

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 July 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/1397/09/O – CALDECOTE

Outline Application for 97 Dwellings including Access and Layout at Land to the East of 18-28 Highfields Road for Banner Homes

Recommendation: Delegated power to approve or refuse scheme subject to planning contributions being adequately addressed before determination

**Date for determination: 18 February 2010
(Major Application)**

Notes:

This Application has been reported to the Planning Committee for determination because the officer recommendation is contrary to the comments of the Parish Council.

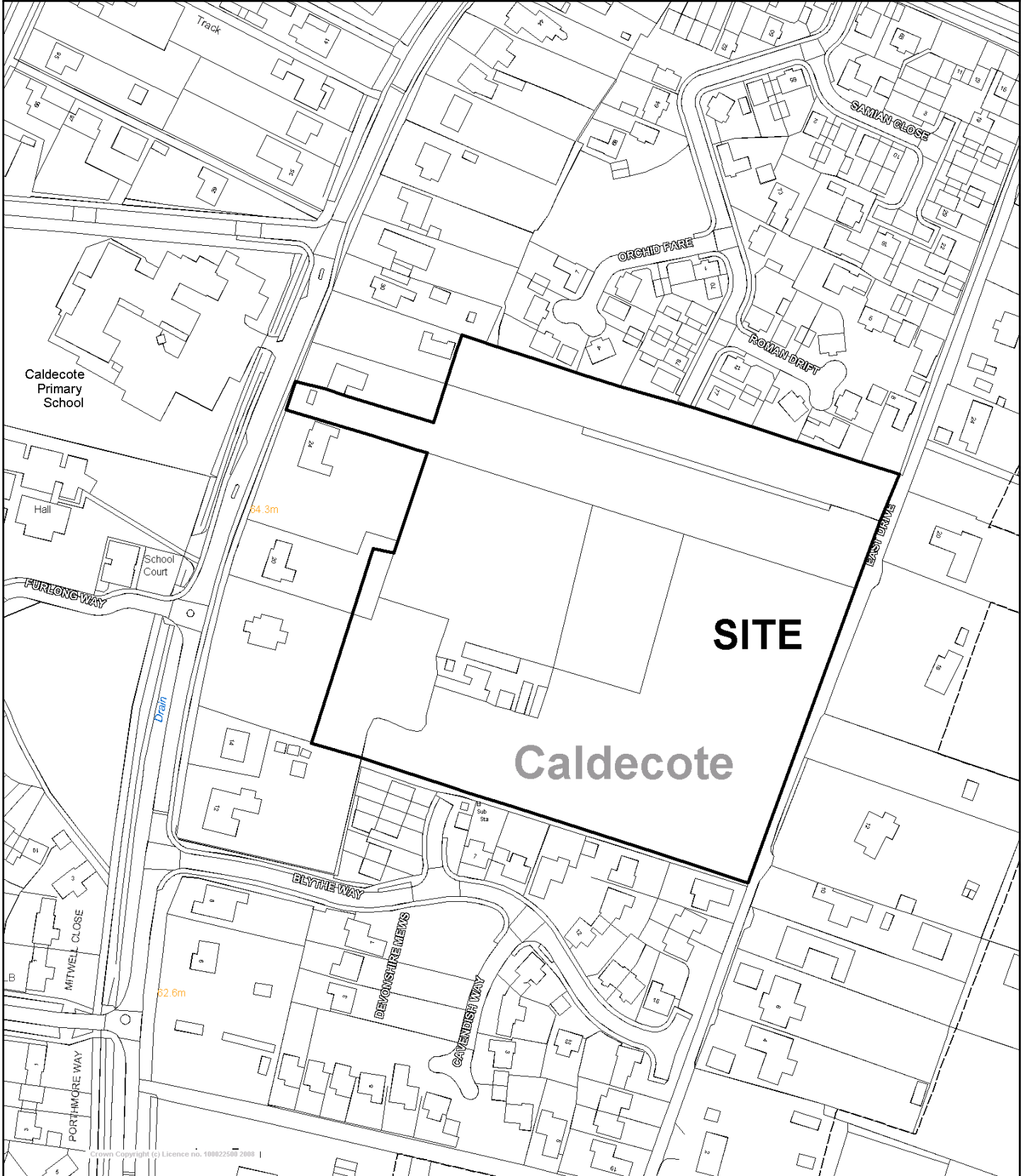
Members of the Committee will recall deferring this application until further consultation was carried out with Cambridgeshire County Council with regard to what the financial contributions would be used for in improving the local infrastructure of Caldecote to accommodate an additional 97 dwellings. Officers also questioned the proposed mix that was not reflective of LDFDCP adopted 2007. The original report is attached for reference.

Site Description

1. This 2.9-hectare site is located in the centre of Caldecote to the east of Highfields Road on predominately undeveloped land. The site is bounded on all sides by existing residential development. To the North and South is development that was approved under the allocation site 'Caldecote 1' in the Local Plan 2004. To the East are loosely developed plots with relatively larger garden curtilages. The properties along the eastern boundary predominately face towards the application site and are accessed via East Drive. There is a substantial mature tree boundary that runs along the eastern edge of the site. To the west are residential properties that face towards Highfields Road, their rear gardens backing onto the proposed development site.

The site is separated from the neighbouring residential developments by close-boarded fence and mature hedgerows.

2. The outline application, received 25 September 2009, proposes the erection of 97 dwellings and associated access. The matters to be considered are layout and access only leaving appearance, landscaping and scale to be considered as reserved matters.
3. The land is currently accessed from Highfields Road and the existing outbuildings that are located in the southwest corner of the site are proposed to be demolished. The proposed access to the site from the south via Blythe Way with pedestrian links



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Scale 1/2000 Date 21/6/2010

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from Highfields Road. An 'emergency only' access is also proposed from Highfields Road. The development also shows the siting for one Local Equipped Area of Play (LEAP).

4. The revised application proposes 97 dwellings. 58 of these are market dwellings and 39 affordable units. The market mix now comprises 19 x 4 bed units, 15 x 3 bed units, and 24 x 2 bed units. The affordable mix comprises 1 x 4 bed unit, 22 x 3 bed units and 16 x 2 bed units. This mix has changed since the original application to better reflect Local Development Framework Policy.

Policy Background

5. This site has been allocated for housing development since its designation as a Rural Growth Settlement in the 1989 Cambridgeshire Structure Plan. The South Cambridgeshire Local Plan 1993 designated this area (and neighbouring sites approx 11.8ha) for residential development under Caldecote 1. In 1993 a Development Brief for Caldecote/Highfields was adopted as supplementary planning guidance. However, this allocation was not carried over into the newly adopted 2007 Local Development Framework, though it is saved until the Site Specific Policies Development Plan Document adopted January 2010.

Planning History

6. For the purpose of this application I will refer only to the history of the site after its allocation in the Local Plan 2004 under 'Caldecote 1' as it is apparent this site has been intended for residential development for some time.
7. **S/0360/07/F** – Erection of 25 Dwellings – Withdrawn.
8. **S/1242/07/F** – Erection of 25 dwellings and construction of new access – Refused and later dismissed at appeal. It was considered by the Inspector that the development proposed a piecemeal, unsatisfactory form of development that would materially detract from the character and appearance of the surrounding area.
9. The above applications considered only 0.84ha of the current application site for development.

Consultations

10. **Caldecote Parish Council** - Recommends Refusal for the following reasons:
 - A. The Parish Council do not consider the application takes account of location, the density and high level of low cost homes and consider it is inappropriate for the village. It would have a serious impact on the rural nature of the village. The low cost homes do not meet any local need in Caldecote. A particular concern of the Parish Council and residents is the increased traffic flow in the old village and past the school, especially at school and peak times.
 - B. The Parish Council has not been given any further information from the developer in the community provision and the ability of the infrastructure to cope with the expansion. In view of the decision of the Local Planning Authority confirming this for the previous submission they can see absolutely no reason for District Councillors to change that view.

- C. The Planning Design and Access statement claims that the majority of the application site falls under saved Policy HG5 of the Adopted Local Plan. However, the Parish council does not accept the statement based on the following:
- (a) HG/5 allows for exception sites to be built to meet identified local housing needs. The housing needs of Caldecote have not been taken into account in the design of this development. The community does not require the level of affordable housing that is being proposed.
 - (b) The proposal does not satisfy the condition HG/5./b. because the number, size and mix of the proposed dwellings are not appropriate to the strict extent of the identified local need. The developers have not proven extent of nor identified the level of local need. If such has been identified, then it has not provided this information to the Parish Council, and ought to do so for our consideration.
 - (c) The recent survey carried out for the Parish Plan showed negligible need for affordable housing in the community. The summary of the result is given at the end of this response. There is no demonstrable need for affordable housing in the village.
 - (d) The scale of the scheme is not appropriate to the size and character of the village and so contradicts HG5/3/c.
 - (e) The services within the village are not sufficient to cater for the needs of the village in its current state, and are therefore insufficient to cater for the proposed development site, and do not fulfill HG5/3/d. The services that are deficient include: local shop, primary school places, bus transport through the village, drainage and sewerage capacity of pumping station, insufficient sidewalks and cycle paths. A full list is given further in this document.
 - (f) The development, contrary to HG5/3/e will damage the character of the village due to the addition of the proposed mix of housing. The character of the village has already been seriously compromised by previous developments.
- D. Furthermore, the proposed development contravenes the following policies: DP/1/b, DP/1/m, DP/1/p, DP/1/r, DP/7/b, DP/7/c, HG/2/1, HG/2/2, HG/3/1.
- E. Additionally:
- (a) It would have a serious impact on the rural nature of the village.
 - (b) The low cost homes are not being provided to meet any need in Caldecote.
 - (c) The Parish Council has not been given any further information from the developer on community provision and the ability of the infrastructure to cope with the expansion.
 - (d) In view of the decision of the local planning authority confirming this for the previous submission they can see absolutely no reason for District Councillors to change that view.

- (e) An increase in traffic past the school remains a serious concern, the school has limited parking and there is already a problem at the school entrance. An increase in the traffic past this point is likely to cause accidents.
- (f) Insufficient places at primary, secondary, nursery and 6th Form schools in the area.
- (g) The sum proposed in the section 106 is not sufficient to meet the need for primary school places.
- (h) The 2 extra homes opposite the school entrance and not part of the current application should be accessed from this development as discussed at pre-application talks.
- (i) There is insufficient public transport in the village (now only 1 bus a day), resulting in high car use; this is ignored in the travel plan report.
- (j) Access has not been provided for pedestrians to Clare Drive (actually it has now been proposed in the amended plan); adjacent properties will be cut off from each other.
- (k) Poor road crossing provision on Highfields Road to the school, a central refuge is required.
- (l) Despite assurances from Anglian water the foul water system is already overloaded with blockages and frequent discharge from the pumping station when heavy rain occurs, resulting on one recent occasion to tankers being deployed for 48 hours. The parish council has reported problems to Anglian Water on several occasions, and there is an acknowledgement by Anglian Water that surface water feeds into the pump and does cause problems. It is our view that Anglian Water should be made to revisit its design for the pumping station, as it has been problematic now for more than 4 years.
- (m) The entrance to Blythe Way is unsuitable – design safety concerns
- (n) The junction between Blythe Way and Highfields Road is unsuitable for the extra traffic
- (o) Insufficient parking for residents and visitors particularly in view of the small garages that are not sufficient in size to encourage use.
- (p) Main Street in the older part of Caldecote is too narrow to take any increased traffic volume.

F. If the application is approved:

- (a) Agreement should be reached on Community payments via an agreed section 106 legal agreement **before permission is granted**, and to include contributions to the Primary school, Secondary School and pre-school. Contributions to village amenities as per new method of calculation

- (b) Contribution for POS maintenance and as the proposed POS sites is smaller than required an extra sum of money to be paid to offset this.
- (c) Wildlife, all development should make due consideration of problems associated with wildlife disturbance – survey required. The area also has rare orchids.
- (d) Archaeology survey required.
- (e) With such a large proportion of social homes the community will require assistance from a community development worker, something that has been lacking previously with the growth of the village.
- (f) Roads should have kerbs to prevent footpath parking
- (g) Efforts should be made to secure a pedestrian access from Clare Drive
- (h) Local equipped area for play (LEAP) to be provided, and defined so that cars cannot park on the paths or grassed areas. Check ROSPA for guidance on fencing and gates, planning would prefer open with mounds or planting.
Dog fouling more likely with open access and less control to keep dogs out.
Residents to be consulted on what is provided in the way of play equipment.
- (i) Storage and site compounds to be specified, parking to be controlled while construction is taking place.
- (j) No access for site traffic near the school, all traffic to be direct from Blythe Way to the A428, not the old village of Caldecote as the road system would not be suitable.

G. Conditions should be applied on the following during construction

- (a) Storage and Site compounds to be specified, parking to be controlled while construction is taking place.
- (b) No access for site traffic near school, all traffic to be direct from Blythe Way to the A428, not the old village of Caldecote as the road system would not be suitable.
- (c) No work should be carried out before 8am and should finish by 6pm. (1pm Saturdays).
- (d) No work on Sundays or Bank holidays.
- (e) Any spoil removed should not be used to raise ground levels and create neighbouring flood problems.
- (f) Site traffic should be diverted away from existing roads if possible, roads if used should be kept free of mud and if necessary regularly swept. Wheel washing facilities should be used.
- (g) Parking and site compounds should be provided to ensure that disturbance to nearby properties is kept to a minimum.

- (h) Planting plans to be agreed before any construction is started to ensure existing planting is preserved if possible.
- H. Caldecote Parish carried out a survey of its residents regarding future development. 42% of the village responded and the results are detailed below.
- (a) 58% of the respondents wished for no further homes in the village.
 - (b) What kinds of housing do you think Caldecote needs?
 - Homes for people with special needs 11
 - Homes for single people 31
 - Housing associations 18
 - Large family homes 34
 - Local authority (rented) 18
 - No further homes are needed 133
 - No opinion 25
 - Sheltered housing 28
 - Small family homes 40
 - (c) What types of housing developments would be acceptable in Caldecote?
 - Carefully designed larger groups 19
 - Conversion of redundant buildings or redevelopment of existing dwellings 93
 - Expansion on the village's edge, within the planning envelope
 - Object in principle to further housing developments in Caldecote 105
 - No opinion 15
 - Single dwellings in controlled locations 66
 - Small groups of less than ten dwellings 57
- I. With regard to the amended plans dated 23 April 2010 the Parish Council still recommend the scheme for refusal
11. **Local Highway Authority** – No new comments following amendment dated 23 April 2010.
 12. **Urban Design Panel** – No new comments since amendment dated 23 April 2010.
 13. **County Archaeological Unit** – No new comments since amendment dated 23 April 2010.
 14. **Cambridgeshire Police Architectural Liaison Officer** – No new comments since amendment dated 23 April 2010.
 15. **Cambridgeshire Fire and Rescue Service** – No new comments since amendment dated 23 April 2010.
 16. **Environment Agency** - No new comments since amendment dated 23 April 2010.
 17. **Anglian Water** – No new comments since amendment dated 23 April 2010.
 18. **Awarded Drains Manager** – No new comments since amendment dated 23 April 2010.
 19. **Cambridge Water Company** – No new comments since amendment dated 23 April 2010.

20. **Ecology Officer** – No new comments since amendment dated 23 April 2010.
21. **Trees and Landscape Officer** - No new comments since amendment dated 23 April 2010.
27. **Landscape Officer** - No new comments since amendment dated 23 April 2010.
22. **S106 Officer** - No new comments since amendment dated 23 April 2010.
23. **Housing Development and Enabling Manager** - Overall there are 4,531 applicants registered in South Cambridgeshire and 20,436 within the Cambridge Sub-Region. For South Cambridgeshire there were 572 rented properties let in the year 2009/10, with 282 newbuild affordable homes being built. Within the Strategic Housing Market Assessment (results of which can be located on the Cambridgeshire Horizons website) carried out in August 2008, it identified that there would be a shortfall of just over 1,100 affordable homes per annum over the next 5 years. There is little doubt of the need for affordable housing within the District and the difficulties faced in trying to best meet the needs of the most vulnerable and of those who wish to remain in our villages but cannot afford to do so.
24. There is no requirement for this site to be made available for people with a local connection to Caldecote as the site is within the framework and would therefore be open to all applicants who are registered on the Councils Home Link system. South Cambridgeshire DC has a legal obligation to give reasonable preference to all applicants assessed as being in the highest housing need.
25. Under the Home-Link Choice Based Lettings Scheme, applicants are assessed and placed in one of four bandings:

Band A – Urgent Need
Band B – High Need
Band C – Medium Need
Band D – Low priority
26. To ensure local housing needs are met, 90% of properties advertised through the Home-Link CBL Scheme will be labelled as available to applicants with a local connection to South Cambridgeshire District and 10% will be made available to applicants with a connection to the Cambridge Sub Region (25% for new homes on the growth sites).
27. **Environmental Health Officer** – No new comments since amendment dated 23 April 2010.
28. **Scientific Officer (Contaminated Land)** – No new comments since amendment dated 23 April 2010.
29. **Environmental Services Manager** - No new comments since amendment dated 23 April 2010.

Representations

30. A representation has been received from Councillor Tumi Hawkins. This has been added as an appendix as the comments are quite detailed. She raises concerns with regard to the following:

- (a) Capacity of the pumping station
- (b) Local Services and Transport
- (c) Design Principles

31. There have been 11 letters of objection received following the amendment dated 23 April 2010. All of those who wrote in were notified with regard to the changes.

The objections following the amendment are summarised as follows:

- (a) Only 1 access onto the site
- (b) No school capacity
- (c) The existing infrastructure is not capable of taking more dwellings
- (d) Lack of amenities
- (e) Unfair distribution of affordable housing (loss of value to existing properties)
- (f) Traffic increase and implications on highway safety
- (g) Access road is too narrow
- (h) Retention of trees and screening very important along East Drive
- (i) Loss of light and outlook to some properties on the site – not enough information regarding house details
- (j) Caldecote is not a commuter village and currently has very poor public transport services (only 2 services in the village, other services are located some distance from the development site on St Neots Road)
- (k) It estimated that an additional 175 cars will occupy the site
- (l) Completely out of character with existing density and design of existing units
- (m) Monetary contribution for education is pointless as there is nowhere for the money to be spent as local schools have developed and increased in size to their capacity
- (n) Monetary input is not a solution to the problems this development will cause
- (o) Continued development in Caldecote will have an adverse impact on existing village and its occupiers.
- (p) There is no market for housing in this area and no finances in the current economic climate to justify a development of this scale
- (q) The roads to the south of the village are not capable of taking more traffic

Planning Comments – Key Issues

32. The key issues to consider in determining this application are the principle of development, layout, access and planning obligations. These are predominately addressed in the earlier report. The key issues in re-visiting this application are infrastructure, density and housing mix.

Principle of Development

33. Policy - Under policy ST/6 of the Core Strategy adopted 2007 this site is restricted to development of up to 15 dwellings. With this in mind, development of that proposed would not normally be supported. However, a site specific allocation of this site for residential development still remains.
34. The residue of the Caldecote allocation was not carried forward from the LP2004 into Site Specific Policies because during plan preparation as it was understood that the site was not going to be delivered, therefore it could not be relied upon to contribute towards the delivery of the dwellings required by the Core Strategy. The policy was saved until Site Specific Policy (SSP) adoption.

35. Subsequent to SSP submission, it became clear that the site was likely to come forward. The housing shortfall work for the SSP did acknowledge this and its potential contribution to supply during the plan period. This was captured in the consultation document as a pending planning application:
'Caldecote 1 (saved housing allocation) - Land between Highfields Road and East Drive - approximately 90 dwellings. This is a 'saved' housing allocation from the South Cambridgeshire Local Plan 2004, and currently forms part of the development plan. A planning application is anticipated in November (2008).'
36. The site was allocated for residential development under the saved 'Caldecote 1' policy from the Local Plan 2004 and therefore the basic principle of developing this site for housing is considered acceptable.

Infrastructure

Education

37. From the consultations received it is apparent that there is no capacity in the existing local educational system at pre-school, primary or secondary levels. A financial contribution has been requested by County Council for this shortfall and referred to in detail under the Planning Obligations heading.
38. The contribution will be used to provide additional education capacity for the new residents of the development. It is split between pre-school provision (£81,480), primary provision (£203,700) and secondary provision (£242,500).
39. In so far as the secondary contributions are concerned, there is currently a Secondary Education Review underway in South West Cambridgeshire and the outcome of that review will determine forward spend/priorities for all secondary schools in the area. These monies will feed into the education capital programme to meet, amongst others, the needs arising from this development (and of course the tests set out in circular 5/05).
40. Likewise, now the contributions are being confirmed for pre-school and primary provision, this will also feed into the respective programmes for new capacity. It is premature, at this stage, to be able to say exactly how the money will be spent in any detail.

Transport

41. It is argued that there is not enough available public transport to accommodate 97 additional households and the Principal Transport Officer requested further information to help better assess the impact this development will have on the wider area, in addition to £140,000 financial contribution towards infrastructure.
42. Whippet Coaches have provided the County Council with an estimated cost of £80 per day. This would provide three inward journeys to Cambridge from Caldecote (including one morning peak), and two outward journeys from Cambridge. The evening peak is currently being retained on a commercial basis. Whippet Coaches believe this is the best way of encouraging enough passengers to make a replacement service commercially viable.
43. The costs of this service are as follows:
£80 per day over 5 days per week (Monday to Friday) is £20,480 per annum

£20,480 per annum over 5 years (to give the service a chance to become commercially viable) is £102,400

Adding inflation of 5% per year for 4 years then provides a total of £124,467.84

It should be noted that this figure is based on discussions with the operator in January 2010 and may differ in the future. Future commercial changes may also impact on the cost, either through increased or decreased provision of public transport. The County Council would contract the service on behalf of the developer.

Other public transport improvements

44. Real time information is required to be installed at the bus stop on the old A428 (St Neots Road) The cost of this is around £7,000 per bus stop. An additional £5,000 is required to improve the bus stop to provide a shelter and raised kerbs. At least £1,000 should also be included for the ongoing maintenance costs of the shelter. This gives a total contribution of around £140,000, which has been agreed with the developer of this site.

Cycle Improvements

45. The developer has agreed to provide some cycle parking next to the bus stop on the old A428 to improve on the current arrangements, which are unsatisfactory.

Density

46. The development brief for Caldecote adopted 1993 sought a density of between 25-30 dwellings per hectare. This is relevant to the existing developed land to the north and south of the application site and the site itself that was then part of a much larger scheme. At the time the application was presented to Members it was a national requirement that 30 dwellings per hectare was a minimum level of development for residential schemes and the proposed 33 dwellings per hectare for this scheme would be within the prescribed limits and indeed towards the lower end of that limit. Recent Government changes have led to revisions being made to Planning Policy Statement 3 – Housing (PPS 3). It has deleted the national indicative minimum density of 30 dwellings per hectare from the national requirement to allow local authorities and communities to make decisions that are best for the locations in which new development is to be sited. It is still considered by officers that the level of development proposed on the plot is reflective of its neighbouring sites and the density suitable to the layout and location proposed. It is considered that the density proposed is suitable for this site.

Housing Mix

47. The scheme proposes 97 dwellings, 58 of which are market dwellings. The mix of affordable units complies with the housing need. The mix of market dwellings originally comprised 45 x 4 bed units, 10 x 3 bed units and 2 x 2 bed units. The developer has tried to adjust the mix to meet the requirements of HG/2 by proposing 24 x 2 bed, 15 x 3 bed and 19 x 4 bed. For developments of more than 10 dwellings Policy HG/2 requires the market mix to provide a range of accommodation including 1 and 2 bed dwellings with, as a starting point, the target requirements of at least 40% of homes with 1 or 2 bedrooms, approximately 25% with 3 bed and approximately 25% with 4 or more bedrooms. Policy HG2 further states that the requirement for an appropriate mix will be assessed 'having regard to economic viability, the local context of the site and the need to secure a balanced community'.

48. The changes made to the market housing mix are now more reflective of the relevant policy. A viability assessment was carried out at the expense of the developer and officers are now supportive of the proposed market mix based on the findings of the submitted assessment.

Other issues

49. The previous scheme included parking provision for two properties, located off the development site, in the most northern corner of the site, fronting Highfields Road and shown dotted on the layout plan. The Parish Council asked that these units be accessed from the within the development site rather than straight from Highfields Road. It was agreed by the developers that this was possible. This has since changed, as the land was incorrectly included in the applicant's ownership. The ability to provide access from the rear to future properties would no longer be possible through the development of this scheme. The two units are not part of this application. The development of these plots may come up in the future, however, allowing this scheme to progress would restrict off road parking being accessed from the rear.
50. The build layout has been improved since the involvement of the Councils urban design team however there is still room for improvement particularly where side boundaries to properties face roads or public areas. It is suggested the boundary treatment should be demarcated in high quality brick walls and not fencing allowing planting alongside or up the walls.
51. There was a question mark over the trees on the eastern boundary. The applicant states that when Blythe Way was built they originally fenced the scheme along the legal boundary, which lay on the outer side of the hedge. The Council took action against this (as it did not consider it to be visually acceptable), which culminated in an appeal, which was dismissed. Therefore the fence was re-erected on the inside of the hedge. The applicants have checked legal Title for the land subject to the current application and are of the view that the boundary runs through the hedge on the East Drive boundary. It may well be that we will have to agree to a fence within the hedge line (as previously) but it emphasises the point that the fence line on the adjoining site is not the legal boundary.

Planning Obligations

52. The developer has agreed to meet all requirements of the Councils on and off site contributions, the majority of which were discussed at length during pre-application discussions. Some figures may have changed since these discussions. Following the submission of the application the Draft Heads of Terms have been assessed by the Councils S106 Officer who has asked for a revised draft to take on board all requirements in line with advice from Circular 05/2005. In total, all contributions equate to over £1 million.
53. Officers have been working to ensure that a S106 Agreement is in place and agreed to before development is formally approved. This has incurred additional administrative costs for the developer that will still need to be paid should the scheme be refused. The developer has agreed to this.

Water and Drainage

54. Drainage has been raised as a major concern by local residents and this has been cross-referenced with both the Awards Drainage Manager and the Environment Agency. Confirmation has been received from the EA stating that the FRA submitted demonstrates that there will be no additional surface water run off from the site post development than that which currently discharges as green field run and it accepts of the approach proposed. Ground levels are not to be raised and a condition requiring finished floor levels.
55. With regard to Foul water drainage I have discussed the site with Anglian Water and approached them regarding the large dossier of information copied to me from the Parish Council Clerk for Caldecote, this contains various information and photographic evidence that there have indeed been capacity problems in Highfields with regard to drainage. It would seem that there has been significant problems in the past and a recent letter from the Customer Response Manager dated 19th March 2010 states the following:

“In exceptional circumstances, rain water draining into the foul only sewers can also result in them overflowing, causing flooding of the surrounding area. Rain water draining into the foul only sewer comes about due to inappropriate connections made by local property owners. The properties that are served by our foul sewage pumping station in Highfields Road, Highfields, Caldecote should have their surface water run off draining to soakaways or a nearby drainage ditch. Outside of rainfall events, there are no problems with the pumping station, which is why we have stated to the application that there are no problems. With regard to the Water Industry Act 1991, the developer has a right to connect, I’m afraid we cannot refuse an application to connect”.

56. Previous comments from Anglian Water in the earlier report under paragraph 29 remain the same.
57. In light of the level of concern drainage issues have raised the developer has been working with Anglian Water and Woods Hardwick to ensure that capacity is not a problem for the development proposed.

Conclusion

58. The site is allocated for residential development and the relevant policy saved to allow development on this site to proceed. The proposal for 97 units is considered an acceptable density for the site and the developer has informed officers that it is prepared to enter into a S106 agreement to meet planning obligations for a development of this size.
59. The layout of the scheme is the result of long ongoing discussions between officers and the applicants to ensure a high standard of design, it has been amended a number of times to take further account of the requirements of Parish Council and planning officers. Sufficient parking is provided at an average 1.8 spaces per dwelling.
60. With regard to the concerns surrounding foul drainage officers can confirm that the applicant is willing to take on board any requirements Anglian Water request of them and additionally may take on any reasonable costs that might help improve drainage for the development proposed if additional capacity is a problem.

61. The housing mix is significantly improved from the original housing mix that was proposed and now far more reflective of the Development Control Policies adopted 2007. The contributions sought have been broken down to justify and explain why they are needed and where the monies will be spent.

For the above reasons officers give the following recommendation:

Recommendation:

The application will be approved subject to a S106 Agreement.

Conditions

1. **Approval of the details of the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.**
(Reason - The application is in outline only.)
2. **Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.**
The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
3. **The landscaping details required under condition 1 above shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The Planting details and details of all site boundaries shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
4. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. **No development shall commence until details of the following 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

a) Surface Water Drainage

(Reason - To ensure satisfactory drainage of the site).

b) Foul water drainage

(Reason – To ensure satisfactory drainage of the site)

c) Finished floor levels of the building(s) in relation to ground levels.

(Reason - To ensure that the height of the building(s) is well related to ground levels and is not obtrusive.)

6. No development approved by this permission shall be commenced until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

(Reason - To prevent the increased risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

7. No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains.)

8. Prior to the commencement of development (including any pre-construction, demolition or enabling works) a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The Construction Management Plan shall include:

(a) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures

(b) Details of haul routes within the site

- (c) **A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the site and siting of the contractors compound during the construction period to be agreed on phase basis**
- (d) **Dust management and wheel washing measures**
- (e) **Noise method, monitoring and recording statements in accordance with the provisions of BS 5228:2009 Code of practice for noise and vibration control on construction and open sites – Part 1 and 2.**
- (f) **Concrete crusher if required or alternative procedure**
- (g) **Details of odour control systems including maintenance and manufacture specifications along with**
- (h) **Maximum noise mitigation levels for construction equipment, plant and vehicles**
- (i) **Site lighting**
- (j) **Screening and hoarding details**
- (k) **Access and protection arrangements around the site for pedestrians, cyclists and other road users**
- (l) **Procedures for interference with public highways**
- (m) **External safety and information signing notices**
- (n) **Liaison, consultation and publicity arrangements, including dedicated points of contact**
- (o) **Complaints procedures, including complaints response procedures**

All development shall take place in accordance with the approved Construction Management Plan unless formally agreed in writing with the Local Planning Authority.

(Reason - To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with the requirements of Policies NE/13, NE/14, NE/15, NE/16 and DP/2 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)

- 9. No development shall commence until details of a scheme for the provision of educational and recreational infrastructure to meet the needs of the development in accordance with Local Development Framework Policy DP/4 and SF/10 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**

(Reason - To ensure the development makes a gain for local infrastructure provision as required by Policy DP/4 and SF/10 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)

- 10. No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:**
- (a) The numbers, type and location of the site of the affordable housing provision to be made;**
 - (b) The timing of the construction of the affordable housing;**
 - (c) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and**
 - (d) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.**
- (Reason - To ensure the provision of affordable housing in accordance with Policy HG/3 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)
- 11. No development shall take place until details of the provisions to be made for nesting birds have been submitted together with details of the timing of the works, and are subsequently approved in writing by the planning authority. The works shall be completed in accordance with the approved details.**
- (Reason - LDF policy NE/6 Biodiversity seeks biodiversity enhancement and restoration. Planning Policy Statement 9, Key Principals ii & v also support the inclusion of appropriate biodiversity features within new developments.)
- 12. No demolition, removal of vegetation or development shall be carried out on site between 14th February and 14th July inclusive in any year, unless otherwise agreed in writing by the Local Planning Authority and a scheme of mitigation implemented.**
- (Reason – To avoid causing harm to nesting birds and in compliance with the adopted Local Development Framework 2007.)
- 13. Before development commences, a scheme for the provision and location of fire hydrants to serve the Development to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be 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.)
- 14. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Tree Officer following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall**

have been previously agreed in writing with the Local Planning Authority.

(Reason - To protect trees, which are to be retained in order to enhance the development and the visual amenities of the area.)

- 15. No construction work and or construction collections from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the local planning authority. No construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the local planning authority.**

(Reason - To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction in accordance with the requirements of Policy NE/15 of the adopted Local Development Framework 2007.)

- 16. During the period of demolition and construction no power operated machinery shall be operated on the site before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.**

(Reason – To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction in accordance with the requirements of Policy NE/15 of the adopted Local Development Framework 2007)

- 17. Prior to the installation of lighting, full details of a lighting scheme for the site and/or lighting of plots within the site shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include a site plan(s) showing the location of all external lighting, details of the various types of lighting to be erected, height, type, position and angle of glare of any final site lighting / floodlights, the maximum ground area to be lit, the luminance of the lighting including an isolux contours plan and measures to prevent light spillage from the site. No external lighting shall be installed anywhere on the site other than in complete accordance with the approved lighting scheme and maintained thereafter.**

(Reason - In the interests of the amenity of nearby residents and to help prevent light spillage from the site, to ensure the appearance of the development is satisfactory in accordance with the requirements of policy DP/2 and NE/14 of the adopted Local Development Framework 2007)

Informatives

1. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
2. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the

attention of the applicant to ensure the protection of the residential environment of the area.

3. To satisfy the recommended noise insulation condition, the noise level from all powered plant, vents and equipment, associated with this application that may operate collectively and having regard to a worst case operational scenario (operating under full power / load), should not raise the existing concurrent lowest representative background level $\text{dB } L_{A90}$ by more than 3 dB(A) (*i.e. the rating level: the specific noise level of source plus any adjustment for the characteristic features of the noise, needs to match the existing background noise level*). This requirement applies both during the day 0700 to 2300 hrs over any 1 hour period $\text{dB } L_{A90}^{1\text{hr}}$ and the existing lowest background level $\text{dB } L_{A90}^{5\text{mins}}$ (L_{90}) during night time between 2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and at each of the proposed residential premises (or if not practicable at a measurement reference position / or positions in agreement with the LPA). Noticeable acoustic features and in particular tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to existing and proposed premises.

To demonstrate this requirement it is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations (background L_{90}) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.

4. A separate statement on Renewable Energy Statement prepared by Woods Hardwick accompanies the application. It states that the 10% renewable provision will be by either:
 - Air Source Heat Pumps (ASHP)
 - Photovoltaic's or
 - Solar Heating Panels

If ASHPs are installed they will generate noise which has the potential to cause noise disturbance to the proposed residential themselves and existing residential. To ensure this noise impact is adequately considered and controlled it is advised that should ASHP be used the following condition is recommended at Reserved Matters:

Before the development/use hereby permitted is commenced, an assessment of the noise impact of plant and or equipment including any renewable energy provision sources on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the local planning authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

(Reason: To protect the amenity of nearby properties in accordance with policies NE/15 and DP/2 of the South Cambridgeshire Development Control Policies Development Plan Document 2007)

5. A drainage contribution will be required by the Council to offset the cost of future maintenance to the award drain being proposed as the outlet for surface water from the development.
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1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Development Framework 2007:**
 1. **Core Strategy**
 - ST/6 – Group Villages
 2. **Development Control Policies**
 - DP/1 - Sustainable Development
 - DP/2 - Design of New Development
 - DP/3 - Development Criteria
 - DP/4 - Infrastructure and New Developments
 - DP/6 - Construction Methods
 - DP/7 - Development Frameworks
 - HG/2 - Housing Mix
 - HG/3 - Affordable Housing
 - SF/1 - Protection of Village Services and Facilities
 - SF/6 - Public Art and New Development
 - SF/10 - Outdoor Play Space, Informal Open Space and New Developments
 - SF/11 - Open Space Standards
 - NE/1 - Energy Efficiency
 - NE/3 - Renewable Energy Technologies in New Development
 - NE/6 – Biodiversity
 - NE/12 – Water Conservation
 - TR/1 - Planning for More Sustainable Travel
 - TR/2 - Car and Cycle Parking Standards
 - TR/3 - Mitigating Travel Impact
 - TR/4 - Non-motorised Modes

2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise: **residential amenity, traffic, drainage /flooding, sustainability, affordable housing, landscaping, layout and housing mix**

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

- Core Strategy 2007
- Development Control Policies 2007
- Site Specific Policies
- Planning file Ref: S/1397/09/O

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