

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0793/07/F - LONGSTANTON

Construction of 300m access road and 238m foul water sewer for Phase 3B at Home Farm - for David Wilson Homes

Recommendation: Delegated Approval

Date for Determination: 15th August 2007

Notes:

This Application has been reported to the Planning Committee for determination because the Parish Council objects, contrary to the Officer recommendation.

Site and Proposal

1. The site comprises two strips of land, for the access and the foul water sewer. The vehicular access is to be off Over Road and will run along the north western boundary of the Phase 2 development and will serve the future Phase 3B which lies to the west of the permitted Phase 3A development. It proposes a 6m. wide carriageway, 2m.wide footways on either side and a realigned junction with Over Road. It will be some 260m. long.
2. The 240m. long foul water sewer will run between Phases 3A and 3B and to the rear of properties on High Street. It will link Phase 3B and the pumping station.
3. The Full planning application, received on 24th April 2007 has been amended twice to both alter the levels and the alignment of the access road.

Planning History

4. 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.
5. An application to vary conditions 2 and 3 of **S/0682/95/O**, which relate to the timescales for the submission of details and the commencement of development, was submitted under reference **S/1268/02/F**. This application has been treated as withdrawn.
6. **S/1762/03/RM** - 91 dwellings and ancillary works (Phase 1) - approved 22.12.03.



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7. 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.
8. **S/0246/04/RM** - Application for 196 dwellings (Phase 2) - Appeal allowed August 2005.
9. **S/0625/04/RM** - Reserved Matters application for the construction of on-site roads and sewers (Phase 2) – Approved April 2005.
10. **S/1846/04/F** - Application for balancing pond and scheme of ditch widening to serve development approved by virtue of outline planning permission **S/0682/95/O** – Approved June 2006.
11. An application to vary Condition 16 of the Outline Planning Consent S/0682/95/0 to allow the construction of 630 dwellings has been dismissed at appeal.
12. **S/2069/04/RM** – Application for 153 dwellings (Phase 2) was approved in May 2005.
13. **S/1875/06/RM** and **S/1877/06/RM** – Duplicate applications for 18 dwellings within Phase 2 were approved in December 2006 (net increase of 7 dwellings).
14. **S/1086/06/F** – Application to extend the period for submission of reserved matters for Phase 2 for an additional 2 years was approved in August 2006.
15. **S/1876/06/RM** - Application for 20 dwellings within Phase 2 was approved in December 2006 (net increase of 6 dwellings.)
16. Approximately 10 revised designs have recently been approved for individual plots to include conservatories.

Planning Policy

17. The site forms part of the 21 hectare area of land allocated for some 500 dwellings on land north of Over Road in the South Cambridgeshire Local Plan 2004 Policy HG5
18. 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 Hatton 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".
19. Longstanton is defined as a Group Village in South Cambridgeshire Local Development Framework Core Strategy Development Plan Document 2007 (**Policy ST/6**).
20. 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:

- (a) “Responds to the local character of the built environment;
 - (b) Is integrated with adjoining landscapes;
 - (c) Creates distinctive skylines, focal points, and landmarks;
 - (d) Includes variety and surprise within a unified design;
 - (e) Includes streets, squares and other public spaces with a defined sense of enclosure;
 - (f) Includes attractive green spaces and corridors for recreation and biodiversity;
 - (g) Conserves important environmental assets of the site;
 - (h) Pays attention to the detail of forms, massing, textures, colours and landscaping.”
21. Development principles are contained within the Local Development Framework Development Control Policies Development Plan 2007. These Policies address sustainability, design, development criteria, infrastructure, cumulative development, construction methods and development frameworks.
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 Statement (PPS) 25**, “Development and Flood Risk” (2006) requires that climate change allowances be incorporated into flood risk.

Consultation

24. **Longstanton Parish Council** - recommends refusal. It states:
”Foul drainage is connected to an existing foul drainage system unable to cope with an additional load.”
25. **Environment Agency** - does not object. It states that it did not object to the Outline planning application based on the best information available at the time. Since then Planning Policy Statement 25 (Development and Flood Risk), published Dec 2006 requires that climate change allowances be incorporated into flood risk probability modelling. As such it is recommended that floor levels of any building/structure be set 300mm above the 6.90m modelled level for the reach of the watercourse to the north of the site above Ordnance Datum Newlyn.
26. Any culverting or works affecting the flow of an ordinary watercourse (including temporary works) requires the prior written consent of the Environment Agency under section 23 of the Land Drainage Act 1991. As both the new access road and the foul sewer are proposed to cross watercourses, consents from the Agency may be needed.
27. **Local Highway Authority states** - ”The proposed alignment of the new access road is acceptable to the Highway Authority.
28. Any Planning Permission does not constitute the Highway Authority approval of the construction specification, levels etc. as shown, these will be subject to the separate process of agreeing a Section 38 Agreement under the Highways Act 1980.”

29. **Council's Drainage Manager** - Formal comments are awaited. However, no objection in principle.
30. The comments of Anglian Water are awaited and will be reported verbally.

Representations

31. None received.

Planning Comments - Key Issues

32. The key issues for consideration are:
- (a) The impact on residential amenity.
 - (b) The visual impact of the scheme on the wider locality.
 - (c) Highway safety.
 - (d) Flood risk.

General

33. The application is proposing infrastructure works that are necessary to serve the approved Home Farm development. The comments of both the Highway Authority and the Environment Agency are noted. Subject to the awaited comments of Anglian Water and the Councils Land Drainage Manager, I consider the proposals to be acceptable in principle.

Residential Amenity

34. I do not consider the works will impact on residential amenity other than in respect of possible temporary disturbances during construction. However, I consider that the need for both the access and the sewer far outweighs this. A condition limiting the use of power operated machinery during the construction period should help to minimise the disturbance.

Visual Impact

35. The works are necessary and I do not consider that in the context of the Home Farm development they will appear harmful to the surroundings. Approved Structural Landscaping required by the Outline Planning Permission ref. S/0682/95/O will provide an appropriate setting and screening of the roadway on the north west side.

Highway Safety

36. I note the support of the Local Highway Authority. In my opinion the new junction will serve to slow traffic along this part of Over Road and will not result in any highway safety concerns. The route and location of the access road accords with the Master Plan accompanying the outline planning application.

Flood Risk

37. I note the Environment Agency is not objecting to the proposal. or to the alignments levels of the proposed access road.

Foul Water

38. I note the comments of the Parish Council, however, I cannot see how a refusal of this application will help the situation. The houses that already have planning permission need to be connected to the sewer system even though Anglian Water needs to increase the capacity of the whole system. Confirmation has been received from Anglian Water that it “will provide adequate treatment works and network capacity to enable all dwellings on the [Home Farm] site to be connected to the public foul sewer as and when they are ready for occupation.” Specific comments upon this application are awaited.

Landscaping

39. The approved structural landscaping details contained within plan ref. 665-01-09 Rev. Q show structural landscaping on land immediately north west of the proposed access road. The land to the south east is part of the housing development so no further planting is therefore required.

Recommendation

40. The need for further consultations has come to light during the course of consideration of the application. I therefore recommend delegated powers of approval subject to no new material planning issues being raised as a result of these consultations and subject to a use of power operated machinery noise restriction condition and other safeguarding conditions.

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

- Planning Application File Ref S/0793/07/F
- Outline Planning Permission Decision Notice Ref. S/0682/95/O
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Local Development Framework Development Control Policies Development Plan Document 2007.
- Development Brief for Home Farm, Longstanton 1998

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