demolition of existing agricultural buildings, construction of two detached bungalows, associated parking and infrastructure

Site Address: Site Southwest Of Hill Farm Fair Green Reach

Applicant: Mr J Cole

Case Officer: Richard Fitzjohn, Senior Planning Officer

Parish: Reach

Ward: The Swaffhams
Ward Councillor/s: Councillor Allen Alderson

Date Received: 5 October 2018 **Expiry Date:** 30th November 2018

[T239]

1.0 **RECOMMENDATION**

1.1 Members are recommended to REFUSE this application for the following reason:

1. The surrounding area predominantly comprises dwellings which front the public highway along Fair Green, Swaffham Road and Great Lane. The proposed development would be set back significantly from these public highways and dwellings, where it would be located on largely undeveloped agricultural land which is separated from the predominant pattern of residential built form within the surrounding area. The location of the proposed development is at odds with existing residential development and would not create a positive, complementary relationship with the nearby built form. In addition, the proposal would create new dwellings within an agricultural field which lies adjacent to public byways and contributes to the rural character and appearance of this area to the rear of the nearby residential properties. Despite some boundary hedging and trees which provide some screening of the site, the proposed development would still be significantly visible from the adjacent public byways and would have a detrimental impact upon the public amenity of the byways and the largely undeveloped nature and rural character of the site. Furthermore, the proposed development would result in a form of back land development which would be out of character with the existing linear pattern and form of residential development within the surrounding area. By virtue of its location, the proposed development would cause significant harm to the character and appearance of the area, contrary to policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and guidance contained within the East Cambridgeshire Design

Guide Supplementary Planning Document. The adverse impacts of the proposed development on the character and appearance of the area would significantly and demonstrably outweigh the benefits, contrary to paragraph 11 of the NPPF.

2.0 SUMMARY OF APPLICATION

2.1 Outline planning permission is being sought for the erection of 2No. detached dwellings on agricultural land to the south-west of Fair Green and to the south-east of Great Lane in Reach. The application is submitted in Outline form, with only the matter of access to be considered. Matters of appearance, landscaping, layout and scale are reserved matters. The vehicular access to serve the proposed dwellings would be along an existing byway which is accessed from Fair Green.

2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.3 This planning application has been called-in to Planning Committee by Councillor Allen Alderson for the following reason:

"Reach Parish is currently producing a neighbourhood plan, which identifies the need for bungalows in the village for locals to be able to downsize to. The two families in this application own the land. They were both born and brought up in Reach but presently live in houses too large for them and wish to downsize. I think that this proposal would improve what is presently an untidy area and has the approval of several residents."

3.0 PLANNING HISTORY

3.1 Off-site history:

17/01633/FUL	Two new detached bungalows.	Refused	30.11.2017
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site is located outside of, but adjacent to, the established development framework and conservation area for Reach. The site comprises an agricultural field with agricultural buildings, machinery and paraphernalia sited within it. The site boundaries are largely bordered by trees and hedging along the boundaries and Public Byways 7 and 8 (Reach) are located adjacent to the north-east and south-east boundaries of the site. The built-up area of the village predominantly comprises linear development along the road frontages such as Fair Green, Swaffham Road and Great Lane, with very few examples of dwellings located directly behind other dwellings. The application site is located to the rear of frontage development along Fair Green, where the predominance of largely undeveloped agricultural land contributes positively to the character and appearance of the area and the surrounding public byways.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees, summarised below. The full responses are available on the Council's web site.

5.2 **Reach Parish Council**

- This development is outside of the village envelope and should be considered as backland development. It is separate from the build line of the village, and outside the standard form of the village within the conservation area.
- The Parish Council supports the building of retirement properties within the village.
- Access to the site is on a byway. The Parish Council are concerned about this setting a precedence for the use of byways as access roads.
- The Parish Council felt that the junction with the highway would not be a problem.
- The Parish Council would like the protection of the view along Back Lane be a condition of the build, should this development go ahead.

5.3 **Ward Councillor Allen Alderson**

Councillor Alderson states:- "I note that you are recommending refusal. I would therefore ask for the application to be called into the Planning Committee for consideration. My reasons are:- Reach Parish is currently producing a neighbourhood plan, which identifies the need for bungalows in the village for locals to be able to downsize to. The two families in this application own the land. They were both born and brought up in Reach but presently live in houses too large for them and wish to downsize. I think that this proposal would improve what is presently an untidy area and has the approval of several residents."

5.4 **Local Highways Authority**

20th February 2019 – "I can confirm that the highways authority have no objections in principal to this application subject to the access / Byway being conditioned to be at least 5m wide and metalled for the length of the access road / byway (to the properties). The construction, materials and drainage of the metalled surface will need to be to CCC Specifications."

16th August 2018 – Objected for the following reasons [however, objection has since been overcome]:

"1. The access is unsatisfactory to serve the proposed development by reason of its inadequate width and the proposal would therefore likely result the stopping and manoeuvring of vehicles on the highway to the detriment of highway safety.

The existing Byway over which the access is proposed is only wide enough for one vehicle. This should be a shared use access and be a minimum of 5m wide for a minimum length of 10m to allow two vehicles to pass and enter/leave the highway simultaneously.

2. As far as can be determined from the submitted plans, the applicant does not appear to control sufficient land to provide the highways mitigations required to facilitate this development and overcome the aforementioned objection.

The access track is over Byway 7 and as such recommend that the CCC RoW team are consulted prior to the determination of this application.”

5.5 **CCC Growth & Development**

No Comments Received

5.6 **Asset Information Definitive Map Team**

6th December 2018 - The County Council’s Definitive Map Team still cannot guarantee without a legal width being recorded through the making of a Definitive Map Modification Order that the applicant would be able to improve the byway to secure a road and footway to an adoptable standard that may be required by the Local Planning Authority (LPA). The applicant therefore would proceed with any development that might affect the highway at their own risk. The County Council’s Definitive Map Team is however content with the proposed use of this byway to access the development site. However, the byway will need to be improved to an adopted standard acceptable to the County Council’s Highways Development Management Team.

6th November 2018 - “Public rights of way are recorded on the Definitive Map & Statement, the legal record of public rights of way for Cambridgeshire. The proposed site would be accessed off Public Byway No. 7. As a Public Byway, the public have the right to pass and repass along the whole route on foot, bicycle, horse, horse-drawn carriage and motorised vehicles, including agricultural vehicles.

The byway is only maintained to the standard of a soft surface suitable for the majority of users. The County Council does not own the byway. The highway rights over the byway are simply vested in the County Council as the Highway Authority. The County Council does not know who the owner of the subsoil is. You will need to satisfy yourself as to this. There is no legally defined and recorded width for this byway, and we are not able to advise what it would be. As the dimensions are not known, we cannot guarantee that you would be able to improve the byway to secure a road and footway to an adoptable standard that may be required by the Local Planning Authority (LPA). An applicant therefore would proceed with any development that might affect the highway at their own risk.

The County Council’s Definitive Map team does not consider, from the submitted plans, that the applicant has sufficient ownership, control or agreement to deliver any highway improvements or mitigation to facilitate this development. The Definitive Map team cannot therefore support this application and recommends its refusal by the Local Planning Authority (LPA).

Further, the applicant should be aware of the presence of the public byway, its legal alignment and width which may differ from what is available on the ground. If you require a copy of the Definitive Map & Statement, this can be viewed at the County Council’s offices in person or requested online for a fee at www.cambridgeshire.gov.uk/highwaysearches.

The byway must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors vehicles must not be parked on it. Should you need to temporarily close it for safe works, you should apply to the

Streetworks Team online at <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highwaylicences-and-permits/cambridgeshire-permit-scheme-for-street-works/>.”

5.7 Environmental Health

Advise that contaminated land conditions requiring an appropriate contamination assessment are attached to any planning permission granted. In addition, due to the proposed number of dwellings and the close proximity of existing residential properties, advise that construction times and deliveries during the construction and demolition phase are restricted to the following:

- 07:30 – 18:00 each day Monday – Friday
- 07:30 – 13:00 on Saturdays and
- None on Sundays or Bank Holidays

Notes the close proximity of several farms adjacent to the proposed site. Records show that Environmental Health do not appear to have received any complaints regarding farming activities. As there are existing residential dwellings in close proximity, has no cause to raise any objections at this time. It is expected that future occupiers will be aware of the rural location and expect the occasional agricultural noise and odour. Requests environmental notes are sent to applicant.

5.8 Waste Strategy (ECDC)

- East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances and/or loose gravel/shingle driveways; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).
- Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, and 2003, as well as the Localism Act of 2011.
- Each new property requires two bins; this contribution is currently set at £43 per property.
- Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-19, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

5.9 Conservation Officer

No Comments Received.

5.10 Cambridge Ramblers Association

The proposed access road to the development uses Reach Byway 7. It appears that this road is very narrow and is only one vehicle wide. We consequently have a major concern regarding potential conflict between legitimate byway users, including walkers, and traffic accessing new housing. Request that the access road is wide enough to enable a vehicle to pass pedestrians safely, i.e. at least 2 metres clearance. This byway is regularly used by local people accessing the dense network of public rights of way between Reach and Swaffham Prior.

5.11 Cambridgeshire Archaeology

“Our records indicate that the site lies in an area of high archaeological potential, situated in an area of enhanced significance given the proximity to hythes and wharves (Historic Environment Record reference 06900, 06898, 06899), the commercial area and the end of the designated Saxon Devil's Ditch/Dyke (National Heritage List for England reference 1003262, HER 07801), which goes from Reach to Woodditton. To the north and north east of the application area are deserted medieval settlement earthworks (11381, 06440, 06441). Situated to the east of Saint Etheldreda's and Holy Trinity Church (06856) are the remains of an old chapel dedicated to St Etheldreda, virgin abbess of Ely AD 679 (06853). In addition, so the south of the application area is cropmark evidence of ring ditches (01355). We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.”

5.12 ECDC Trees Team

The best trees on the site are the walnuts (T4 & T5). Walnut appears to be a signature species for the village. Dwellings should be sited as far away as possible to allow them to mature.

5.13 Neighbours

23 neighbouring properties were notified and 2 responses have been received, as summarised below. A full copy of the responses are available on the Council's website.

9B Fair Green – Supports application

“John Cole and his sister Jane Newman were born and brought up in Reach. The houses they live in now are no longer suitable for older residents, indeed Mr and Mrs Newman's house is on three storeys. As there is encouragement to build more houses in the village these are surely eminently suitable to partly fulfil the requirement. The bungalows they wish to build are tucked away on land they own and will not affect anyone else. Access to the bungalows will be up a track which Mr Cole has used all his working life to reach his farm buildings. As a BOAT the track is wide enough to take any vehicle and safe as it enters a 30 mph limit onto Fair Green with good visibility in both directions.”

Fitzroy Farm, 30 Fair Green – Supports application

“I support the application on the following grounds:

- That it will in time reduce the noise and disturbance to the village centre associated with farm machinery at Hill Farm.

- That it is likely to result in the sale and subsequent refurbishment of the original Grade II listed farmhouse, contributing to the appearance and character of the Conservation Area, in accordance with East Cambridgeshire District Council's Policy ENV 11.

As the owner of the property bordering Clunch Pit Lane, which leads from Fair Green to the proposed site, and which the applicant envisages using for access, I have no objection to its use either for construction traffic or for access to the completed pair of properties.”

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations
 Design Guide
 Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
 Flood and Water

6.3 National Planning Policy Framework 2019

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 11 Making effective use of land
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment
- 16 Conserving & enhancing the historic environment

7.0 PLANNING COMMENTS

7.1 The main issues to consider when determining this application relate to the principle of development and the impacts on the character and appearance of the area, the historic environment, residential amenity, highway safety and parking, and archaeology.

7.2 Principle of Development

7.2.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the adopted East Cambridgeshire Local Plan 2015 and related Supplementary Planning Documents.

7.2.2 The National Planning Policy Framework promotes sustainable development and states in Paragraph 11 that decisions should apply a presumption in favour of sustainable development. The Framework supports the delivery of a wide range of high quality homes. Paragraph 11 makes it clear that where the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

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

7.2.3 The Council is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, all local planning policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.

7.2.4 The benefits of this application are considered to be:- the positive contribution of the provision of 2No. additional dwellings to the district's housing stock and the positive contribution to the local and wider economy through the construction of the new dwellings and future spending by occupiers of the dwellings.

7.2.5 The site is located adjacent to the established development framework for Reach and is sufficiently connected to other housing and the rest of the village.

7.2.6 However, the NPPF states that sustainable development has three dimensions, namely: an economic role; a social role, and an environmental role. All three are mutually dependent and should not be undertaken in isolation. To achieve sustainable development, economic, social and environmental gains should be

sought jointly and simultaneously through the planning system. Therefore, where a development does not achieve one or more of these roles that development will not be considered to be sustainable.

7.2.7 It is necessary, therefore, to consider the benefits of the proposed development and weigh those against any adverse impacts in order to determine whether or not the development comprises sustainable development.

7.3 Character and appearance of the area

7.3.1 Policy ENV1 of the East Cambridgeshire Local Plan 2015 requires development proposals to demonstrate that their location and form create positive, complementary relationships with existing development and will protect, conserve, and where possible enhance the unspoilt nature and tranquility of the area and public amenity and access. Furthermore, Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires that new development proposals ensure that the location of buildings relate sympathetically to the surrounding area and each other and respect the urban and village character, and landscape, of the surrounding area.

7.3.2 The surrounding area predominantly comprises dwellings which front the public highway along Fair Green, Swaffham Road and Great Lane. The proposed dwellings would be set back significantly from the public highway and to the rear of frontage development which faces onto Fair Green, separated from the predominant pattern of built form within the surrounding area. To the rear of these dwellings fronting Fair Green, there is an immediate change in character to rural countryside. The location of the proposed dwellings would therefore be at odds with existing development and would not create a positive, complementary relationship with the nearby built form. In addition, the proposal would create new dwellings within an agricultural field which lies adjacent to public byways. Despite views of the site being partially screened by surrounding trees and hedging, the proposed dwellings would still be significantly visible from the public byways and result in a significant detrimental impact upon the public amenity of the byways and the undeveloped nature of the field.

7.3.3 Furthermore, the proposed development would result in a form of back land development which would be out of character with the existing linear pattern and form of development within the surrounding area, failing to demonstrate an adequate contextual basis for back land development.

7.3.4 During the course of the application, the applicant's agent has submitted additional information which includes various examples of other planning permissions recently granted within the village of Reach and has also referenced another planning permission granted elsewhere within the district. However, every planning application must be determined on its own individual merits. The case officer has given due regard to the other nearby planning permissions and does not consider that the recommendation on this application is inconsistent with other planning permissions recently approved in the area which are considered to all be very different from the current proposal being considered. The case officer does not agree that any of the other planning permissions referenced by the applicant's agent comprised back land development and considers that the context of their

locations are all very different to the current site being considered as part of this planning application.

- 7.3.5 By virtue of its location, the proposed development would result in residential built form encroaching into, and increasing the sense of suburbanisation of, the countryside, in a manner that would cause significant and demonstrable harm to the character and appearance of the area and the public amenity of the adjacent public byways, contrary to Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and the East Cambridgeshire Design Guide Supplementary Planning Document.
- 7.3.6 Furthermore, the proposal is not considered to constitute sustainable development in principle, as the harm to the character and appearance of the area and the public amenity of the adjacent public byways would significantly and demonstrably outweigh the benefits of the proposed development, contrary to the National Planning Policy Framework.

7.4 Historic Environment

- 7.4.1 The application site is located adjacent to Reach conservation area but would not affect the setting of any listed buildings. Although it is considered that the proposal would have a significant detrimental impact upon the character and appearance of the area, due to its location it is considered that any impact on the setting of the adjacent conservation area would be minimal. The very modest public benefit of an additional 2 dwellings to the district's housing supply would outweigh the limited impact on the setting of the conservation area.
- 7.4.2 It is therefore considered that the proposal accords with Policies ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015.

7.5 Residential amenity

- 7.5.1 The application site is sufficiently distanced from existing residential properties to prevent any significant detrimental impacts being created to the residential amenity of nearby occupiers.
- 7.5.2 Although nearby farms may provide the potential to cause noise and disturbance to the future occupiers of the proposed dwellings, the site is located within a semi-rural location where such noise and odour is generally expected. Furthermore, Environmental Health have no records of complaints regarding farming activities in this area and do not have any concerns. The plot sizes and amenity space sizes of the proposed development would comply with the Council's Design Guide SPD. Overall, it is considered that the future occupiers of the proposed dwellings could be afforded a high standard of amenity.
- 7.5.3 It is therefore considered that the proposal accords with Policy ENV2 of the East Cambridgeshire Local Plan 2015 in respect of residential amenity.

7.6 Highway safety and parking

- 7.6.1 The proposed access to the site is along Byway 7 (Reach) which is a non-metalled byway adjoining the public highway on Fair Green. The County Council's Definitive Map Team is content with the proposed use of this byway to access the development site. However, they have advised that the byway will need to be improved to an adopted standard acceptable to the County Council's Highways Development Management Team. The Local Highway Authority originally objected to the application due to concerns regarding intensification of an access with an inadequate width. However, the applicant's agent has submitted additional information to confirm an adequate access width can be achieved and this has addressed the Highway Authority's objection, subject to the byway being conditioned to be at least 5m wide and metalled for the length of the access road/byway [between the public highway on Fair Green and the application site]. The Highway Authority require that the construction, materials and drainage of the metalled surface are to Cambridgeshire County Council specification. This could be secured by planning condition if planning permission was to be approved.
- 7.6.2 There is sufficient space within the site to accommodate 2 car parking spaces per dwelling.
- 7.6.3 It is therefore considered that the proposed development could be achieved without causing any significant harm to highway safety, in accordance with Policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

7.7 Archaeology

- 7.7.1 Cambridgeshire County Council have advised that the application site is located in an area of high archaeological potential and have therefore recommended that a condition is appended to any planning permission requiring an archaeological investigation. Due to the high potential for archaeological finds, it is considered reasonable to append a condition requiring an archaeological investigation to be carried out should planning permission be approved.

7.8 Other Material Matters

- 7.8.1 Drainage and Flood Risk - The application site is located within Flood Zone 1 where the principle of development is acceptable in flood risk terms. Drainage for the 2 dwellings could be adequately provided on site, preventing any significant drainage issues being created to neighbouring and public land. It is therefore considered that the proposed development could provide adequate drainage measures, in accordance with Policy ENV8 of the East Cambridgeshire Local Plan 2015.
- 7.8.2 Ecology - An Ecology Report has been submitted with the application which concludes that the site is of low ecological value and there would be no significant ecological impacts. The report includes a number of mitigation and enhancement measures which could be secured by a planning condition if planning permission was to be approved. It is considered that the proposed development would not create any significant detrimental impacts on ecology, in accordance with Policy ENV7 of the East Cambridgeshire Local Plan 2015.

7.8.3 Contamination – Any contamination risks could be adequately dealt with by planning conditions if planning permission was to be approved.

7.9 Planning Balance

7.9.1 The proposed development would provide a very limited benefit to the district's housing supply through the provision of 2No. additional dwellings and limited economic benefits to the construction trade and local economy. Furthermore, the proposed development would have no significant impacts on the historic environment, residential amenity, highway safety and parking, and archaeology.

7.9.2 However, in order for a development proposal to be genuinely sustainable, it must satisfy the three strands of “sustainable development” defined in the NPPF. The proposed development will deliver a very limited number of economic and social benefits. However, the NPPF makes it clear that sustainable development will only be attained where all three elements are secured jointly and simultaneously. All have equal status and where one or more is achieved at the expense of the others then the development should not be considered sustainable.

7.9.3 The proposed development would result in residential built form encroaching into, and increasing the sense of suburbanisation of, the countryside, in a manner that would cause significant and demonstrable harm to the character and appearance of the area and the public amenity of the adjacent public byways.

7.9.4 In this case, the environmental role of sustainable development would not be realised. The degree of harm caused to the character and appearance of the area could not be resolved through mitigation and the development therefore would cause significant and demonstrable environmental harm, contrary to Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and the East Cambridgeshire Design Guide Supplementary Planning Document.

7.9.5 As a consequence, the adverse impacts of the proposed development would significantly and demonstrably outweigh the limited economic and social benefits of the scheme, contrary to paragraph 11 of the NPPF. For these reasons, the proposed development does not constitute sustainable development and the application is recommended for refusal, as detailed in paragraph 1.1 of this report.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/01397/OUT	Richard Fitzjohn Room No. 011 The Grange	Richard Fitzjohn Senior Planning Officer
17/01633/FUL	Ely	01353 665555 richard.fitzjohn@ea stcambs.gov.uk

National Planning Policy Framework -
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>