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1.0 INTRODUCTION

1.01 This statement has been prepared by Beacon Planning Ltd. on behalf of Thriplow Farms Ltd to support a full planning application at Fowlmere Road. This application seeks permission for:

- Relocation of existing grain store from Lodge Road to Fowlmere Road.

1.02 Hill Residential are working in conjunction with the landowners, Thriplow Farms and the occupants of the Revivals Car Repair Garage.

1.03 This application is submitted in parallel with 2 interlinked applications. These are the following:

- Demolition of existing barn and construction of a car repair workshop.
- Redevelopment of Thriplow Farms Grain store and car repair business site for residential purposes

1.04 The reason for this is to clearly present to the local planning authority and stakeholders the full extent of the development proposed and how they relate to one another. The nature of the proposals means that without permission for all three applications, none of those which receive consent can be implemented.

1.05 This statement illustrates how the site has been informed by a rigorous process of assessment, evaluation, consultation and design. This statement sets out the design principles and concepts that have been applied to the proposed development in terms of:

- Layout
- Scale
- Landscaping
- Appearance
- Access

1.06 Also included in this statement are:

- An analysis of the site and its surroundings, setting out the planning policy context and assessment of the proposed development against the relevant material planning considerations.
- An explanation of the context of the site including any potential impact on heritage assets within the area.
- Details of the consultation which has taken place as a part of the application and the evolution of the proposals.
1.07 In addition to this statement, the following documents are submitted:

**Plans**
- Location Plan
- Proposed Site Plan
- Proposed Floor Plans and Elevations

**Statements and Reports**
- Biodiversity Survey and Report
- Drainage / Flood Risk Assessment
- Landscaping Details and Landscape Visual Impact Assessment
- Noise and Vibration Assessment
- Sustainability Statement
- Transport Statement
- Tree Survey

1.08 After discussion with the local authority it was agreed that a full Health Impact Assessment (HIA) was not needed and that as the potential health impacts are limited, a screening approach would be conducted. At Appendix 2 of the HIA Supplementary Planning Document, a screening checklist is provided. Reviewing this checklist, the questions relate to residential development and are not relevant to the construction of a grain store. In agreement with the local planning authority it has been agreed that on this occasion a HIA is not required.

1.09 This Planning, Heritage, Design and Access Statement identifies the developments accordance with relevant local and national planning policy.

1.10 The development proposals have been subject to consultation with the local planning authority (copies of pre-application advice are at Appendix 1), key stakeholders and members of the local community. Full details of this are provided in the accompanying Statement of Community Involvement.
2.01 The application site measures 1.8 ha and is located on the north-eastern side of Fowlmere Road, approximately 1.2km north-west of Thriplow and 340 m north of Orchard Farm. The field in which the proposal site is located is currently used for arable production. The site is largely flat, located within a slight depression in the topography of the area, with the fields rising to the north and south. The site falls within Foxton Parish, but outside the village framework for Foxton and is therefore in the countryside. The site is also in the Green Belt, with Fowlmere Road forming the western boundary of this part of the Green Belt.

2.02 To the south west of the site are the nearest buildings, which belong to Orchard Farm and its associated yard, on the opposite side of Fowlmere Road. The farmhouse is a two-storey property, which sits close to the road frontage. The yard to the northern side of the farmhouse, comprises two large single storey industrial buildings with a shallow roof and associated hardstanding.

2.03 Within this area, away from the villages, the character of the area is one associated with agriculture.
and largely arable farmland. Fowlmere Road is an unclassified road with grass verges to either side and mature native hedgerows.

2.04 Along the western boundary of the site is a hedgerow that benefits from a tree preservation order (ref: 5/74). The existing access into the site is to the northern end of this hedgerow, where there is a gap in the vegetation. The site is wholly within Flood Zone 1, according to the Environment Agency flood map.

2.05 The grain store will be for the use of Thriplow Farms Ltd, who are a long established, successful Cambridgeshire family run farming enterprise. The farm comprises of 900 hectares with approximately 850 hectares in arable rotation. This site benefits from being in close proximity to the majority of land under Thriplow Farms Ltd ownership.

**Landscape**

2.06 The site is located in the Chalklands landscape character area according to the South Cambridgeshire District Council Design Guide SPD (2010). The landscape character in this area is described as a broad scale landscape of large fields, low trimmed hedgerows and few trees. There is a distinctive landform of smooth rolling chalk hills and a gently undulating plateau.

2.07 The site is located at the base of a ‘valley’ with land rising gently to the north and south. The site itself is partially shielded from wider views by a tree belt to the north of the neighbouring field, which is at the crest of the higher land.

**Topographical Context**

2.08 A detailed topographical survey of the site has been undertaken and supports the application. The site occupies a relatively flat position with no more than a 1 m fall across the site.
03 DESCRIPTION OF PROPOSALS

3.01 The proposal seeks planning permission for construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund.

3.02 The grain store facility comprises three buildings, two silos and associated infrastructure as set out below.

- Building A is a 108 m by 30 m compartmented building with shallow pitched roof housing grain. The grain compartments that are accessed by up and over doors on the southern elevation. The building is 8.5 m to eaves and 13 m to ridge. A 12 m section on the western end is higher at 13.5 m to the eaves and 18 m to the ridge. The proposed grain store will have a footprint of approximately 2,500 sq m. The higher section is needed to accommodate the drying machinery.

- Building B to the south west and in front of Building A has a ridge height of 10 m and measures 6 m from ground level to the eaves. A new weighbridge is located on the northern side of the site.

- Building C is a small mono pitched building on the northern boundary which houses fertiliser. Two silos 13 m high sit on the north side of Building A adjacent to the higher section connected by grain conveyor belts.

- A rainwater harvesting water tank with a capacity of 5,000 litres is located to the south of Building B.

- Running along the southern border of building B are 5 liquid fertiliser tanks.

3.03 Current capacity of the grain store at the Lodge Road site is for 6,000 tonnes of grain. Whilst the proposed site will be 50% smaller it will have a capacity for 9,000 tonnes.

3.04 There will be a 5 m high bund created on the northern boundary from soil excavated from the site which will be landscaped. The bund will be 90.6 m by 17.15 metres. An area of tree planting will be planted on the frontage to Fowlmere Road. Concrete hardstanding will be created to cover the footprints of the buildings and in addition a section along the southern boundary of the grain store building A, which will be 21 m wide. Hardstanding will also be created between the access and building C up to the silos.

3.05 The grain store and associated buildings will be green in colour to minimise the visual impact on the surrounding area.

3.06 A new access will be created via Fowlmere Road where there is currently a gap in the hedgerow for agricultural vehicle access.
4.01 There is no relevant planning history on this site.

4.02 An application for an agricultural grain store was submitted for a different site on Fowlmere Road in 2006 (S/0374/06/F). The development plan referenced in the application is no longer adopted. In addition the application made no reference to evolution of the scheme, positive landscaping or public consultation.

5.01 The Planning and Compulsory Purchase Act came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control. Under Section 38 of the 2004 Act, the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.

Development Plan

5.02 In this case the adopted Development plan for South Cambridgeshire District Council (SCDC) is the Local Development Framework Core Strategy (2007) and Development Control Policies (2007).

5.03 The key policies and documented identified as relevant to this application are as follows:

Local Development Framework Core Strategy 2007

- ST/1 Green Belt

Development Control Policies

- DP/1 Sustainable Development
- DP/2 Design of New Development
- DP/3 Development Criteria
- DP/7 Development Frameworks
- GB/1 Development in the Green Belt
- GB/2 Mitigating the impact of development in the Green Belt
- NE/1 Energy Efficiency
- NE/3 Renewable Energy Technologies in New Development
- NE/4 Landscape Character Areas
- NE/6 Biodiversity
- NE/11 Flood Risk
- NE/12 Water Conservation
5.04 The examination hearings finished during July 2017. The Council now await the Inspector’s report detailing that Main Modifications to the emerging Local Plan will be required. It is expected that public consultation on these Main Modifications will take place during Autumn 2017 with a timetable to be published. For this reason, as the Local Plan examination is still underway, it is considered that limited weight should be given to emerging policies.

5.05 SCDC have an emerging Local Plan that has been submitted and commenced the examination process. However, given the status of the Local Plan and the significant delay in its adoption, it is considered that limited weight should be given to the draft planning policies contained within the emerging plan.

5.06 At a national level, the National Planning Policy Framework (NPPF) hereafter referred to as ‘the Framework’ sets out the government’s planning policies, which contains clear guidance on supporting the rural economy. The NPPF is a material consideration as is the guidance within the National Planning Policy Guidance (NPPG) which accompanies the NPPF.

5.07 The Framework sets out the key purpose of the planning system: the achievement of sustainable development, including three dimensions of sustainability – economic, social and environmental. Underpinning the new framework are 12 core planning principles for the planning system, which include to ‘proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs’ (paragraph 17).

5.08 Support for existing business sectors is also highlighted in paragraph 21. Paragraph 28 of the Framework sets out that planning policies should support economic growth in rural areas. This should promote the development and diversification of agricultural and other land based rural businesses.
5.09 Section 9 of the Framework sets out Government policy in relation to protecting Green Belt land. Paragraph 80 sets out the five purposes of Green Belt. Paragraphs 87 to 89 set out policy for local authorities when considering applications for development in Green Belt. Paragraph 87 states that inappropriate development is by definition harmful to the Green Belt and should not be approved other than in very special circumstances.

5.10 Paragraph 89 of the Framework then states “A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

- buildings for agriculture and forestry
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

5.11 Local authorities are directed to ‘look for solutions rather than problems’. The Government advises that ‘decision takers at every level should seek to approve applications for sustainable development where possible’ (paragraph 187). Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (paragraph 203).

5.12 Supplementary Planning Document, the District Design Guide paragraph 3.22 (Design Principles states; Based on the above analysis of landscape settlement and built character, the following key design principles are set out:

- Ensure new agricultural buildings, such as large storage sheds, are sited and designed to reduce their apparent mass, minimising their impact on the wider landscape by the appropriate use of texture, colour and planting.

5.13 This has been achieved through landscaping and design by increasing planting on the northern, southern and eastern borders to reduce the visual impact. The design will also be consistent with similar agricultural building types in texture and colour and sympathetic to the surrounding area. A bund located towards the northern boundary will also further improve upon the visual impact.
6.01 At the pre-application stage alternative sites for the grain store were proposed. These were:
- Fowlmere Road;
- Brook Road; and
- Newton Road.

6.02 The proposed site on Brook Road raised some concerns over its impact on the view of the grade II listed St. George’s Church. While all proposed sites are located in the green belt and outside the development Framework the Fowlmere Road site however benefits from the following:
- Location at the base of a small valley;
- Use of an existing farm access;
- Good visibility in both directions along Fowlmere Road;
- Light industrial buildings in existence nearby at Orchard Farm;
- No potential impact on heritage assets;
- No trees on site which could be harmed by the proposal; and
- Layout arrangement possible to direct cooling fans away from a single nearby resident.

6.03 In addition, through analysis of the site the following opportunities and constraints for a new grain store were identified.

- Efficient use of space - the proposed grain store will be a more efficient use of space than the existing facility meaning that greater volumes of grain can be stored for longer periods.

Figure 2: Alternative Grain Store Locations
Low energy use - the proposal will have a very low energy requirement consistent with modern grain storage facilities compared to the existing dated storage facility at Lodge Road.

Improved access - the access from the highway will be improved with greater visibility along Fowlmere Road.

Location - The site is in close proximity to light industrial buildings of similar character at Orchard Farm which lies on Fowlmere Road between Foxton and Thriplow.

Reduced noise and dust - The proposed development is located away from residential areas thereby limiting the impact to neighbour amenity.

The proposed development unlocks the Lodge Road site for more appropriate residential use at the village edge.

There is ample space to provide generous landscaping in the form of bunding and tree buffer planting.

Site Constraints

A public footpath is located 400m from the site.

The site is located outside the village framework.

The site is located in the green belt.

A Tree Preservation Order covers the hedgerow which runs along the western boundary of the development site on Fowlmere Road.

6.04 From the site analysis the proposed layout has been formed. The layout has been through a process of refinement following consultation with the local planning authority and the Highway Authority so that appropriate landscaping and visibility can be achieved on site.
Figure 4: Proposed Site Layout
6.05 It is this evolution of the layout and design which has enabled the proposed scheme submitted as part of this application to form a detailed and well informed development for which full planning permission is sought.

**Site Evolution and Business Need**

6.07 The existing Grain Store on Lodge Road was developed piecemeal over the last 70 years. As a consequence, the site has not efficiently been used, the buildings do not provide sufficient storage capacity and despite maintenance are out of date and no longer able to support the requirements of modern farming. The relocation proposal would mean new storage and drying facilities could be built which would make more efficient use of the available land and an increase in storage capacity.

6.08 Currently, the existing grain store doesn’t have enough capacity to store all grain produced. The existing store has capacity for 6,000 tonnes of grain which forces sale at the point of harvest when the price for grain is at its lowest. At present, the business does not have the flexibility of marketing their grain to obtain the best price. Instead they are forced into selling some at a time when prices are not as competitive as they could be. This is a disadvantage to the business, particularly as the harvest price and the forward price can differ by as much as £20 per tonne. The lack of capacity further impacts upon the viability of the farm which is compounded by logistical issues.

6.09 Thriplow Farms are a progressive farm and use sustainable farming techniques which regenerate the quality and productivity of their soils. They are involved within the local community and actively encourage the local population to take an interest in what they are growing and to use the public routes across their land. The grain store will enable the farm to compete in a volatile market with the benefit of improving their logistics, increasing the flexibility to store their produce and with a new building comes the benefit of reducing energy costs.

6.10 For this reason, the proposed grain store would have 9,000 tonnes of capacity. The additional capacity is for the use of Thriplow Farms and to enable the business to increase their production through intensification of use of land within their ownership. It provides the business with the capacity to store all of their produce and allows the flexibility of selling the grain when they choose to, rather than because they do not have enough space.

6.11 Furthermore, the advantage of providing purpose built buildings is that the business will be able to maintain the crop quality in a more efficient manner. As a farming business, there is UK and European legislation governing the storage and handling of food stuffs, either for animal or human consumption, which the farm has to comply with. The proposed building will enable the farm to do this and to adapt to that legislation over the coming decades.
7.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan when taken as a whole unless other material considerations indicate otherwise. In this case, there are significant material considerations to be taken into account.

7.02 The key planning consideration for this development is the principle of development in the green belt. Other material considerations include:

- Design
- Visual impact on surrounding countryside and landscaping
- Impact on heritage/archaeological assets
- Highway safety
- Neighbour amenity and Noise to Orchard Farm
- Ecology
- Drainage

**Principle of Development**

7.03 Policy ST/1 of the Core Strategy states that: A Green Belt will be maintained around Cambridge which will define the extent of the urban area. The detailed boundaries of the Green Belt will be established in Development Plan Documents. Policy ST/1 then goes on to say the Cambridge Green Belt is relatively small in extent. Its purposes are defined as:

- To preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- To maintain and enhance the quality of its setting;
- To prevent communities in the environs of Cambridge from merging into one another and with the city.

7.04 It is recognised that development of a new agricultural building will have some impact on the Green Belt, but that as a grain store, the proposed development does not conflict with the purposes of containing land within the Green Belt as defined in policy ST/1.

7.05 In addition Policy GB/1 of the Development Control Policies DPD (DCP) states that “there is a presumption against inappropriate development in the Cambridge Green Belt”. This policy reinforces the rhetoric of the Framework which states at paragraph 89 that “A local planning authority should regard the construction of new buildings as inappropriate in Green Belt”. Exceptions to this include: buildings for agriculture and forestry.

7.06 The proposal is therefore considered to be appropriate development as an agricultural building in the Green Belt and compliant with NPPF para 89 and policy GB/1. This was confirmed by the planning officer in their pre-application advice dated 26/07/17 (Appendix 1).

7.07 Policy GB/2 of the DCP states that in mitigating the impact of Development in the Green Belt:

- Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.
- Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.
7.08 Alternative sites for the grain store were considered. The proposed grain store has taken policy GB/2 into consideration by locating within a low area on Fowlmere Road and including screening and landscaping cover along the boundaries. Planting along the northern and southern boundaries of the site will reduce visual impact along Fowlmere Road. In addition, a 5 metre bund to the north of the site is proposed to further reduce the visual impact of the grain store. The development is therefore considered to be compliant with policy GB/2 of the DCP.

7.09 As set out in this statement, there is a clear business need for Thriplow Farms Ltd to build a new grain store and that there are clear benefits for relocating to away from the village on a site which has good transport connections and visibility onto the highway. The performance of the buildings will be more efficient than the existing ones on Lodge Road and the site will have a water tank which will be capable of storing enough water to serve the annual needs of the proposed development through rainwater harvesting. Thriplow Farms Ltd farm 900 acres of land in and around Thriplow and all of the land is classified as Grade 2. As such, there is no alternative land which is lower quality and the removal of this small area within such a significant landholding will not harm the farms ability to farm the land for arable purposes. For this reason, the proposed development is considered to be in accordance with policy NE/17 of the DCP.

Design Layout and Appearance

7.10 Policy DP/2 Design of New Development states that all new development must be of high quality design and, as appropriate to the scale and nature of the development, should:

a. Preserve or enhance the character of the local area;

b. Conserve or enhance important environmental assets of the site;

c. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.

7.11 The buildings and associated silo infrastructure whilst being quite substantial and inevitably visible in short and long views in the surrounding countryside are of a scale, design character and appearance typical of groups of agricultural buildings in the area. As such they would not be out of place in this location. This is accepted by the case officer in her pre-application letter dated 26/07/17. The layout has been organised to increase efficiency of the site and improve the logistics involved with agricultural machinery and vehicles. The proposed grain store will be constructed using concrete grain walling cladded with a profiled metal sheeting finished in green (RAL 6011) and a steel sheet roof. Through the pre-application meeting and response, it was established that this is typical of similar agricultural buildings and of an acceptable design. The proposal is therefore considered to conform with policy DP/2.

7.12 Policy DP/3 Development Criteria states 1. All development proposals should provide, as appropriate to the nature, scale and economic viability:

b. Appropriate access from the highway network that does not compromise safety, enhanced public and community transport and cycling and pedestrian infrastructure;

g. For the screened storage and collection of refuse, including recyclable materials;

h. A design and layout that minimises opportunities for crime.

7.13 Access is proposed via Fowlmere Road north of Orchard Farm. The proposed site benefits from use of an existing access and will have no impact on the hedgerow which currently covers the remaining site boundary on Fowlmere Road to the south. The existing hedgerow is protected by a Tree Preservation Order (TPO) reference 5/74 Tree reference A39 and will be carefully managed throughout the development to remain undamaged. The access benefits from good visibility along Fowlmere Road being a direct connection from Fowlmere to Foxton. This will improve access for agricultural vehicles and allow for improved road safety along Fowlmere Road. The grain store will continue with existing arrangements for waste which involves a recycling of plastics and cardboard and a large skip for bulk waste. As waste is minimal the skip will need to be emptied once approximately every 2 years. The proposed site will have a 50% smaller footprint than at the existing grain store site minimising the necessary arable land taken. Initial proposals have
been reduced from 5 individual agricultural buildings to 3 including the grain store and an ancillary building which stretches north east from the site entrance. The proposal is therefore considered to conform with policy DP/3.

7.14 A transport statement has been prepared by Transport Planning Associates. The proposed area was surveyed and found that in accordance with the 60mph speed limit the required visibility splays of 2.4 metres by 215 metres are achievable. The report has demonstrated that the proposed development is suitable for the movement of HGVs to enter and exit in forward gear. In addition, it was found that greater numbers of fields area accessible without using the highway and proposed vehicle movements at the site access are lower than existing. The proposed access is sufficient to accommodate trips to the grain store without significant impact on the highway and will the development will have an overall positive impact by reducing vehicle movement through the village and removing it from Lodge Road. This further shows the development is considered to conform with policy DP/3.

**Landscaping and Trees**

7.15 Policy NE/4 Landscape Character Areas states: Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which is it located. To mitigate the visual impact a landscaping scheme is proposed which includes a substantial bund on the northern side of the site running parallel with and extending along the length of the largest building (A). Boundary planting is proposed together with a substantial tree buffer across the front of the site. The protected hedge to the frontage will be retained and new infill planting introduced.

7.16 The application is supported by a series of verified views of the proposed development at 5 years and 15 years. These views demonstrate that in the medium term the tree and hedgerow planting will provide meaningful mitigation and in the longer term, it will almost obscure the proposed development, ensuring that the new buildings when viewed from the surrounding countryside are seen within the context of tree and hedge planting. The bund will offset views from the north by reducing the visible bulk of Building A.

**Ecology**

7.17 A preliminary ecological assessment was conducted by Geosphere Environmental Ltd. This assessment included an external bat scoping survey of trees on the site and the surrounding areas. The habitats which were surveyed were found to be of low ecological importance and only used by commuting species. It is therefore shown that ecological issues could be dealt with by suitable condition as discussed in the ecological appraisal section 6. The proposal therefore is in accord with policy NE/6 of the LDF Development Control Policies DPD adopted July 2007.

**Noise**

7.18 Policy NE/15 Noise Pollution states that planning permission will not be granted for development which:

a. Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development;

b. Has an unacceptable adverse impact on countryside areas of tranquillity which are important for wildlife and countryside recreation;

c. Would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise impulses whether irregular or tone.

7.19 A noise survey has been carried out and the assessment supports this application. The noise generated will be typical of arable farming activities at harvest time. The grain store has been designed so that where possible the external plant that will run during the night time is located on the northern façade of the building and screened from the nearest residential building. A 5 metre acoustic bund is also included in the design to screen this plant from Foxton. This is considered to be good acoustic design and is in line with the relevant local and national noise policy guidance.
7.20 Noise from the proposed grain store complies with the LPA’s criteria other than a 2 dB exceedance at the nearest residential property to the south during the daytime. A 2 dB change is at the limit of perceptibility and is considered to be subjectively insignificant. There are also additional considerations that would lessen the noise impact of the grain store noise emissions:

- The 2 dB exceedance is based on a worst case scenario, which would be rare and sporadic, more likely during harvest time.
- The predicted marginal exceedance comes from the delivery vehicles and forklift, which based on a worst case scenario, would happen twice a day. Such noise sources which are similar in character to the activities that take place on land adjacent to the residential dwelling;
- The predicted grain store noise levels are significantly lower than the ambient noise levels at the residential property which are largely dictated by the road noise from Fowlmere Road. The survey results identify that existing ambient noise levels are around 20 dB higher than the worst case grain store noise levels; and

- Outside of harvest time, the noise would be typical and expected short lived farming noise associated with countryside activity.

7.21 The grain store has been planned and designed so that No objections were raised by environmental health in terms of any impact on neighbour amenity. The proposal is therefore considered to be compliant with policy NE/15 of the adopted Local Development Framework.

**Drainage / Flood risk assessment**

7.22 The application site is located within Flood Zone 1 according to the Environment Agency Flood Map and as the site is more than 1 ha in area, a Flood Risk Assessment (FRA) has been submitted with the application. The FRA identifies that the site has a medium to high risk of groundwater flooding, but that surface water can be managed through a wetland area to ensure that the flood risk following completion of this development will not increase.

7.23 As such, the proposed development will address drainage matters on site and will not lead to an impact off-site. For this reason, the proposed development is in accordance with policy NE/11 of the DCP and guidance contained within the Cambridgeshire Flood and Water SPD (2016).

**Renewable energy**

7.24 It is understood that policy NE/3 of the LDF requires the incorporation of renewable energy technologies on developments of more than 1,000 sqm. Energist UK were contacted to provide a renewable energy statement however As a non-residential agricultural building with low energy output it is felt that any energy efficiency requirements would be unreasonable to impose. A response from the energy specialist concluded that: Approved Document Part L2A states that (amongst others) non-residential agricultural buildings with low energy demand are exempt from the energy efficiency regulations because it has an agricultural use and does not have any installed heating using energy.

7.25 In accordance with policy NE/12 of the LDF, the proposed development seeks to achieve the requirements of this policy through rainwater harvesting and storage on site. It is the intention of Thrilhow Farms to maximise rainwater harvesting so that the buildings annual water usage is provided by rainwater collection. A rainwater collection tank has been included in the proposal, which has a capacity of 5,000 litres. The proposal is therefore considered to be compliant with policy NE/3 and NE/12 of the Local Development Framework.
Archaeology

7.26 An historic environment desk based study has been carried out and the assessment supports this application. The report identified the most important site for archaeological significance to be a scheduled monument south east of West Hill. The report identified a low to moderate potential for presence of any archaeological features to be present on the development site including other heritage assets. If it is considered necessary a condition could be attached to require additional survey work. Given this the proposal accords with Policy CH/2 of the Local Development Framework.

Other considerations

7.27 As a grain store a product of general daily agricultural use is dust from the grain. Currently this dust is carried by the wind across the adjacent cricket pitches. The relocation will allow for careful management of the dust which is currently not possible. AS this will be a new facility the dust, noise and pest management and mitigation equipment in place will be to the latest standards. The proposal takes into account the impact of winds and mitigates the dust nuisance particularly for those at Orchard Farm.

7.28 The location of the grain store is also better suited within the land holdings of Thriplow Farms giving improved access and a wider road network to serve the agricultural vehicles that the farm requires.

7.29 The farm is required to conform to health and safety standards which are difficult to maintain due to the age of the buildings and logistical difficulty with farm vehicles. These problems are inherent to this agricultural building which is increasing energy and labour costs and which has come to the end of its working life.
8.01 The proposal is compliant with policy ST/1 and DP/7 of the Local Development Framework Core Strategy, Development control policies GB/1 and GB/2 and the NPPF paragraph 87, 88 and 89.

8.02 In principle an agricultural building in the greenbelt is therefore considered acceptable as supported by a re-application statement from South Cambridgeshire District Council dated 26/07/17.

8.03 The proposal has been the result of significant consultation and review to conform with all relevant policy and should therefore be approved without delay.