

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 February 2012

**AUTHOR/S:** Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

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**S/2111/11 – CAMBOURNE & CAXTON**  
**Erection of 82 dwellings and associated infrastructure**  
**At**  
**Land Parcel Cell 1A, Cambourne**

**Recommendation: Approve**

**Date for Determination: 18<sup>th</sup> January 2012**

**A. Update to the report**

1. In response to the Parish Council's concerns about the clustering of the proposed affordable housing units on this site, adjacent to an existing area of affordable housing to the north, the applicants have reviewed the affordable housing distribution. One of the two proposed clusters has now been reduced by 5 units, with these units being taken away from the northern boundary of the site to a more central location in the site, thus creating three affordable housing clusters of 12, 6 and 5 units.
2. The Parish Council have considered the proposed amendments and confirm that they are now satisfied with the proposed affordable housing distribution and accordingly their concerns have been fully addressed.
3. The Council's Enabling & Development Officer has confirmed that the amended affordable distribution, mix and tenure split remains acceptable.

**Agenda report paragraph number 16 – Local Highway Authority comments**

4. Due to the size and nature of this development the Local Highway Authority will seek to adopt all areas that serve a highway function.
5. Following detailed pre-application discussions with the applicant the overall design and layout of the development is acceptable to the Local Highway Authority. However, the Local Highway Authority requests that highway related conditions be imposed to cover: (a) plan showing dimensions of all areas of the site to be offered to the Local Highway Authority for adoption as public highway; (b) plan showing inter-vehicle visibility splays from the proposed parking courts; and (c) provision of 2.0 x 2.0m pedestrian visibility splays to all private car parking spaces.

**Summary**

6. It is recommended that following the receipt of amended plans to address the Parish Council's concerns over affordable housing clustering (when considered in relation to its juxtaposition with existing affordable housing

immediately to the north of the site) that the application be granted Reserved Matters approval, subject to an amendment to condition 1 to reflect the amended drawings and the imposition of the additional recommended highway related conditions, as follows:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location Plan LP/UC1A/10 Revision A; Site Plan SP/UC1A/02 Revision E; Lifetime Homes Plan OC/UC1A/LH/1 Revision B; Affordable Housing Plan OC/UC1A/HA/1 Revision B; Bin Strategy Plan OC/UC1A/BS/1 Revision B; Character Areas & Key Buildings Plan OC/UC1A/CS/1 Revision A; Street Elevations Plan PD/UC1A/SE/12 Revision D; Street Elevations Location Plan PD/UC1A/SE/10; House Type Planning Drawings: House Type PT43 (Plots 68, 81) Pd/UC1A/PT43/03 Rev.A; House Type PT43 (Plot 6) Pd/UC1A/PT43/01 Rev.A; House Type PT43 (Plots 11, 85, 9) Pd/UC1A/PT43/02 Rev.A; Landmark (Plot 87) Pd/UC1A/LM87/01 Rev.A; Type PB33 (Plots 69, 70, 71, 72) Pd/UC1A/PB33/02A Rev.A; Type PB33 (Plots 32, 36, 53, 57, 61, 31, 35, 51, 52, 56, 60) Pd/UC1A/PA/33/01A Rev.A; Type PB33 (plots 37, 54) Pd/UC1A/PA33/03 Rev.B; Type PB33 (Plots 7, 8) Pd/UC1A/PA33/02 Rev.B; Type PB33 (Plots 59, 74) Pd/UC1A/PA33/01 Rev.B; Type PC32 (Plots 66, 67) Pd/UC1A/PC32/02 Rev.A; Type PC32 (Plot 13) Pd/UC1A/PC32/04 Rev.A; Type PC32 (Plots 18, 19) Pd/UC1A/PC32/03 Rev.A; Type PC32 (Plot 12, 14) Pd/UC1A/PC32/01 Rev.A; Type PB52 (Plots 10, 77, 79, 86, 80) Pd/UC1A/PB52/01 Rev.A; Type PA22 (Plots 64, 65) Pd/UC1A/PA22/01 Rev.A; Type PE41 (Plots 33, 34) Pd/UC1A/PE41/01 Rev.A; Type PT34 (Plot 16) Pd/UC1A/PT34/02 Rev.A; Type PT34 (Plot 58) Pd/UC1A/PT34/03 Rev.A; Type PT34 (Plot 75) Pd/UC1A/PT34/01 Rev.A; Type PT33 (Plot 17) Pd/UC1A/PT33/02 Rev.A; Type PT31 (Plots 55, 63) Pd/UC1A/PT31/01 Rev.A; Type PT48 (Plot 78) Pd/UC1A/PA48/02 Rev.A; Type PT48 (Plot 83) Pd/UC1A/PA48/01 Rev.A; Type 45 (Plots 76, 82, 84) Pd/UC1A/PA45/01 Rev.A; Type 21 (Plot 62) Pd/UC1A/PT21/03 Rev.A; Type 21 (Plot 73) Pd/UC1A/PT21/01 Rev. B; Type 21 (Plot 15) Pd/UCC1A/PT21/02 Rev.A; Garage Details 2 (Plots 9, 10, 11, 77, 78, 79, 80-87) Pd/UC1A/GD/02 Rev.A; Garage Details 1 drawing no. Pd/UC1A/GD/01 Rev.A; Conservatory drawing no. Pd/UC1A/CONS/01 Rev.A; Type AA23S (Plot 50) Pd/UC1A/AA23S/02 Rev.A; Type AA23S (Plot 30) Pd/UC1A/AA23S/03 Rev.A; Type AA23S (Plot 24) Pd/UC1A/AA23S/01 Rev.A; Type AA23 (Plot 25) Pd/UC1A/AA23/03 Rev. A; Type AA23 (Plots 22, 29) Pd/UC1A/AA23/02 Rev. A; Type AA23 (Plots 48, 49) Pd/UC1A/AA23/01 Rev. A; Type AA31 (Plots 20, 26, 27, 40, 21, 28, 41) Pd/UC1A/AA31/01 Rvw.A; Type AA31 (Plot 45) Pd/UC1A/AA31/03 Rev. A; Type AA31 (Plots 44, 43) Pd/UC1A/AA31/02 Rev. A; Type AA31S (Plots 42, 46) Pd/UC1A/AA31S/01 Rev. A; Type AA31S (Plot 39) Pd/UC1A/AA31S/02 Rev. A; Type PT31S (Plots 23, 47) Pd/UC1A/PT31S/01 Rev. A; Lifetime Home Plan Type AA23 drawing no. Pd/UC1A/LTH/01 Rev.A; Lifetime Home Plan Type AA23S drawing no. Pd/UC1A/LTH/02 Rev.A; Lifetime Home Plan Type PB33 drawing no. Pd/UC1A/LTH/03 Rev. A; Planting Plan ref. 2328-PP-01

Revision E; Planting Plan ref. 2328-PP-02 Revision E; Planting Plan ref. 2328-PP-03 Revision E.

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

11. No development shall commence before a plan showing the dimensions of all areas of the site that are to be offered to the Local Highway Authority as adopted public highway has been submitted to and approved in writing by the Local Planning Authority.  
(Reason: For the safe and effective operation of the highway in accordance with Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007.)
12. No development shall commence before a plan showing inter-vehicle visibility splays, suitable for the design speed of the road, from the proposed parking courts has been submitted to and approved in writing by the Local Planning Authority. The agreed splays shall be kept clear of all planting, fencing, walls and any other obstructions which exceed 600mm in height.  
(Reason: In the interests of highway safety and to ensure compliance with Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007.)
13. Visibility splays shall be provided on both sides of all private car parking spaces and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the:
  - (a) highway boundary
  - (b) back of the footway
  - (c) edge of the carriageway  
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- Consultation response from the Local Highway Authority dated 26<sup>th</sup> January 2012
- Revised drawings formally submitted by applicant on 26<sup>th</sup> January 2012.

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