

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

5 July 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/2405/16/RM

**Parish(es):** Duxford

**Proposal:** Application for approval of reserved matters (appearance, landscaping, layout and scale) for the development of up to 35 dwellings following outline planning permission S/0276/15/OL

**Site address:** 8 Greenacres, Duxford, Cambridgeshire, CB22 4RB

**Applicant(s):** Philip Wright, Cala Homes, North Home Counties

**Recommendation:** Approval

**Key material considerations:** Layout  
Scale  
Appearance  
Landscaping

**Committee Site Visit:** No

**Departure Application:** Yes

**Presenting Officer:** Thorfinn Caithness, Principal Planning Officer

**Application brought to Committee because:** The application is a departure from the Adopted Development Plan and Duxford Parish Council recommends refusal of the application.

**Date by which decision due:** 9 June 2017

## Executive Summary

1. This is an application for the approval of reserved matters comprising layout, scale, appearance and landscaping of a residential development of up to 35 dwellings, following approval of outline planning permission 13/0276/15/OL on appeal on 24 June 2016. The principle of residential development of the site for up to 35 dwellings is established as acceptable. Access to serve the site from Greenacres, facilitated by the demolition of 8 Greenacres was agreed at the outline stage. 8 Greenacres has been demolished under a Prior Notification Procedure.
2. An application for approval of reserved matters, ref: S/3396/16/RM was refused by the Planning Committee on 23 March 2017 because Members had concerns about the over concentration of affordable housing within the site, contrary to the Council's adopted policy which seeks to distribute / 'pepper pot' affordable housing throughout sites in the interests of creating sustainable communities. The committee also refused the application because of an unacceptable landscaping scheme, in particular the existing mature boundary hedges on the Northern and Western site boundaries are located outside of the application site and are not owned or controlled by the applicant. Members were therefore concerned that the site could become unacceptably exposed if these hedges are removed. This current application has sought to overcome these two previous reasons for refusal.
3. When determining the outline application appeal the Inspector identified two main issues influencing the development of the site: -
  - 1) Whether or not the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and the supply of housing; and.
  - 2) The effect of the proposed access on highway safety and the living conditions of residents of Greenacres during both construction and operational phases.
4. The Inspector concluded favourably in relation to both of these key issues. Other key conclusions reached by the Inspector were as follows: -
  - (a) Duxford has good access to a wide range of employment opportunities within a short distance.
  - (b) On balance, the site provides a sustainable location for development.
  - (c) The development should be measured as sustainable in other ways, such as employment for the construction industry, provision of increased housing to reduce the shortfall and to increase housing choice, including the chronic need for affordable homes (40% on site provision).
  - (d) The site possessed no environmental challenges to development.
  - (e) Construction traffic would cause short term harm to the living conditions of residents of Greenacres, which could be managed by a Construction Environment Management Plan.
  - (f) The traffic to be generated from the proposed additional properties would not result in an adverse effect upon living conditions of residents and the Highway Authority has confirmed that the accesses are safe.
  - (g) The s106 agreement addresses concerns about Duxford Primary School capacity through a contribution of £65,000. The agreement also secures financial contributions to libraries and lifelong learning, community facilities, off-site public open space, household waste and monitoring.
  - (h) Anglian Water has confirmed the village sewerage system has adequate capacity.

- (i) There are no objections from consultees in relation to pollution, ecology, and trees and hedgerows.
5. When approving the outline planning permission the Inspector imposed a number of pre-commencement conditions, as follows: -
- (7) Tree Protection;
  - (10) Ecological Enhancement;
  - (11) Contamination;
  - (12) Construction Management Statement;
  - (14) Waste Management and Minimisation Strategy.
  - (15) Visibility Splays
  - (17) Surface Water
  - (18) Foul Water
6. All of the pre-commencement conditions imposed on the outline consent have been formally discharged.
7. The layout of the site, the scale and appearance of the houses and the proposed landscaping proposed by this layout are all considered to be acceptable for the reasons set out in the report below. The recommendation to Members of the Planning Committee is to approve the application.

### **Site and Surroundings**

8. The area of the site is 1.2 hectares. It is irregularly shaped and comprises a field to the north of Greenacres. The majority of the site is located outside of the defined Development Framework for Duxford. Access to the site has been approved at the outline stage via Greenacres. No. 8 Greenacres has recently been demolished to facilitate this approved access.
9. The site lies outside of the Duxford Conservation Area and is not constrained by any other heritage assets. The site is not affected by flood risk and there were no other site constraints identified by the Inspector. The site is bounded by mature hedges, particularly on this Northern and western sides. These existing Northern and Western boundary hedges lie outside of the red line application site.

### **Proposal**

#### **Amount**

10. The application seeks reserved matters approval for the layout, scale, appearance and landscaping of 35 dwellings on 1.2 hectares of land. There will be 21 no. market and 14 no. affordable homes. The mix of property sizes is as follows: -
- 1 bed flats – 4
  - 2 bed flats and houses – 13
  - 3 bed houses – 6
  - 4 bed houses – 11
  - 5 bed house – 1

#### **Layout**

11. The layout proposes a spine road which feeds into the site off Greenacres and heads North and West in an informal manner providing access to a number of distinct

character areas. These character areas comprise entrance gateway, village green area, arrival square, informal courtyard and rural close. The layout achieves 25m back to back separation distances from existing neighbouring properties. Two clusters of affordable homes are proposed within the site to address Members' previous about insufficient pepper potting of affordable homes. A formal green space is proposed within the site. This is larger than is required by policy. This formal open space incorporates a Local Area for Play (LAP), is easily and safely accessible from all parts of the site and benefits from good surveillance from properties. Three smaller informal green open spaces are also proposed within the site, including one near the access gateway.

#### Scale

12. The vast majority of the site comprises buildings of two storey scale; however, plots 27 and 28 located centrally within the site are 2.5 storeys with rooms accommodated within the roofs. The scale of development is classed as a major development however it is smaller by comparison to other residential development sites being proposed on the edges of other settlements in the district.

#### Appearance

13. The application proposes a mix of house types, sizes and tenures. The properties will be constructed using a mix of materials, to reflect the styles, colours and textures already prevalent within Duxford. These will include red and buff coloured bricks, render, occasional weatherboarding and tiles and slates for the roofs. A mix of boundary treatments are proposed including green hedges, walls, railings, post and rail and close boarded fences.

#### Landscaping

14. Landscaping of the site includes a number of formal and informal green open spaces, including a larger, formal space with Local Area of Play (LAP), the size of which is greater than required by policy, and some smaller incidental open spaces. New green hedges are proposed on the more exposed edge of village Northern and Western boundaries. These hedges will be planted parallel to existing mature hedges on the Northern and Western boundaries which lie outside of the application site. This new hedge will be contained along the Southern boundary of the site. The site is contained by existing development on its Eastern side and so significant new planting is considered less necessary here. Small areas of exposed parking within the site will be broken up and softened by additional within site planting. A number of within site hard surface and boundary treatments are proposed to create character, definition and enclosure, including permeable paving, railings, low walls and hedges and post and rail fences. A number of existing trees and hedges are proposed for retention on parts of the Eastern and Northern boundaries. Additional landscaping is provided throughout the site with more trees and greenery proposed between the dwellings and along the access roads. The application includes the removal of an earth bund on the North Eastern boundary which was created by the previous site owner to prevent the theft of vehicles from the site.

#### Access

15. Access was formally determined at the outline stage and therefore is not a reserved matter. The sole vehicular and pedestrian access into and out of the site is from the south, via Greenacres. The developer has investigated the possibility of a pedestrian connection to the existing public right of way to the North, however due to land

ownership constraints this is not currently possible. The proposed layout plan shows a footpath leading up to the northern boundary to facilitate a potential future connection in the event that agreement from the neighbouring landowner can be secured.

#### Public Open Space

16. The application proposes the on site provision of 857 sqm of open space, including 446 sqm of local area for play (LAP). This exceeds the minimum policy amount secured by the section 106 on the outline consent. The legal agreement also secures developer contributions towards off-site open and community space.

#### Planning History

17. S/3396/16/RM – Application for approval of reserved matters (appearance, landscaping, layout and scale) for the development of up to 35 dwellings following outline planning permission S/0276/15/OL. Refused 29 March 2017.

S/0276/15/OL – Outline application for demolition of dwelling and garage at no. 8 Greenacres and development of up to 35 dwellings (use class C3) with all matters reserved except for access – Refused, Allowed on appeal 24 June 2016 (APP/W0530/W/15/3138791).

S/2846/16/DC – Discharge of Condition 11 (Geo-Environmental Site Assessment) of Planning Permission S/0276/15/OL – Approved 14 February 2017.

S/2533/16/DC – Discharge of Condition 10 (Ecological Enhancement) of Outline Planning Permission S/0276/15/OL – Approved 11 November 2016.

S/0426/17/DC – Discharge of Condition 15 (Visibility Splays) of Outline Planning Permission S/0276/15/OL – Approved 16 March 2017.

S/0427/17/DC – Discharge of Conditions 17 (Surface Water) and 18 (Foul Water) of Outline Planning Permission S/0276/15/OL – Approved 9 May 2017.

S/0301/17/DC – Discharge of Condition 7 (Arboricultural Method Statement) of Outline Planning Permission S/0276/15/OL – Approved 16 March 2017.

S/0429/17/DC – Discharge of Conditions 12 (Construction Management Plan) and 14 (Waste Management and Minimisation Strategy) of Outline Planning Permission S/0276/15/OL – Approved 12 June 2017.

S/3627/16/PN - Prior notification of proposed demolition of dwelling and garage at 8 Greenacres – Deemed Consent.

18. **National Guidance**
19. National Planning Policy Framework
20. Paragraph 6 – The purpose of the planning system is to contribute to the achievement of sustainable development.
21. Paragraph 7 – Sets out that there are 3 dimensions to sustainable development: economic, social and environmental.
22. Paragraph 14 – At the heart of the NPPF is a presumption in favour of sustainable

development. For decision taking this means approving development proposals that accord with the development plan without delay; and, where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

23. Paragraph 47 – Sets out that a key objective of the planning system is to boost significantly the supply of housing.
24. Paragraph 49 – States that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
25. Paragraph 56 – The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Planning Practice Guidance

26. **Development Plan Policies**
27. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**  
ST/2 Housing Provision  
ST/6 Group Villages
28. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/1 Housing Density  
HG/2 Housing Mix  
HG/3 Affordable Housing  
NE/4 Landscape Character Areas  
CH/2 Archaeological Sites  
NE/6 Biodiversity  
NE/11 Flood Risk  
SF/10 Outdoor Playspace, Informal Open Space, and New Developments  
SF/11 Open Space Standards  
TR/1 Planning For More Sustainable Travel  
TR/2 Car and Cycle Parking Standards
29. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**  
  
Open Space in New Developments SPD - Adopted January 2009  
Biodiversity SPD - Adopted July 2009  
Trees & Development Sites SPD - Adopted January 2009  
Landscape in New Developments SPD - Adopted March 2010  
Affordable Housing SPD - Adopted March 2010  
District Design Guide SPD - Adopted March 2010

30. **South Cambridgeshire Local Plan Submission - March 2014**  
S/3 Presumption in Favour of Sustainable Development  
S/5 Provision of New Jobs and Homes  
S/7 Development Frameworks  
S/10 Group Villages  
HQ/1 Design Principles  
H/7 Housing Density  
H/8 Housing Mix  
H/9 Affordable Housing  
NH/2 Protecting and Enhancing Landscape Character  
NH/4 Biodiversity  
CC/9 Managing Flood Risk  
SC/7 Outdoor Playspace, Informal Open Space, and New Developments  
SC/8 Open Space Standards  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments

31. **Consultation**

32. **Duxford Parish Council**

Objections on the following grounds: -

- Overlooking nature of Plot 1 over the gardens of 9 and 10 Greenacres.
- Overbearing nature of Plot 35 on 9 and 10 Greenacres.
- Overlooking nature of Plot 29 on 5 The Old Nursery and 53 Moorfield.
- No pedestrian connection to footpath to the North.
- Excessive density.
- Design of the estate road will not be adopted by the Highway Authority.
- Inadequate parking provision.
- Lack of Green space.

33. **Highways**

No objections. The Highway Authority will not seek to adopt the development because the footway to the majority of the eastern side of the development is below 2m in width. This is considered to be a substandard provision for pedestrians, the most vulnerable of highway users and top of the nationally accepted user hierarchy, would become the responsibility of the Highway Authority if the site were adopted, which presents an undue risk. There appears to be no good design or engineering reason why a 2m wide footway cannot be provided on this side of the carriageway, thus making the site suitably accessible by all. A condition is recommended requiring the proposed access to be constructed using a bound material for the first ten metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.

34. **Affordable Housing Officer**

Recommend approval. Previous concerns regarding clustering of the affordable housing has been adequately addressed.

#### **Urban Design Officer**

35. This application is for the reserved matters approval for 35 units. A previous reserved matter application for the same site / scheme was refused recently at committee. The revised plans seek to address the reasons for refusal (additional of a perimeter hedge and layout of the affordable houses).

The affordable housing has been split into two clusters rather than altogether which is an improvement on the previous scheme, and the perimeter hedge has been added. The previous layout was already very tight for the mix and amount of housing shown. Without a reduction in numbers to allow these elements to be accommodated, the site has become even more squeezed, and would be significantly improved by the loss of even a single unit, or the introduction of more semi-detached units. This would help to address the following concerns:

- Plot 14 (ground floor flat) – has wide patio doors opening straight onto the road with no defensible space, likewise flat 15 has patio doors opening straight into the parking court
- The flats have no private external space
- The parking has become more dominant, with an increase in the number of parking space which are in front / project forwards of the houses, especially units 19-25 where every plot has parking in front of the houses
- The visitor spaces are not appropriately located within the front garden of plot 25 which compromises the privacy of this unit, and will not appear to be for the use of visitors

I removed my previous objection on the basis that 5 amendments were made, 2 of these elements have returned to the designs, and are not supported and should be removed:

- The mini gablets as they are not a traditional feature or characteristic of this area (plots 2, 7-10, 30 & 35)
- The Weinerberger smoked yellow multi gilt stock brick is not supported, a closer match to the traditional buff brick of South Cambridgeshire is required.

#### **Landscape Design Officer**

36. I have considered the soft landscape works drawings Planting Plan /01-05 Rev P6 All recommendations have been included within the revised drawings, which are acceptable and are supported. This includes a new native mixed hedge around the site boundary to the north , west and south of the site. Confirmation of details of bins, knee rails, brick walls, railings and timber bench can be agreed by condition.

#### **Ecology Officer**

37. No objections. Measures to secure ecological enhancement of the site have been secured under a separate discharge of condition consent.

#### **Sustainability Officer (Huntingdonshire District Council)**

38. No comments.

#### **Environmental Heath Officer**



39. No objections.

**Sustainable Urban Drainage Systems Engineer**

40. Drainage details have been approved under a separate discharge of condition consent.

**Lead Local Flood Authority**

41. No comments. Drainage details have been approved under a separate discharge of condition application.

**Environmental Health (Contaminated Land)**

42. No objections.

**Tree Officer**

43. No objections.

**Environment Agency**

44. No comments. Drainage details have been approved under a separate discharge of condition application.

**Natural England**

45. No objections.

**Cambridgeshire Fire and Rescue**

46. No response.

**Representations**

47. **Local Residents** – 20 letters of objection have been submitted by local residents.

The following objections have been raised: -

- Overbearing effects of Plot 29 on 5 The Old Nursery and 53 Moorfield Road.
- Overbearing effects of Plot 35 on 9 and 10 Greenacres.
- Loss of amenity and privacy.
- Loss of Light / overshadowing effects.
- Lack of screening / insufficient landscaping.
- Insufficient separation distances from existing properties.
- Lack of local services and facilities to support proposed development.
- Excessive density.
- Loss of local character.
- Insufficient car parking.
- Reduction in road safety for pedestrians in Greenacres.
- Increased traffic in Greenacres and on other local roads.
- No connection to public right of way to the North.
- Noise nuisance from construction activities.
- Insufficient play space provision.
- Adverse effect on school which is already at capacity.

- Adverse effect on village life and tranquillity.
- Increased danger to school children.
- Unsustainable location.

### **Duxford Primary School Head Teacher**

Concerned that the school does not have sufficient capacity to accommodate the increased number of children. Also concerned about children's safety when walking and cycling to school.

#### **48. Planning Assessment**

#### **49. Principle**

50. The principle of the residential development of this site for up to 35 dwellings is established through outline planning consent S/0276/16/OL, allowed at appeal. Access to the site through Greenacres has also been established.

51. The Inspector imposed a number of pre-commencement conditions, covering a variety of matters, including drainage, contamination, ecology, visibility splays, construction method statement and traffic management, site waste minimisation and tree method statement. All of these pre-commencement conditions have been approved under separate discharge of condition applications.

#### **52. Layout**

53. Layout relates to how the buildings and public and private spaces are arranged on the site, and the relationship between them and the building and spaces around the site.

54. The proposed layout is considered to be acceptable and one which should be supported. The scheme has an informal estate road, a green entrance gateway and a larger green space within the site. Existing landscaping on the Eastern boundary is to be retained. New hedge planting is proposed on the Northern, Southern and western boundaries and the majority of the proposed dwellings are to be set into the site away from these boundaries so that rear and side gardens back onto these greens. This approach to layout also ensures that there will be acceptable separation distances between the proposed buildings and existing land and property surrounding the application site, to ensure no direct overlooking / loss of privacy and no physical overbearing effects.

55. The Urban Design Officers comments about some of the parking being too dominant are noted, however where parking is proposed in communal areas, the impact of this is softened by the use of smaller blocks broken up by planting, which is considered to be a satisfactory design approach. The locations of some of the visitor parking spaces have been amended to ensure they are positioned in public areas not close to private amenity areas. The layout of the affordable housing has now been split up into two areas to overcome Members' previous concerns about lack of pepper potting.

56. Overall, the proposed layout is considered to be acceptable and in accordance with Policies DP/2 and DP/3 of the South Cambridgeshire adopted Development Control Policies DPD and the Council's adopted Design Guide.

#### **57. Scale**

58. Scale relates to how big the buildings and spaces are (their height, width and length).

59. The vast majority of the site comprises buildings of two storey scale. Plots 27 and 28, located centrally within the site, are 2.5 storeys with accommodation in the roof, but these two properties have a satisfactory separation distance from the nearest neighbour to the North. The size and position of the proposed open space provides an attractive, relatively central green space within the site. Overall, the scale, mass and bulk of the proposals are considered to be compatible with the local context and will not appear overbearing or out of keeping with their surroundings. The proposed scale is considered to be acceptable and in accordance with Policies DP/2 and DP/3 of the South Cambridgeshire adopted Development Control Policies DPD.

60. **Appearance**

61. Appearance relates to what the buildings and spaces will look like, including building materials and architectural details.

62. The application proposes a mix of house types, sizes and tenures, helping to meet local needs and facilitating the creation of a diverse community. The properties will be constructed using a mix of materials reflective of the style and local vernacular of Duxford. The NPPF outlines that the planning system should not be overly prescriptive in terms of its design requirements through unsubstantiated requirements to conform to certain development forms or styles. The Urban Design officer's objection to the Weinerberger brick is noted. Full details of materials can be agreed by planning condition. It is considered that the proposed green spaces, tree planting, various boundary treatments and perimeter hedges will collectively compliment and soften the visual and physical impacts of the development and enable it to satisfactorily blend with the surrounding context. Overall, the design and appearance of the buildings and the other integral components are considered to be acceptable and in accordance with Policies DP/2 and DP/3 of the South Cambridgeshire adopted Development Control Policies DPD.

63. **Landscaping**

64. Members refused a residential development scheme on this site in March of this year because of concerns that the existing mature boundary hedges on the Northern and Western boundaries lie outside of the application site and their long term preservation in situ could not be guaranteed. The current application proposes new additional hedges along the Northern, Western and Southern boundaries of the site. It is considered that these proposals satisfactorily overcome the previous concerns. The scheme also proposes a considerable amount of new tree planting within the site, combined with gateway and central green space areas. Satisfactory tree protection is secured by the latest Arboricultural Assessment and Protection proposals which the Council's tree officer is satisfied with. The Landscape officer supports the proposed landscaping subject to agreeing details of bins, bench and some of the boundary treatments by planning condition.

65. It is considered that the application site and proposed development will be satisfactorily softened and screened within wider views in the landscape therefore the proposed landscaping is considered to be acceptable and in accordance with Policies DP/2 and DP/3 of the South Cambridgeshire adopted Development Control Policies DPD.

66. **Access, Parking and Highway Safety**

67. Access was formally determined at the outline stage and therefore is not a reserved

matter. The sole vehicular access into and out of the site is from the south, via Greenacres.

68. Concerns have been expressed that the proposal provides insufficient parking which would encourage cars to spill out into Greenacres, to the detriment of highway safety and residential amenity however.
69. The Council's adopted parking standards are set out in Appendix 1 of the South Cambridgeshire District Council Local Development Framework Development Control Policies DPD. This states that developers will be required to provide car parking spaces in accordance with the maximum standards, because over provision of car parking would encourage a car-dominated culture which would not be sustainable. Appendix 1 sets out that for Use Class C3 dwellinghouses developers should provide an average of 1.5 spaces per dwelling (up to a maximum of 2 spaces per 3 or more bedrooms in poorly accessible areas). The appendix confirms that garages are counted as parking spaces. In addition, Appendix 1 states that provision for short term parking generated by services vehicles, salespeople and visitors should also be accommodated. As a general guide, this provision should not fall below 0.25 spaces per dwelling provided with two parking spaces.
70. The application proposals provide 56 dedicated spaces for the proposed dwellings. This exceeds the requirement of 52.5 spaces based on an average of 1.5 spaces per dwelling. All properties with three or more bedrooms will have 2 spaces, either on driveways, within garages or a combination of the two.
71. With respect to visitor parking, there are 18 (no.) properties provided with two parking spaces, which equates to a visitor parking requirement of 4.5 spaces. The application proposes a total of 5 visitor spaces within the site, which again exceeds the 4.5 spaces required. In addition, there are 2 visitor spaces proposed at the entrance to the estate for use by those visiting the existing Greenacres properties.
72. Overall, the proposed car parking provision is considered to be satisfactory and in accordance with Appendix 1 of the South Cambridgeshire District Council Local Development Framework Development Control Policies DPD, and the scale of the development and the off-street provision proposed are not such that cars are likely to spill out into Greenacres
73. The Highway Authority has outlined has no objections to the development but has advised that it will not adopt the estate road because it is not satisfied with certain design features, notably an insufficient width of footpath. In response to this, the developer has explained that the road will be private but it will be built to adoptable standards. It has also been tracked and works for South Cambridgeshire District Council refuse vehicles. The Highway Authority has requested a condition to ensure the road is constructed with a bound material to prevent debris from an unmade road spilling onto the adopted public highway.
74. The developer has explored the option of providing a pedestrian connection to the existing public right of way which runs along the Northern boundary of the site. It is not possible to achieve this because it requires the consent of the adjacent landowner to punch a hole through the Northern boundary hedge (which lies outside of the red line application site). The proposed layout shows a path leading up to the Northern boundary to facilitate a possible connection in the future, should agreement with the adjacent landowner be reached. The fact that this pedestrian link cannot currently be delivered is not considered to render the application proposals unsustainable / unacceptable. Even without this connection the access proposals to the site, which

were in any case determined at the outline stage, are considered to be acceptable.

**75. Affordable Housing**

76. The development makes 40% (14 units) provision of affordable housing in accordance with policy. The Council's Housing Strategy is satisfied with the proposed provision in terms of layout and house types. Previous concerns regarding clustering of affordable housing have been overcome by providing two areas of affordable housing – Plots 11-18 and 30-35.

**77. Housing Mix**

78. The application proposes an acceptable mix of 1, 2, 3 and 4-bed properties which complies with adopted and emerging Development Plan policies.

**79. Density**

80. The application site measures 1.2 hectares and proposes 35 dwellings. This equates to a density of 29 dwellings per hectare. This is considered to be an acceptable density for the site and one which is reflective of the local context. This density is also lower than the 30-40 dwellings per hectare that adopted and emerging Local Plan policies now seek to deliver on sites in more sustainable and accessible locations. The Council's Urban Design officer has suggested that the reduction of the scheme by a single plot would free up space to enable less dominant parking to be designed in and space to provide outside private amenity space for the flats. These comments and concerns are noted however this proposed unit number reduction would reduce the density to 28 dwellings per hectare, at a time when the district has a shortfall in housing and when land should be used more effectively and efficiently. On balance, this suggested reduction in numbers and density is not considered necessary to render the design density of the scheme acceptable. It is considered that the proposed 35 houses and flats can be satisfactorily accommodated on the site, taking account of the need to deliver a quality living environment for future residents and one which delivers an acceptable design in terms of public and private amenity areas and parking provision.

**81. Neighbour Amenity**

82. The proposals are considered to be acceptable in relation to neighbour amenity, having regard to the proposed layout and orientation of the proposed dwellings relative to existing surrounding properties. Acceptable separation distances from existing surrounding neighbours and between the proposed properties themselves can be achieved in accordance with the requirements of the Council's adopted Design Guide, to ensure no unacceptable harm to privacy and amenity.
83. All of the proposed detached and semi-detached houses will have good sized private rear amenity spaces (gardens) which accord with the Council's adopted Design Guide (which states that two bedroom houses in rural settings should have private garden space of 50 square metres and houses with 3 bedrooms or more in rural settings should have private garden space of 80 square metres).
84. Plots 13-18 comprise 6 flats located in a block of 3 ground floor flats and 3 first floor flats. The three first floor flats (Plots 16, 17 and 18) are served with a Juliet balcony with large double door openings providing a pleasant internal environment opening out and connecting to the outside. However, none of these first floor flats have any private outdoor space provision.

85. The three ground floor flats are served with large ground floor windows. Plot 13 has a double door feature opening onto a small green area for outside sitting, albeit this is visible in the public domain and therefore not private. The large window features to Plots 14 and 15 face onto the road and car park and do not open in the same way and therefore these two flats are not equipped with any immediate connection to the outside. As with the three first floor flats, there are no private outside amenity spaces serving these ground floor flats.
86. Paragraph 6.71 of the adopted Design Guide states that every home should have the benefit of some private or communal outside amenity space. This can take the form of private gardens, communal gardens, roof terraces or balconies. Within denser development of settlements and urban extensions, the careful design of outside amenity spaces is required to optimise the benefits of good locations and ensure these spaces offer maximum benefit to new residents. In such compact developments within appropriate urban contexts there will be an emphasis on private balconies and communal gardens / terraces. Relatively modest balconies, roof terraces and communal decks can offer significant benefit to residents of urban environments where they are properly integrated into new development, respect local character, are secure, quiet, attractive and have good microclimate. In relation to balconies the adopted Design Guide states, amongst other things, that that they should be of sufficient size as to permit outside sitting / dining, be secure and relatively private and be placed on the quiet side of the building where possible.
87. In relation to Plots 13-18 it is the case that the application proposals, in terms of provision of outside amenity space, do not accord with the requirements of the Council's adopted Design Guide, in that there is no private amenity space proposed for all six flats. Moreover, for the three flats served with balconies, these are Juliette style and therefore do not provide space for outside sitting. However, it is the case that 4 of the 6 flats are served with some form of connection to the outside and three first floor flats are equipped with relatively pleasant and attractive Juliette balcony features which are likely to be attractive and used by future residents.
88. Although it is the case that Plots 14 and 15 have no useable outdoor space and no balcony or terrace facility, these two units are within easy access of the green space feature within the estate. There is also a smaller incidental green space to the immediate East side of the block of flats and so there are considered to be some options for sitting out which are an alternative to more orthodox dedicated private amenity spaces. It is also the case that those seeking a smaller flat home / lifestyle are not in need of and / or do not want for a private garden and the regular maintenance that this brings. On balance, therefore, although there is a clear degree of conflict with the adopted Design Guide in relation to provision of private outdoor amenity space, it is considered that the majority of the scheme is acceptable in this regard. Furthermore, the provision of alternatives to a private garden is a material consideration to which weight can be attached, as is the provision of a range and choice of different property types to cater for different lifestyle choices, needs and demands.
89. **Developer Contributions**
90. Developer contributions were established at the outline planning application stage and will be secured by the legal agreement pertaining to that consent. This includes financial contributions towards off-site community, play and sports space provision, education, household waste and libraries and lifelong learning, public transport and strategic waste.

91. **Other Matters**

92. The Inspector imposed a number of pre-commencement conditions dealing with tree protection, ecological enhancement, contamination, construction management, lighting, waste management and minimisation, visibility splays and foul and surface water. All of these pre-commencement conditions have been formally discharged and strategies are in place.

93. **Conclusion**

94. The principle of the development of 35 houses and access to the site from Greenacres has been established by the outline consent, allowed on appeal.
95. This application seeks to agree the remaining reserved matters only; namely layout, scale appearance and landscaping and the submitted details are considered to be acceptable.
96. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

**Recommendation**

97. It is recommended that the Planning Committee approves the application subject to the following conditions: -

- i) **The development hereby permitted shall be carried out in accordance with the following approved plans and particulars: -**

**Site Layout Plan – Rev AF**

- **L1046-2.1 – 1000 – P7 Landscape Masterplan**
- **L1046 – 2.1 – 1001 – P3 Boundary Treatment**
- **L1046 – 2.1 – 1011 P7 Planting Plan 01**
- **L1046 – 2.1 – 1012 P7 Planting Plan 02**
- **L1046 – 2.1 – 1013 P7 Planting Plan 03**
- **L1046 – 2.1 – 1014 P7 Planting Plan 04**
- **L1046 – 2.1 – 1015 P7 Planting Plan 05**
- **L1046 – 2.1 – 1020 P6 Play Strategy**
- **L1046 - 2.1 - 1050 - P1\_Details 01**
- **L1046 - 2.1 - 1050 - P1\_Details 02**
- **PL02- 03 Rev A Street Scenes**
- **PL02 - 04 Plot 1 - Plans and Elevations**
- **PL02 – 05 Rev A Plot 2 - Plans and Elevations**
- **PL02 - 06 Plot 3 - Plans and Elevations**
- **PL02 - 07 Plots 4 and 5 - Plans and Elevations**
- **PL02 - 08 Plot 6 - Plans and Elevations**
- **PL02 – 09 Rev A Plots 7-8 & 9-10 - Plans and Elevations**
- **PL02 – 10 Rev A Plots 11-18 - Plans**
- **PL02 – 11 Rev A Plots 11-18 - Elevations**
- **PL02 - 12 Plot 19 - Plans and Elevations**
- **PL02 - 13 Plot 20 - Plans and Elevations**
- **PL02 - 14 Plot 21 - Plans and Elevations**
- **PL02 - 15 Plot 22 - Plans and Elevations**
- **PL02 - 16 Plots 23 & 24 - Plans and Elevations**

- **PL02 - 17 Plots 25 & 26 - Plans and Elevations**
- **PL02 - 18 Plot 27 - Plans and Elevations**
- **PL02 - 19 Plot 28 - Plans and Elevations**
- **PL02 - 20 Plot 29 - Plans and Elevations**
- **PL02 – 21 Rev A Plots 30 to 33 - Plans and Elevations**
- **PL02 - 22 Rev A Plot 34 to 35 - Plans and Elevations**
- **Arboricultural Method Statement – revised 22.06.17**

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- ii) The proposed access be constructed using a bound material, for the first ten metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.**

(Reason: in the interests of highway safety).

- iii) No development above slab course level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

(Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and CH/5 of the adopted Local Development Framework 2007.)

- iv) There shall be no occupation of the dwellings hereby approved until the developer has submitted for approval in writing by the local planning authority, details of the timber bench and bin in the play area, knee rails, brick wall with brick coping and metal black railing.**

Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and CH/5 of the adopted Local Development Framework 2007.)

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/2588/15/RM & S/0558/14/OL

### **Report Author:**

Thorfinn Caithness  
Telephone Number:

Principal Planning Officer  
01954 713126