

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

12<sup>th</sup> May 2004

**AUTHOR/S:** Director of Development Services

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### **S/0066/04/F – PAPWORTH EVERARD 21 DWELLINGS, LAND OFF HAYMANS WAY FOR BEDFORDSHIRE PILGRIMS HOUSING ASSOCIATION**

#### **Recommendation: Approval**

##### Site and Proposal

1. The 0.298 ha sloping site lies to the south of Haymans Way and to the West of Elm Way and consists of 2 distinct parts: a rectangular undeveloped grassed area to the south of the Housing fronting Haymans Way/Downe Close and a complex of empty buildings known as Leonard Stott House, formerly providing residential accommodation for the Papworth Trust.
2. To the east is Madryll Court, a small group of single storey dwellings owned by Papworth Trust; to the West is Bradbury Court, a 2 storey residential block also owned by the Trust. To the South is MacFarland Grieve House and detached bungalows, also part of Papworth Trust Estate.
3. The full application, received on the 14<sup>th</sup> January 2004 and amended by plans franked the 18<sup>th</sup> March 2004 proposes the erection of 21 key worker dwellings on the site, with three separate points of vehicular access from Haymans Way, Elm Way and Church Lane respectively. The housing is mainly arranged in semi-detached pairs with two terraces of 3 and 4 houses. Fifteen of the dwellings are 2 bedroom and six 3 bedroom.
4. The Leonard Street complex is to be demolished, along with an existing garage block off Elm Way which will be replaced by surface parking.
5. In a covering letter it is explained that the key worker housing is intended for workers in the health industry.
6. The density of the scheme is 34 dwellings per ha.

##### Planning History

7. In 1995 planning permission was granted for a large residential development to the north and including part of the application site. A Section 106 Legal Agreement with the permission reserved the area within the current application site for the erection of 24 units of social housing for “the qualifying elderly, frail or disabled persons and their dependants.” The was intended for Papworth Trust residents but never built because of a fundamental change in Policy with the emphasis on integrating people into the community as opposed to residential homes.
8. In 2003 an application for 14 affordable units and communal facilities on the area subject to the S106 Legal Agreement was submitted and subsequently withdrawn.

### Planning Policy

9. Papworth is defined as a limited rural growth settlement in the Local Plan. The site is within the village framework.
10. The following policies apply:
11. **Policy P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003
12. **Policy P5/2 – Re-using Previously Developed Land and Buildings** of the Cambridgeshire and Peterborough Structure Plan 2003
13. **Policy P5/3 – Density** of the Cambridgeshire and Peterborough Structure Plan 2003
14. **Policy P5/4 – Meeting Locally Identified Housing Needs** of the Cambridgeshire and Peterborough Structure Plan 2003
15. **Policy P5/5 – Homes in Rural Areas** of the Cambridgeshire and Peterborough Structure Plan 2003
16. **Policy SE3 – Limited Rural Growth Settlement** of the South Cambridgeshire Local Plan 2004 – Residential development of up to 30 dwellings on unallocated land at a minimum density of 30 dph.
17. **Policy SE8 – Village Frameworks** of the South Cambridgeshire Local Plan 2004
18. **Policy HG7 – Affordable Housing on Sites within Village Frameworks** of the South Cambridgeshire Local Plan 2004 (up to 50% in settlements with a population of 3,000 or fewer).
19. The rectangular undeveloped area forms part of housing allocation 3B in **Policy Papworth Everard 3** of The Local Plan (0.3 ha residue).

### Consultation (Amended Plans)

20. **Papworth Everard Parish Council** approves the application. There are 3 queries on points of detail:
  - Details of the boundary fencing to Hayman's Way rear gardens to be made available to the Parish Council.
  - Who will be responsible for the maintenance of the triangular open space beside Madryll Court and the open space opposite plots 5-8?
  - The shrubs to the site of Plot 17 should be included in the area conveyed to that house.
21. **The Local Highway Authority** approves the application.
22. **The Environment Agency** has no objections subject to informatives.
23. **Anglian Water** does not anticipate any problems dealing with the flows from the proposed development.

24. **The Police Architectural Liaison Officer** has not commented on the amended plans. Some of the earlier concerns were addressed in those plans.
25. **Cambridgeshire Fire and Rescue Service** requests that adequate provision is made for fire hydrants.
26. **The Council's Housing Officer** states the scheme has been discussed with applicants and the need has been identified and the mix and tenure type agreed.
27. **The Council's Trees and Landscapes Officer** states it is unfortunate none of the existing establishing trees are being retained, as the layout leaves no scope for any replacement planting of any notable size.
28. The areas outside plots 5-8, whilst providing planting areas, the "wavy" edges may lead to parking intruding into the planted areas. Straightening the edges would be preferable.
29. Plot 17 indicates planting to the side of the property drive – the area should preferably be widened to allow for opening car doors. Where the garage block is being demolished and parking substituted some planting would be advantageous.
30. **The Chief Environmental Health Officer** has no objections subject to a condition concerning a time limit on the use of power operated machinery and an informative concerning bonfires and the requirement of a demolition notice from the Building Control Department.

#### Representations

31. 4 letters of objection have been received from residents in Hayman's Way and Downe Close. The points are:
  - The site is unsuitable for dense housing.
  - Overlooking of gardens and rear facing rooms in Hayman's Way and Downe Close. The first floor windows should be relocated.
  - The development will devalue existing houses.
  - There should be greater back to back distances.
  - Site ground levels should be lowered.
  - Additional traffic will be a danger to disabled residents.
  - Loss of a safe play area
  - Not aware site has permission for development.

#### Planning Comments – Key Issues

- Provision of key worker housing
  - Impact of proposed development on surrounding residential properties
  - Highway Safety
32. The site is in two distinct parts; an empty residential home and an undeveloped area subject to outline planning permission and a Section 106 Legal Agreement for the erection of 24 units of social housing for elderly, frail or disabled persons and their dependants. Granted in 1995 as part of a large residential development now built, the social housing has not been the subject of a reserved matters application

because of the change of policy now pursued by the Papworth Trust where the emphasis is on integration within the community.

33. Key worker housing is needed to service the Hospital and is considered an appropriate use for the site, which is within walking distance of the complex.
34. The scheme was subject to pre-application discussions and the layout, design scale and relationship to neighbouring houses are acceptable. The use of three separate vehicular accesses and varying materials will enable the scheme to develop a distinct identity despite the house types being broadly similar. The demolition of the large existing residential block, which is of no architectural merit and in poor condition, can only benefit the character of the area.
35. The Parish Council approves the amended scheme and its concerns on points of detail can be met by condition/legal agreement.
36. Neighbours' objections relate to the area of the site which is already earmarked for development as a result of the 1995 permission. Inevitably there will be some impact of these properties, but the original proposal for 24 units of social housing on this area alone would have undoubtedly had a more adverse effect. The back to back distances to Hayman's Way/Downe Close are about 24m, which is an acceptable degree of separation.
37. The initial comments of the Local Highways Authority have been addressed by the amended plans, which are now acceptable to all parties.
38. Some flexibility will need to be built into the S106 Legal Agreement regarding key worker housing to allow for the possibility of the relocation of the Hospital in the longer term.

#### Recommendations

39. Subject to the prior signing of a Section 106 Legal Agreement concerning the provision of key worker housing and the maintenance of amenity areas.
40. Approval, as amended by plans franked 18<sup>th</sup> March 2004, subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. No development shall commence until details of a) the materials to be used for the external walls and roofs of the dwellings, b) the materials to be used for roads, driveways and parking areas, c) Details of site boundary treatment; have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details. (Rc5a)ii)
  3. Sc51 – Landscaping (Rc51);
  4. Sc52 – Implementation of landscaping (Rc52);
  5. During the period of construction no power operated machinery shall be operated on the site before 08.00 hrs on weekdays and 08.00 hrs on Saturdays nor after 18.00 hrs on weekdays and 13.00 hrs on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions;  
(Reason – To minimise neighbour disturbance.)

6. Before development commences a scheme for the provision of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved by the Local Planning Authority. No development shall take place otherwise than in accordance with the approved scheme;  
(Reason – To ensure adequate water supply is available for emergency use.)

#### Informatives

41. The Council's Environmental Health Officer has commented:
- During the construction no bonfires or burning of waste shall take place on site, except with the Council's prior permission in accordance with best practice and existing waste management legislation.
  - Before the existing residential home is demolished, a demolition notice will be required from the Council's Building Control Department, establishing the way the property is to be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping or drains and establishing hours of working operation.
42. The Environment Agency has the following comments:
- All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
  - All surface water will be discharged to the previously approved system.
  - Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.
  - Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.
  - Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.
  - An acceptable method of foul drainage disposal would be connection to the public foul sewer.
  - Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

#### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
- Policy P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003
- Policy P5/2 – Re-using Previously Developed Land and Buildings** of the Cambridgeshire and Peterborough Structure Plan 2003
- Policy P5/3 – Density** of the Cambridgeshire and Peterborough Structure Plan 2003

**Policy P5/4 – Meeting Locally Identified Housing Needs** of the Cambridgeshire and Peterborough Structure Plan 2003

**Policy P5/5 – Homes in Rural Areas** of the Cambridgeshire and Peterborough Structure Plan 2003

**Policy SE3 – Limited Rural Growth Settlement** of the South Cambridgeshire Local Plan 2004

**Policy SE8 – Village Frameworks** of the South Cambridgeshire Local Plan 2004

**Policy HG7 – Affordable Housing on Sites within Village Frameworks** of the South Cambridgeshire Local Plan 2004

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Impact on the amenity of neighbouring residential properties
3. All material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/0066/04/F

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