

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	7 th June 2006
AUTHOR/S:	Director of Development Services	

S/0625/06/RM - Longstanton
Erection of 87 Dwellings and Ancillary Works on Land West of Longstanton
(Phase 3a - Home Farm) for West Longstanton Ltd

Recommendation: Delegated Approval
Date for Determination: 28th June 2006 (Major Application)

Site and Proposal

1. This open and largely featureless site extends to approximately 4.6 hectares and has, until recently, been in agricultural use. Agricultural land extends to the north, the High Street and existing farm buildings and dwellings are situated to the east and to the west is agricultural land that will form part of Phase 3b. Running through the middle of the site from south west to north east is a hedgerow and a number of trees bisect the site roughly north to south with clumps around the existing farm buildings and a pond which lies in the south western corner.
2. This reserved matters application, received on 29th March 2006, provides details of the siting and design of and the means of access to 87 dwellings on the part of the third of three phases that are intended to provide 500 dwellings (outline planning permission S/0682/95/O). The proposed density is 19 dwellings per hectare.
3. The proposal includes two areas of open space within the development which would accommodate Local Areas for Play (LAPs) and a larger area of approximately 1,350sq.m, which will incorporate a locally equipped area for play (LEAP).
4. The development would be comprised of 4 (5%) no. 3-bedroom, 68 (78%) no. 4-bedroom and 15 (17%) no. 5 plus-bedroom houses.
5. Approximately 49% of the dwellings (43) would be 2-storey, and 51.% (44) would be 2½ storey. The ridge heights of the proposed dwellings range from 7.9 to 10.3 metres.
6. The access would be off High Street, and this would serve a number of secondary roads and shared surface access ways which cut through the existing hedgerow in two places within the site.
7. The application is accompanied by a Design Statement, a Tree and Hedgerow Survey, a Habitat Survey and a further Tree Survey.

Relevant Recent History

8. Outline planning permission for comprehensive phased development to provide B1050 Bypass for Longstanton and related road works together with housing (21Ha), a business park (6.3Ha), extension to village recreation ground (2.8Ha), village green including land for local shop and surgery, open space, landscaping and related infrastructure` on land west of Longstanton, including the application site, was granted in October 2000 (**S/0682/95/O**). The Decision Notice was issued following

the signing of a legal agreement relating to education contributions and highway works. Condition 16 restricted development to no more than 500 dwellings unless otherwise agreed by the Local Planning Authority.

9. **S/1762/03/RM** - 91 dwellings and ancillary works (Phase 1) - approved 22.12.03.
10. An appeal against a refusal to vary condition 16 of the Outline Planning Consent **S/0682/95/O** to allow the construction of more than 500 dwellings was dismissed by an Inspector's letter dated 29th November 2004.
11. **S/0246/04/RM** - Duplicate application for 200 dwellings (Phase 2) - Appeal allowed 23rd August 2005 and reserved matters granted for 196 dwellings.
12. **S/2069/04/RM** - Reserved matters consent issued 5th May 2005 for 153 dwellings and ancillary works (Phase 2).
13. **S/0845/04/RM** and **S/1429/04/RM** - Duplicate Reserved Matters applications for 103 dwellings on part Phase 3 were both withdrawn in March 2006.
14. **S/1864/04/F** - Application for balancing pond and scheme of ditch widening to serve development approved by virtue of outline planning permission **S/0682/95/O** – provisionally approved at DCCC meeting 10th May 2006.

Planning Policy

15. The site forms part of the 21 hectare area of land allocated for some 500 dwellings on land north of Over Road, Longstanton in South Cambridgeshire Local Plan: 2004 **Policy HG5**.
16. The principles of development are encapsulated in **Policy Longstanton 1** of the Local Plan 2004. The supporting text at Paragraph 67.17 states:

"The District Council has granted outline planning permission for residential, employment and recreation uses, which includes the provision of a development related bypass. The bypass between Hattons Road, Over Road and Station Road would provide access to Over or Willingham and onto Fenland without passing through the village. The District Council considers that the provision of the bypass is crucial for the village and therefore allocated a larger area for a housing estate than would otherwise be appropriate. In this instance there is no requirement for affordable housing as set out in **Policy HG7** because of the need to ensure the provision of the bypass and other community facilities such as a village green, shop and surgery".
17. Longstanton is defined as a Group Village in South Cambridgeshire Local Plan: 2004 (**Policy SE4**).
18. Structure Plan 2003 **Policy P1/3** requires all new developments to incorporate high standards of sustainability and design and to provide a sense of place which:
 - "Responds to the local character of the built environment;
 - Is integrated with adjoining landscapes;
 - Creates distinctive skylines, focal points, and landmarks;
 - Includes variety and surprise within a unified design;

- Includes streets, squares and other public spaces with a defined sense of enclosure;
 - Includes attractive green spaces and corridors for recreation and biodiversity;
 - Conserves important environmental assets of the site;
 - Pays attention to the detail of forms, massing, textures, colours and landscaping.”
19. Structure Plan 2003 **Policy P5/3** states that densities of less than 30 dwellings per hectare will not be acceptable “Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character”.
 20. Local Plan 2004 **Policy HG10** states that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs. It also states that the design and layout of the scheme should be informed by the wider character and context of the local townscape and landscape and schemes should achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.
 21. Local Plan: 2004 **Policy TP1** states that the Council will seek to promote more sustainable transport choices and one of the ways this can be achieved is restricting car parking for residential developments to a maximum of an average of 1 ½ spaces per dwelling with a maximum of 2 spaces for 3+ bedroom dwellings in poorly accessible areas.
 22. A development brief for the Home Farm site, covering matters such as development aims, design philosophy, scale of development, built form (advocating a series of townscape zones including greenways, village lanes, village streets and hamlets), architectural form and open space was adopted by the Council as Supplementary Planning Guidance in 1998. Whilst design guidance has evolved since this brief was adopted, many of the principles contained within the brief remain relevant.
 23. Government’s **Planning Policy Guidance (PPG) 3**, “Housing” (March 2000) aims to avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare). In terms of village expansion, development should be designed sympathetically and laid out in keeping with the character of the village. Design and layout should be informed by the wider context, having regard to the townscape and landscape of the wider locality.

Consultation

24. **Longstanton Parish Council** makes no recommendation. It comments:

“The Longstanton Parish Council makes no recommendation for approval or refusal of the application. However, if approval is granted the following points are noted:

Density

The density is within the range that would keep housing numbers within agreed limits.

Existing Housing

The front of plot #5 overlooks an existing property (The Retreat). Using three-storey house style 185, we believe it will not be in keeping with the existing style (a bungalow), will cause unnecessary blight on the existing houses, and will create an unjustified decrease in privacy of the property (since the upper floor will have a clear view into the back gardens and windows of the existing property). Recommend the house style be substituted for one with no more than two storeys.

Public Open Space

- (a) Recommend no work may begin until a plan for future maintenance is agreed.
- (b) Recommend all structural planting to be completed within one year of the beginning of construction in order to ensure the structure is established as early as possible.

Drainage

The land is not on the current Environment Agency indicative flood map. However, its location and topography means that it will drain into the already over-capacity Longstanton Brook. This will increase flood risk to existing homes whether or not the new homes are occupied. Recommend the Home Farm drainage strategy, including balancing pond and ditch improvements, be implemented fully before construction begins. Existing ditches must remain intact and operational. 5-metres strips around the drainage must be delineated such that they cannot become garden extensions, parking areas, etc.

It is also noted that the Cofton appeal to the planning inspector succeeded on the basis that PPG3 housing densities must be considered, even though PPG3 post-dated the outline consent. It is therefore utterly correct that the District consider PPG25 as well. In fact, it would be utterly inconsistent if the District Council did not consider PPG25. Specifically, flood risk should not be mitigated by hard engineering solutions if possible. With the solution of a brook diversion so obviously feasible, the Parish Council recommends that planning approval only be granted under condition that a brook diversion be implemented prior to completion of the 87 homes. If a balancing pond is not also provided, then the diversion must be fully implemented before construction of any homes (noting, as above, that rains do not consider whether or not a house is occupied when infiltrating or running off land).

Foul Drainage

Anglian Water, in their comments on the original Phase I 88-home application, confirmed that any more than 88 homes would require structural improvement to foul drainage capacity. Given that sewage flooding remains an issue for the village with current housing numbers:

- (a) We recommend that no houses can be occupied until plans are in place and works complete for sewage works improvements. We appreciate that this imposes a condition that may be beyond the ability of the developers to address, but it is required in order to prevent exacerbating already unacceptable sewage flooding.

Access

- (a) Recommend that construction traffic to and from the south must enter the site via Phase III and traffic to and from the north must enter via Station Road in order to limit traffic through the village.
- (b) Recommend that wash stations be required, and that District Council inspection of their correct installation be required prior to home construction.

Ecology

- (a) Recommend clarity be required as to how the recently unearthed well around plots 61 and 62 will be dealt with.
 - (b) Recommend that the recommendations of Haydon's and Hillier's tree and pond surveys be conditions of approval (with implementation by the developers) with the following limitations:
 - (i) The Leyland Cypress are not removed, as they belong to The Retreat, not the development. The same is true of trees and shrubs at the back of The Retreat.
 - (ii) Pollarding of willows to be to 3 metres, not 2 metres.
 - (iii) Willows 2A and 2B to be replaced with oak of similar species.
 - (iv) That the pond be reinstated as recommended. It is noted in particular that this is currently often wet, and not a dry pond as stated.
 - (v) The Aspen is pollarded rather than removed.
 - (vi) No trees other than those noted for treatment are removed or modified, noting that there are several worthy specimen trees around the pond.
 - (vii) Recommend that the recommendations in the WSP habitat survey be conditions of approval. In particular, that provision be provided for protection of existing hedgerows and retained trees."
25. **Swavesey Parish Council** – recommends refusal because the balancing pond required to serve the development has not been provided. This was to be in place and operating before the first residents moved in. The Parish Council believes that drainage and flood risk around Swavesey will be greatly affected by the Home Farm development and therefore before any further development is permitted the balancing pond must be approved and operating.
26. **Willingham Parish Council**
Comments are awaited
27. **Bar Hill Parish Council**
Comments are awaited
28. **Over Parish Council**
Recommendation of refusal. Concern about local roads being able to cope with the inevitable increase in traffic.

29. **Environment Agency** objects. It comments:
Details in respect of surface and foul water drainage have not been submitted. The previously approved surface water drainage strategy for the Home Farm development has not been completed. The proposed development would be at risk of flooding and would increase the risk of flooding to existing property.
30. The proposal is contrary to South Cambridgeshire District Councils Local Plan Policy reference CS5, which seeks to prevent development which would either be at risk of flooding, or may cause, or exacerbate flooding to existing buildings”.
31. **Middle Level Commissioners** comment: “The Commissioners, on the Board’s behalf, have previously concluded negotiations with the applicant’s consultant and the Environment Agency to ensure that this development does not detrimentally affect the Board’s area. It has been agreed that a flow-balancing pond will be constructed near Gravel Bridge to accommodate flows within Longstanton brook whilst Webb’s Hole Sluice is closed during periods of high water levels in the River Great Ouse System. This pond was the subject of planning application S/1864/04/F which was provisionally approved at the 10th May 2006 DCCC meeting.

During the above negotiations, it was agreed that:

- i) The plans submitted with this planning application meet the Board’s approval and are based upon the current proposals for 500 houses at Home Farm.
 - ii) The balancing pond must be completed to its maximum dimensions and the necessary flow-regulation structures installed and operational before work on the Home Farm development commences on site, i.e. not a phased construction to match the various development stages.”
32. **Anglian Water**
Comments are awaited
33. **The Cambridgeshire Fire & Rescue Service** asks that adequate provision is made for fire hydrants by way of Section 106 agreement or condition. Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5, Section 17.
34. **Local Highways Authority** - The proposed traffic calming measures have been the subject of a safety audit. The LHA requires that these be made part of the planning application and notes that these works are dependant upon the bypass roundabout to the north being in place. The LHA requests that a composite layout plan be prepared to aid consideration of future phases of development. Detailed amendments to the scheme are requested to be provided:
35. **Finance Officer Cambridgeshire County Council**
Comments are awaited.
36. **Cambridge Water Company**
Comments are awaited
37. **Chief Environmental Health Officer**
Comments are awaited
38. **Police Architectural Liaison Officer**
Comments are awaited

39. **Council's Lands Drainage Manager:**
Comments are awaited

40. **English Nature** comments:

"English Nature has no objection to this application and advise that providing the proposed mitigation measures, set out in section 4 of the Phase 1 Habitat Survey document, are adhered to disturbance/damage to species and/or features of nature conservation importance will be minimised. More specifically English Nature advise that:

- (a) Provision for badgers should be made both during and after construction i.e. avoiding blocking of well used badger footpaths, ensuring that adequate badger foraging area is maintained, further assessment to ensure that the status of badgers at the site has not changed between the start of construction and the time of the original survey and incorporating tunnels and fencing to ensure that badger road kills are minimised).
- (b) Prior to the commencement of construction a reptile survey should be undertaken to ensure that all necessary measures are put in place to avoid damage/disturbance to these species both during and after construction. This survey information should be used to feed into an appropriate mitigation strategy.
- (c) Incorporating appropriate landscaping for breeding birds, badgers and bats and if necessary reptiles.
- (d) No vegetation clearance will be undertaken during the bird breeding season.

In addition to the above English Nature would advise that any demolition of buildings and/or the removal of mature trees should be undertaken with care to ensure that if bats are present they are not harmed by the proposed works. If bats are discovered during such works, all works should cease immediately and English Nature be contacted for further advice".

41. **The Council's Ecology Officer** comments:

"The application makes no reference to the pond at the southern boundary of the site, yet during informal discussions I was under the impression that the pond would now be restored. A condition requiring the restoration of the pond is recommended.

Furthermore, the boundary to plot 3 is a little unclear with respect to the illustrated tree canopy near to the pond. Plot 3 must not adversely impact upon the pond nor compromise its restoration. I would welcome clarification upon this point.

I don't feel that a great deal of attention had been paid to creating a footpath/wildlife link to the adjacent Fishponds Lane. The development should perhaps aim to mimic some of the Cambourne greenways.

Badgers currently forage along Fishponds Lane and I was expecting this application to provide details on badger tunnels beneath the by-pass.

It would be useful to have a Design Statement that clarifies how the details of the 20/01/06 meeting have now been taken into account. To rely on all biodiversity issues by condition is not desirable i.e. inclusion of fruit bearing tree species, avoidance of street lights by hedges, use of meadow mix at hedge bases, lizard survey at Old Farm, hedge protection strategy.

What types of nest boxes and bat boxes are to be provided? And where?"

42. **The Council's Housing Strategic Services Officer** comments:
"I believe there is no affordable housing requirement in respect of the Home Farm development (unless development exceeds 500 units presumably).

In general I would comment that the scheme seems to be almost exclusively for detached (larger) homes with some of the semi-detached units looking to be larger units (3 storey) and therefore does not provide a range of house types to meet the needs of various household sized./types. Is this phase 'balanced' by earlier phases? To help ensure an appropriate mix for the overall development of 500 homes, which, given its size will have a significant impact on the sustainability of the local established community as well as the community it will be able to develop/sustain within the development".
43. **The Council's Strategic Development Officer**
Comments are awaited.
44. **The Council's Trees and Landscape Officer** comments:
"I have attended meetings in relation to this application and visited the site with the architect.

The group of trees adjacent to plots 81-83 were not included in the original survey. Detail is still lacking. The Oak trees together with the Birch and Cherry do form an important group and from the detail supplied do not appear to be afforded enough clearance. I am referring particularly to the Oak to the rear of the garage for plot 83, the Cherry and Oak to the rear of garage plot 82 and the Oak location to the south east of plot 82. This area should be looked at in specific detail with a view to adjusting/relocation footprints.

The garage unit plot 68 should be adjusted/constructed to accommodate the young Horse Chestnut.

The garage units plots 74 and 75 should be adjusted to ensure retention of hedge at the rear.

With regards to the tree survey submitted by Haydens relating to the southern corner of the site – I have no objection to the recommendations, but would point out that the report refers to pond/habitat retention – this conflicts with plot 3"
45. **The Council's Waste Minimisation Officer** comments:
There is no refuse collection vehicle access to plots 5, 18, 19, 28, 32, 65 and 80. In each case the recommended distance from the property to the nearest collection point is in excess of the recommended 25 metres.
46. **The Council's Cultural Services Manager**
Comments are awaited
47. **County Principal Archaeologist**
Comments are awaited.

Representations

48. The Occupiers of five properties in Longstanton object to the scheme on the following grounds:

- (a) The proposed access from High Street would be dangerous even if the proposed by-pass were to be in position. The access is too close to a dangerous bend.
 - (b) Overlooking from a 3 storey property to Striplands Farm.
 - (c) Insufficient parking for the larger properties.
 - (d) The entrance drive to Old Farm is to be shared with a new property. The intensification will add to existing problems on this dangerous bend.
 - (e) The application should only be considered when there is a properly considered plan for the whole area including Northstowe and is premature prior to the by-pass.
 - (f) Loss of trees and hedgerow.
 - (g) Ditch and road maintenance issues.
 - (h) Overlooking from Plot 5 to the bungalow and garden of 'The Retreat' particularly as the land here is higher.
 - (i) No contribution to community facilities.
 - (j) Drainage and sewage problems and potential flood risk.
 - (k) Ecological concerns.
 - (l) Three storey dwellings are out of keeping with the surroundings and will be viewed from long distance particularly in light of the raised ground levels.
 - (m) Phase 2 was to be completed first in the original masterplan to enable the by-pass to be completed. The Home Farm site is being developed on a piece-meal basis.
 - (n) How will the hedges, shown to be retained, be controlled to ensure their long term survival?
 - (o) Object to link from development to Fewes Lane – this will result in the loss of hedgerow and also remove the countryside feel of the lane by creating a form of access over the ditch.
49. Some of the objectors do comment that the plan has much to recommend it environmentally and a 5m maintenance strip for the ditch is to be welcomed.
50. **Longstanton Residents for Dry Homes has commented:**
 "Longstanton Residents for Dry Homes objects to the Home Farm Phase 3A housing application on two grounds: (1) it is inconsistent with latest government policy on drainage and (2) foul drainage has not been considered. Details are below.
- (1) Phase II developers Cofton successfully appealed against refusal of their increased housing numbers. The planning inspector held that PPG3, although post-dating Home Farm outline consent, must still apply (and therefore higher densities should be sought). It would be entirely inconsistent if the District Council did not also require Home Farm applications to be consistent with PPG25 regarding drainage. PPG25 specifically discourages "hard engineering" solutions to drainage problems. Clearly, part of the intent is that hard

engineering structures are more likely to fail over time than passive mechanisms. Geoff Burrows, the engineer commissioned by developers to develop the Home Farm drainage strategy has himself stated to the SCDC Drainage Advisory Board that the proposed balancing pond would require "Expert Tuning" to reach its intended protection potential. Clearly, then, if it is not precisely tuned, the development may be flooded and cause flooding elsewhere. Flooding is not something that can be experimented with, and LRDH opposes a solution that has a correctness of tuning that can only be verified after a flooding event. Further, a solution such as a balancing pond requires continued maintenance to maintain effectiveness. It is unreasonable to declare that the Bar Hill pond (which failed in 2001, exacerbating flooding downstream) was somehow an anomaly. It is typical of what happens over time: maintenance fails. This is even true within the current Longstanton Brook, where access restrictions mean that the banks are only cleared regularly where it is convenient to do so. In conclusion, decrease in maintenance standards over time is the norm, not the exception, and planning must acknowledge this reality.

Therefore, in order to comply with PPG25 (with which the recent appeal implies SCDC planning decisions must comply), a balancing pond requiring expert tuning and constant maintenance to continue to function is unacceptable. **The only sensible solution is that offered by a failsafe diversion of Longstanton Brook along the western edge of the B1050 bypass.**

- (2) Anglian Water, in their response to the 88-home Persimmon application for Phase I, stated that any more homes than those proposed would require sewage works improvements. Such works have not even been proposed let alone implemented. It would therefore be reckless for SCDC to approve this application until the works are approved, and reckless for them to approve home occupation until the works are completed."

Planning Comments - Key Issues

51. The principle of erecting 500 dwellings on the Home Farm site has already been established by the grant of the outline permission. The permission allows for the phased development of the site, and includes conditions relating to the phasing of the residential development, business park, open spaces and the timing/thresholds for the provision of the necessary infrastructure and roads.
52. This reserved matters application provides details of the siting, design, and means of access to Phase 3a of the residential element of the development approved in 2000 (S/0682/95/O) only, and these are the matters to be considered. Landscaping is excluded and remains reserved for future consideration.
53. The key issues are:
 - (a) Density and numbers;
 - (b) Highway safety;
 - (c) Design and layout; and
 - (d) Drainage.

Density

54. The density of development on the site is guided by:
 - (a) The outline planning permission, condition 16;

- (b) The adopted South Cambridgeshire Local Plan 2004 Policies SE4, HG5 and 'Longstanton 1';
 - (c) The adopted Development Brief for Home Farm;
 - (d) The approved Structure Plan Policy P5/3; and
 - (e) PPG3, Housing.
55. Condition 16 of the outline permission states that "Not more than 500 dwellings shall be constructed on the site unless otherwise agreed by the Local Planning Authority". This equates to approximately 24 dwellings to the hectare. The reason for condition 16 is "To ensure an appropriate balance is achieved between scale of development and the provision of essential services, infrastructure and the Longstanton Bypass". In his January 2002 report, the Local Plan Inspector recommended that Longstanton be downgraded from a Rural Growth Village to a Group Village in view of its relative poor level of sustainability. The District Council incorporated this change in its adopted Local Plan (Policy SE4).
56. The proposed density of 19 dwellings to the hectare on Phase 3A would satisfactorily implement condition 16 of the outline planning permission when viewed within the context of the overall scheme for 500 and would comply with Policies SE4 and Longstanton 1 of the Local Plan.
57. Reserved Matters on Phase 1 have been approved at 29.3d/h, Phase 2 at 24d/h (153 scheme) and 30.75d/h (196 scheme). A residue of some 256 (213 if the 196 Phase 2 scheme is implemented) dwellings is available on 11.5 hectares in Phase 3 at a density of 22.3 d/h (18.5 d/h). Although this density of 19 is lower, it is only part of Phase 3 and is, in my opinion, realistic having regard to the Development Brief which, envisages greater areas of lower density in the form of 'village lanes' and 'hamlets' in Phase 3, whilst still incorporating some higher density areas of 'village streets'.
58. Having regard to the outline planning permission Condition 16 and the adopted Development Brief's illustrative Master Plan, it is, in my view, appropriate for the density of the whole of Phase 3 to be lower than the approved density of Phases 1 and 2.
59. Clearly the approved Structure Plan Policy P5/3 and PPG3 advice would support a higher density than that proposed in this application. However the circumstances which led to the imposition of condition 16 on the outline planning permission have not materially changed. The applicants have the option of reviewing numbers on the whole site by other means. That will be the opportunity to consider the costs and benefits of any additional dwellings in terms of transport, education, open space and affordable housing obligations, together with impact upon infrastructure capacities. That application would also need to be considered in the context of Development Plan Policies (see above) or those appertaining at the time of determination of the application.
60. As a Reserved Matters application, I consider the density is acceptable on this particular part of the site, having regard to its location at the northern edge of the allocation and the character of the surrounding area.

Design and Layout

61. The adopted Development Brief sets out a series of design principles to ensure the new development is appropriate in terms of scale and style. An assessment of the design and layout proposals of the scheme is being carried out for this Council by an experienced Design Architect. The findings will be reported verbally at the meeting.

62. The assessment, will be discussed with the applicants once produced. At the time of preparing this report I am hopeful that many of the comments will be addressed, either through amended drawings or by conditions.

Landscaping

63. The landscaping has been considered through the original Outline consent by virtue of conditions requiring a scheme to be submitted. I am awaiting comments from the Landscape Design Officer but I anticipate that the proposed layout will accommodate space for appropriate landscaping of the site particularly considering the strong belt of structural landscaping already controlled to the north shown outside of the red edged site.

Revisions

64. In a meeting with the developers and the Design Architect held on 17th May 2006 various issues were raised in relation to the design of the scheme as well as points of clarification and revision concerning points raised through the consultation process. These include:

- (a) Revisions to the hard landscaped area in the south western area of the site where it links through to the future Phase 3B. It is felt that this needs to have a more enclosed feel to the street scene with better definition of streetscape to reflect the approach contained within the design brief of character zones – perhaps more terracing and linking of buildings together with a general tightening of the street to form a more strongly continuous street scene. This area would benefit from a higher density appearance which could extend somewhat to the north and then give way to the larger houses on the northern end and their open lower density character. These in turn could be improved by creating more green space within and around the dwellings. There is generally too much hard surfacing within the scheme.
- (b) Greater variation could be achieved through setting back some of the garage plots, varying the door canopy detail and varying the hard surface materials.
- (c) Ecology report to be submitted to address the concerns of the Ecology Officer by outlining the ecology objectives for the scheme.
- (d) Ecology officer will provide an approach for the treatment of Fishponds Lane and the areas that link through to the site.
- (e) The 2½ storey dwelling on Plot 76 (referred to as overlooking Striplands Farm) can be replaced with a 2 storey property to improve its relationship with that dwelling and also lessen the impact of the dwelling on the High Street edge of the development.
- (f) Plot 4 will be revised to incorporate a front garden giving a more satisfactory visual impact on the street scene
- (g) The developers will produce a footpath strategy that will resolve various footpath issues within the site.
- (h) The small LAP area is to be revised to better relate to the street scene.
- (i) Introducing more projecting gables (particularly Plot 46)

- (j) More traditional window detail avoiding modern windows in traditional design.
 - (k) Explore the possibility of two or three 'feature' plots of more contemporary design.
 - (l) Plot 5 to be re-orientated to overcome overlooking problems with The Retreat and possibly to take it further away from the pond. This will also provide additional security by improving surveillance of the area to the south west.
 - (m) The refuse collection vehicle access will be addressed.
 - (n) The links onto Fishponds Lane will be widened to address ecology concerns.
65. Members will be updated with regard to progress in addressing the above at the meeting.

Highway safety

66. The comments of the Local Highways Authority are noted. The necessary traffic calming measures can be controlled through conditions requiring such works to be completed prior to development commencing.
67. The developers have agreed to produce a more detailed layout of the internal access ways and shared surface areas for consideration by the Local Highways Authority in particular in relation to dimensioned turning heads and more detailed dimensioned plans. Amended plans showing the details requested by the LHA are awaited.

Drainage

68. Conditions attached to the outline permission state that no development shall commence until a phased scheme of foul and surface water drainage has been approved by the Local Planning Authority and constructed. Discussions between the applicants and the relevant parties (Environment Agency, Council's Drainage Manager, Middle Level Commissioners and the Longstanton Residents for Dry Homes Group) have concluded in the agreement of a surface water drainage strategy. This strategy does not impact upon the layout of this reserved matters application but is to be taken forward by virtue of the application referred to in Paragraph 14 above.
69. Although the capacity does not yet exist in the foul water drainage system to cater for development in excess of some 100 dwellings, condition 23 of the outline planning permission precludes development being occupied until the necessary improvements to the infrastructure have been completed. These comprise an upgrade to the existing pumping station, which will then pump all the sewage to Utton Drove Sewerage Treatment Works via a new rising main.
70. All necessary conditions are already imposed on the outline planning permission. No further drainage-related conditions are necessary or appropriate at this reserved matters stage. Therefore, there is no reason to withhold approval of reserved matters on this ground alone.

Other Matters

71. A condition of the outline planning permission requires the provision of fire hydrants.

Recommendation

72. I shall report progress on the submission of amended drawings but I anticipate being in a position to recommend delegated approval of details of siting, design and means of access for the erection of 87 dwellings and ancillary works subject to a condition requiring provision of off-site traffic calming measures and the revisions to design and layout and subject to further consultations and appropriate safeguarding conditions. If the application is not satisfactorily amended, I would recommend refusal.

Background Papers:

- Reserved Matters Application File Ref S/0625/06/RM and application files referred to in the 'History' section of this report.
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Development Brief for Home Farm, Longstanton 1998

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