

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 November 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1497/15/OL

Parish(es): Dry Drayton

Proposal: Outline planning permission for the erection of up to 6 dwellings and associated works and infrastructure (all matters except access reserved)

Site address: Land rear of 65 Pettitt's Close, Dry Drayton

Applicant(s): Mr and Mrs Anthony and Rosemary Scambler

Recommendation: Delegated Approval to complete section 106 agreement to secure affordable housing provision

Key material considerations: Principle of development
Availability of services and facilities
Density of development and housing mix
Affordable housing
Character of site and surroundings
Residential amenity
Highway safety
Trees and landscaping
Ecology

Committee Site Visit: 3 November 2015

Departure Application: Yes (advertised as such)

Presenting Officer: David Thompson, Principal Planning Officer

Application brought to Committee because: Approval of the application would be a departure from the Local Development Framework and a local Member has requested that the application be brought before Members in light of the officer recommendation to approve.

Date by which decision due: 30 November 2015 (extension of time agreed)

Executive Summary

1. The proposal is considered to be of a physical siting and scale that meets the definition of sustainable development in the National Planning Policy Framework and would not result in demonstrable harm in relation to the social, environmental or economic elements of sustainability. The proposed development is considered to be

of a density that would respect the location of the site, on the edge of the built environment of the village and adjacent to the Green Belt. The indicative design is considered to demonstrate that the site could be developed for up to 6 residential units without having an adverse impact on the residential amenity of neighbouring properties. The proposal would result in a logical extension of the existing highway on Pettitt's Close and would provide turning space within the highway, as well as having the space to achieve the number of on-site parking spaces required by local policy. The site is considered to be at a low risk of flooding and details of surface water and foul sewage drainage can be secured by condition at the full application stage. Additional landscape planting has been agreed in principle to enhance the tree coverage and soften the impact of development on the edge of the village and adjacent to the open Green Belt. This element can also be secured by condition at the reserved matters stage.

Planning History

2. S/0993/91/O – residential development – refused
 S/0108/88/O - residential development (0.84 acres) – refused and appeal dismissed
 S/0173/87/O – 8 houses and garages – refused
 S/2020/83/O – residential development of 7 houses – refused and appeal dismissed
 S/0148/79/O – erection of dwelling and garage – refused

Planning Policies

3. *National Planning Policy Framework (NPPF)*
Planning Policy Guidance (PPG)
4. *South Cambridgeshire Local Development Framework Core Strategy DPD, 2007:*
 ST/6 Group Villages
5. *South Cambridgeshire Local Development Framework, Development Control Policies DPD:*
 DP/1: Sustainable Development
 DP/2: Design of New Development
 DP/3: Development Criteria
 DP/4: Infrastructure and New Developments
 DP/7 Development Frameworks
 CH/2 Archaeological sites
 HG/1 Housing Density
 HG/2 Housing Mix
 HG/3 Affordable Housing
 NE/1 Energy Efficiency
 GB/3 Mitigating the impact of development adjoining the Green Belt
 NE/6 Biodiversity
 NE/9 Water and drainage infrastructure
 NE/10 Foul Drainage
 NE/17 Protecting High Quality Agricultural Land
 SF/10 Outdoor Playspace, informal open space and new development
 SF/11 Open Space standards
 TR/1 Planning for more sustainable travel
 TR/2 Parking Standards
6. *South Cambridgeshire LDF Supplementary Planning Documents (SPD):*
 District Design Guide - Adopted March 2010
 Open Space in New Developments - Adopted January 2009

Trees and Development Sites-Adopted January 2009
Landscape in New Developments-Adopted March 2010
Affordable Housing – Adopted March 2010

7. *Proposed South Cambridgeshire Local Plan*
 - S/1 Vision
 - S/2 Objectives of the Local Plan
 - S/3 Presumption in favour of sustainable development
 - S/10 Group Villages
 - HQ/1 Design Principles
 - NH/4 Biodiversity
 - NH/8 Mitigating the Impact of development in and adjoining the Green Belt
 - NH/14 Heritage Assets (in relation to archaeological sites)
 - H/7 Housing Density
 - H/8 Housing Mix
 - H/9 Affordable Housing
 - H/11 Residential space standards for market housing
 - NH/3 Protecting Agricultural Land
 - TI/2 Planning for sustainable travel
 - TI/3 Parking provision
 - SC/7 Outdoor play space, informal open space and new development
 - SC/8 Open space standards

Consultation

8. **Dry Drayton Parish Council** - 'The Parish Council resolved neither to approve nor refuse the application.' No recommendation was made to South Cambs DC.' The Council would like to highlight no. 13 on the list of material considerations listed on the Planning Portal website (previous planning decisions (including appeal decisions)).
9. **Environment Agency** – no objections subject to a condition relating to the drainage of surface water on the site.
10. **Local Highways Authority**- Raises no objections subject to the imposition of a standard condition regarding the management of traffic and the storage of materials during the construction process. Confirm that the Highway Authority would not adopt the layout proposed and require a 1.8 metre wide footway to be installed on either side of the entrance to the site. The applicant has submitted an amended plan addressing the latter point.
11. **County Council Archaeologist** – no objections but require the site to be subject to a scheme of archaeological investigation, which can be secured by condition.
12. **District Council Landscape Design Officer** – comments that the rural character of the site ensures that the existing boundary planting should be retained and enhanced and landscaping treatments within the site need to respect the rural character. Boundary treatments need to respect the fact that the site adjoins the open Green Belt.
13. **District Council Ecology** – initially objected to the application on the basis that a reptile survey had not been completed. Great Crested Newts are known to present in the locality. Following submission of the reptile survey, this objection has been removed.
14. **District Council Environmental Health Officer (EHO)**- Raises no objections subject

to imposition of standard conditions including control of noise during construction

Representations

15. 17 letters of objections have been received from residents in the surrounding residential area which raise the following concerns (summarised):
- The site is located outside of the village envelope
 - Approval of this application would set a precedent for further development outside of the framework of the village
 - The proposal is contrary to the planned approach of focussing new housing development in the larger population centres and new settlements within the district
 - Approval of this development could lead to pressure for the development of more of the greenfield land around the site
 - The development of the site will result in a loss of biodiversity, through the loss of trees and significant natural habitat
 - The proposal does not represent sustainable development due to the relatively limited nature of the services and facilities that are provided in Dry Drayton. The village does not have a GP surgery, secondary school or grocery store and has limited bus service
 - The level of traffic generated by the development would have an adverse effect on highway safety
 - The proposed access to the site is restricted in width and this will result in a highway safety hazard, with vehicles turning within the highway in front of this access
 - The existing street is congested with traffic, the proposal will make this situation worse
 - Noise and disturbance associated with the construction of the development would have an adverse impact on the amenity of neighbouring properties
 - The proposal would harm the rural character of the village edge (i.e. transition from built development to open countryside/farmland) and reduce the separation distance to Bar Hill
 - Previous applications for residential development on the site have been refused and appeals dismissed
 - Concerns relating to the gathering of surface water on the site and the implications this has in terms of the risk of flooding to neighbouring sites and the capacity of existing drainage infrastructure (flooding incidents recorded in 2014)
 - If planning permission is granted, the hours of construction, size of delivery vehicles and the noise generated during the construction process should be controlled by condition
 - The proposed dwellings will result in a loss of privacy to the properties that abut the application site through loss of privacy
 - The existing orchard forms part of the Green Belt

Planning Assessment

16. The key issues to be assessed in the determination of this planning application are the principle of development (including impact on services and facilities within the village), the impact of the proposals on the openness of the adjacent Green Belt, the character of the site and the surrounding area, the residential amenity of neighbouring properties, highway safety, ecology, trees and landscape impact.

Principle of development

17. The site is located outside of but immediately north east of the Dry Drayton development framework boundary. Policy DP/7 of the LDF states that only development for agriculture, horticulture, forestry or other outdoor uses which need to be located in the countryside will be permitted. As residential development, the proposal is clearly contrary to this policy. Whilst emerging Local Plan policy S/7 stipulates the same restrictions, the existing policy is considered to be out of date due to the Council's lack of a five year housing land supply and therefore the proposal has to be considered against the principle of sustainable development, as set out in the NPPF.
18. The NPPF requires Councils to boost significantly the supply of housing and to identify and maintain a five year housing land supply with an additional buffer as set out in paragraph 47.
19. In determining two appeals in Waterbeach on 25 June 2014, an Inspector concluded that the Council cannot demonstrate a five year supply of deliverable housing sites. This judgement was made against the Strategic Housing Market Assessment for objectively assessed needs of 19,000 new houses to be delivered between 2011 and 2031, which was concluded to have more weight than the figure in the Core Strategy. It is appropriate for these appeal decisions to be considered in the determination of planning applications relating to housing development, given that paragraph 49 of the NPPF states that adopted policies relating to housing land supply cannot be considered up to date where a Council cannot demonstrate a five year supply of housing land. Those policies were listed in the decision letters and are: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages). The Inspector did not have to consider policy ST/6 and but as a logical consequence of the decision these should also be policies "for the supply of housing".
20. The Council still cannot demonstrate a five year supply of deliverable housing sites. Where this is the case, paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. Where relevant policies are out of date, the NPPF states that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted. The applicant has provided a timetable for delivery which indicates that development could commence on site by June 2017, indicating that completion within a timeframe to contribute to the five year housing land supply deficit is realistic.
21. The NPPF defines sustainable development as having three elements: environmental, economic and social. The environmental considerations run through the issues assessed in this report.
22. The applicant has agreed to the provision of affordable housing on the site (should the site be developed for 3 or more houses - in line with the requirements of emerging policy H/9.) This is considered to be a social benefit that weighs in favour of the proposal.
23. The land is currently classified as higher grade agricultural land, although the site is more pasture land and has clearly not been cultivated in recent years (the land to the north is clearly still in use for agricultural purposes, but this is not part of the application site or affected by the proposal.) Nevertheless, policy NE17 of the LDF and NH/3 of the emerging Local Plan state that the loss of such land should be avoided unless 'sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land' (quoting

from both the existing and the emerging policy). There are sustainability benefits in principle to developing this site, given its location on the edge of the village framework and the contribution (albeit relatively small) towards increasing the provision of housing in the District. The fact that the land has not been in use for agricultural purposes for a substantial period also ensures that the 'agricultural value' of the land is questionable. Given these factors, officers consider that the loss of the agricultural land in this case is justified, in line with the provisions of the relevant existing and emerging policy.

Impact on services and facilities

24. The County Council has confirmed that Dry Drayton Primary School has capacity to accommodate the maximum increase in the number of children within the catchment area as a result of the proposed development. The facilities associated with early years services have recently been extended and so would be able to accommodate the additional demand and the increase in the catchment resulting from the proposal is considered not to trigger the need for an extensions or adaptations to the secondary school at Comberton.
25. The Services and Facilities Study (2014) indicates that bus services to Cambridge from Dry Drayton are relatively limited (3 to 4 services a day Monday to Friday, 3 on a Saturday) and facilities are limited to a public house and village hall. Allotments are provided for but there is a lack of open space.
26. The proposal would provide sufficient private space to ensure that a need for additional public open space would not be a direct requirement of the development (covered in detail later in this report). Occupants of the development would be essentially the same distance from public transport services as the existing residents of Pettitt's Close and the increase in population of the village as a result of the development is considered to be below a level that would result in harm to the capacity of those services, even though they are relatively infrequent. It is considered that the scale and location of the development, an extension to an existing residential street, ensures that the proposal would not result in a population increase that could be considered demonstrably harmful to the sustainability of the village.

Density and housing mix

27. The scheme would be of a lower density than required by policy HG/1 of the LDF and emerging Local Plan policy H/7 (approximately 15 dwellings per hectare as opposed to the policy requirement of 30). However, both policies include the caveat that a lower density may be acceptable if this can be justified in relation to the character of the surrounding locality. Given that the application site is located adjacent to the framework boundary, on the edge of the village and in an area characterised by low density development adjacent to the Green Belt, it is considered that this proposal meets the exception tests of the current and emerging policy with regard to the density of development.
28. In terms of housing mix, the current LDF policy (HG/2) suggests that at least 40% of the market properties in new development should be 1 or 2 bedrooms in size – equating to a minimum of 2 in this proposal. However, policy H/8 of the emerging Local Plan applies housing mix thresholds only to schemes of 10 or more dwellings, with schemes for 9 or less required. Given that the objections received to the emerging policy are seeking further flexibility as opposed to less, it is considered that significant weight can be applied to the emerging threshold. The applicant has agreed to a condition requiring the mix of dwellings to meet emerging policy H/8 i.e. 30% 1 or

2 bed, 30% 3 bed and 30% 4 or more with 10% flexibility, unless a justification based on local circumstances can be provided at the reserved matters stage which suggests that a different mix would be more appropriate.

Affordable Housing

29. Planning applications are required to be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted development plan requires the provision of 40% affordable housing on sites where there is a net gain of two or more dwellings.
30. Paragraph 216 of the NPPF advises that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
31. The current development plan is proposed to be replaced by the emerging Local Plan, where draft policy H/9 relates to affordable housing and seeks to raise the threshold of affordable housing provision to sites of three or more dwellings.
32. The draft Local Plan has been approved by the Council for submission to the Planning Inspectorate for 'Examination in Public' and is therefore at an advanced stage in its preparation. In respect of unresolved objections four representations have been received on draft policy H/9, with three of these opposing the policy and the fourth supporting and offering comment. Notably all the representations consider the proposed threshold of three dwellings too low (and seek to raise this). No representations seek to maintain (or lower) the current threshold of two dwellings and as such there are no unresolved objections to this draft policy as far as it relates to this application.
33. Turning to the consistency of the relevant plans with the NPPF. Although no detailed advice is provided on the threshold of affordable housing provision within the NPPF, it advises local planning authorities to approach decision-taking in a positive way to foster the delivery of sustainable development, and look for solutions and to approve applications for sustainable development where possible.
34. For these reasons officers are of the view that sufficient weight can be attributed to draft policy H/9 of the emerging Local Plan and as such 2 dwellings out of the 6 proposed would need to be affordable to meet the criteria of minimum 40% requirement of the policy. The applicant has provided Heads of Terms indicating a willingness to make this provision. Given that the application is for 'up to' 6 units, at this outline stage, only the maximum number of units that would be brought forward at the reserved matters stage is known. As such, should Members resolve to grant planning permission for this outline application, the section 106 legal agreement will list the on site and commuted sum requirements that would be required in the various scenarios in which affordable housing would be required (i.e. reserved matters for between 3 and 6 units on the site).

Character & Appearance of Area

35. The Green Belt is located immediately north and west of the site but the site itself is located outside of the Cambridge Green Belt. Policy GB/3 of the LDF states that where development proposals are in the vicinity of the Green Belt, 'account should be taken of any adverse impact on the Green Belt' and that development on the edge of settlements (as is the case here) must 'include careful landscaping and design measures of a high quality to protect the purposes of the Green Belt.'

36. Given the outline nature of the application, the submitted layout is only indicative. The size of the site ensures that 6 dwellings can be accommodated at a low density and set within plots that are of a similar size to the existing properties on Pettitt's Close. The clustering of the dwellings around the central access road ensures that the large plots at the eastern and western ends of the site would retain a sense of space which would reduce the impact of the development on the openness of the adjacent Green Belt. The existing dwelling at 65 Pettitts Lane is located north of the majority of the properties in Pettitts Close and the proposed development would encroach further north of the boundary of the curtilage of that property. Given the low density of the proposal, it is considered that the scheme would not be of a scale or siting that would have an adverse impact on the character or openness of the adjacent Green Belt.

37. Part of the screening on the northern boundary would be removed, with the cherry, maple and hawthorn hedge thinned and two of the cherry trees removed. However, the hedgerow would still span the full width of the site and all of the trees on the boundary of the site itself would be retained. Given the fact that this application is in outline only and landscaping is one of the reserved matters, details of proposed landscaping are not being considered at this stage. However, the applicant has agreed in principle to propose additional landscaping on the southern and eastern boundaries of the site, should the indicative layout being considered follows through to the reserved matters stage. This additional landscaping would enhance the sense of containment of the site when viewed within the wider landscape, further reducing the impact of the development on the Green Belt beyond.

38. The proposed indicative layout is also considered to present a logical extension to Pettitt's Close. The semi-detached properties in the south western corner of the plot would be similar in depth to the detached properties on Pettitt's Close. The longer and narrower properties would be a departure from the uniformity of the properties on the existing streetscene but this design is considered to maximize the space within the individual plots and overall to aid the transition to the open Green Belt to the north of the site.

Neighbour Amenity

39. The indicative layout includes a property in the south eastern corner of the site, the southern most point of which would be 17 metres to the rear elevation of the ground floor extension at the rear of no. 12 Pettitt's Close, extending to 21 metres at first floor level. The 'L - shaped' design of that proposed property ensures that all primary habitable room windows could be located on the east and west facing elevations of the element of the dwelling that is closest to that neighbouring property.

40. Any openings on that end elevation could reasonably be obscurely glazed and fixed shut, if required at all. This would prevent any unreasonable overlooking into the neighbouring property. The separation distance to be retained and the orientation of the dwelling (the main two storey east-west aligned element would be set further into

the plot) are factors which are considered to mitigate unreasonable overshadowing to the properties at either 10 or 12 Pettitt's Close.

41. There are no windows at first floor level in the norther side elevation of no. 14 Pettitts Close, which faces into the application site and there is a garage at ground floor level. As such, it is considered that unreasonable overlooking into or overshadowing of that neighbouring property would be avoided.

42. In terms of the relationship between the plots within the proposed development, it is considered that there is sufficient space to design a scheme around the proposed access road, retain the open edges of the site and secure adequate separation distances between the dwellings. The front elevation of the dwelling in the north western corner would be 10 metres from the gable of the semi detached properties proposed in the south eastern corner. This separation distance could be increase to the recommended 12 metres (as stated in the District Design Guide) through a minor revision, which would not affect the overall acceptability of the scheme and this would be a matter to be addressed at the reserved matters stage.

Highway Safety & Parking Provision

43. The proposal would be accessed via an extension to the existing highway on Pettitt's Close, with the creation of a 'hammer head' which will allow turning space within the confines of the road, without infringing on the parking arrangements of any of the existing properties or the proposed dwellings.

44. The proposal would allow for two off street car parking spaces per property, with 4 spaces provided in front of the pair of semi detached dwellings, the other 4 units having a double garage, with three having further space for off road parking. This would therefore comply with Policy TR/2 of the LDF which requires 1.5 spaces per dwelling across the district.

45. Neighbouring residents have commented that the proposal would be a hazard to highway safety as a result of the access to the development being unsafe in width and increased congestion on Pettitt's Close. The Local Highway Authority has raised no objections to the proposal, following the inclusion of a 1.8 metre wide footway on either side of the access road, ensuring that the access is of sufficient width to accommodate pedestrian as well as vehicular traffic safely. It is considered that the design of the scheme makes provision for adequate on site parking and therefore there would be no reliance on parking within the highway.

46. It is therefore considered that there is no evidence to suggest that on street parking would increase to a level that would be hazard to highway safety and in any case, the Highway Authority does have powers under separate legislation to avoid this situation.

Trees & Landscaping

47. The proposal involves the removal of 8 trees, one section of hedge and the thinning of the hedging on the northern boundary of the site. None of the trees to be removed are considered to be of high landscape value in the Tree Survey by Haydens submitted in support of the planning application.

48. The Authority's Landscape Design Officer has highlighted the importance of retaining a comprehensive level of landscaping on the boundaries of the site. A concern about how the landscaping would be manged has been raised but it is considered that this could be addressed via a condition requiring the retention of the existing planting on

the boundaries of the site would address this issue. As the applicant has stated that they are willing to enhance the landscaping on the southern and western boundaries, it is considered that supplementary landscaping could be secured at the reserved matters stage. This additional planting would provide biodiversity enhancements on the site. Measures to protect the trees to be retained during the course of the development can be secured by condition, as can details of additional hard and soft landscaping.

Ecology

49. An ecological survey has been submitted with the application, assessing the impact of the development on protected habitats and species. The survey concluded that the site is of relatively low biodiversity value in terms of the habitats and plant species present, but that the site is of some value in terms of an environment for nesting birds and foraging bats. The initial survey recommended as essential the completion of a reptile survey given the grassland nature of the site. This survey has been provided, has concluded that no reptiles or amphibians were found to be present on site and as such, the Ecology Officer has withdrawn his objection to the proposal.
50. It is considered that the further survey work relating to bats and breeding birds should be undertaken, as recommended in the initial ecological survey. These details can be secured by condition on the outline planning permission decision notice.

Other Matters

51. In August 2015, the 28 November 2014 amendment to the PPG in relation to seeking 'tariff based' and affordable housing on schemes of less than 10 dwellings or below 1000 square metres floor area was quashed in the High Court. This ruling ensuring a return to a position where contributions can be sought where they are necessary to make the development acceptable in planning terms (in line with the CIL regulations).
52. The South Cambridgeshire District Council Recreation and Open Space Study (2013) identifies a shortfall in play space and informal open space in Dry Drayton against the recommended standards. However, the Parish Council have not been able to identify specific projects to which funding could be attributed, due to the lack of public open space within their control. In accordance with the CIL regulations, it falls for the Planning Authority to establish whether the provision of public open space is necessary to make the development acceptable in planning terms.
53. The smallest plot on the site in the indicative layout would have private open space of approximately 150 square metres (far in excess of the 80 square metres recommended in the District Design Guide for rural settings). As a result, it is considered that the development would provide sufficient private open space to ensure that the anticipated population increase (approximately 17 people in the mix currently proposed) in a development of such low density would not result in demonstrable harm without the provision of a contribution towards off site open space. As such, the section 106 agreement would not include a contribution towards open space provision as this is considered not to be necessary to meet the tests of sustainable development as set out in the NPPF.
54. Concerns have been raised with regard to surface water drainage of the site should the development be permitted. The site is considered not to be in an area at a high risk of flooding (falls within flood zone 1) and the Environment Agency has raised no objections to the proposal, subject to a condition requiring provision to be made for soakaways on the site. Given the extent of open space available within the proposed

development, it is considered that soakaways could be easily accommodated and as such this condition could be applied at the reserved matters stage.

55. Objectors have also referred to the planning history, which includes a number of refusals for residential development, two of which were the subject of appeals, both of which were dismissed. All of these decisions were made prior to the Waterbeach decisions which established that the Council cannot demonstrate a 5 year housing land supply. The lack of sufficient housing land represents a material change in circumstances since those decisions as this situation ensures that the housing policies in the LDF are out of date and therefore proposals must be considered against the NPPF definition of sustainable development. As such, the previous decisions, including appeals, are considered to carry minimal weight in the determination of this planning application.

56. A condition requiring control of noise during construction has been recommended by the EHO and would help to overcome objectors concerns in relation to disturbance during the construction process, as would a condition relating to the management of construction traffic and the storage of materials. No other concerns have been raised by Environmental Health and it is considered that the potential archaeological significance of the site can be fully assessed and any impact mitigated through the completion of a scheme of investigation, which can be secured by condition.

57. The temporary nature of the construction phase of the development ensures that this would not be a reasonable ground on which to refuse planning permission.

58. In relation to the concern about future development of the surrounding land and the setting of precedent, all planning applications have to be assessed on their own merits. As such, future development of the surrounding land or other sites within or outside the village framework would need to be assessed against the definition of sustainable development as set out in the NPPF, as this report has done in relation to this specific proposal. It should be noted that the land to the north and west is located within the Green Belt and so in any case, expansion into that land would represent a materially different set of policy circumstances to this scheme, which is a proposal on land that is not within the Green Belt.

59. Concerns have been raised regarding the number of facilities in the village, pointing to the limited provision of shops, bus services and the lack of a secondary school. As a Group Village, Dry Drayton is considered to be less sustainable than the main population centres within the District but policy ST/6 considers development of up to 8 dwelling to be a suitable scale of development in these locations. Whilst that policy is out of date due to the lack of housing land supply in the District and the site is not within the village framework, it is immediately adjacent to the boundary and would form a relatively small extension to a residential development that is within the framework. Therefore, both in physical relation to the existing built environment and the anticipated population increase, it is considered that the status of Dry Drayton within the settlement hierarchy ensures that the development does achieve the definition of sustainable development as set out in the NPPF.

Conclusion

60. Having taken all of the relevant material planning considerations into account, it is considered that the proposal accords with the NPPF and the policies within the LDF which are still considered to be up to date. Subject to conditions, the scheme would not have an adverse impact on ecology, highway safety, archaeology or environmental health. The revised proposal is therefore considered to accord with local and national planning policy. Any adverse impact would not significantly or

demonstrably outweigh the benefits of the proposal. Accordingly the development is recommended for approval.

Recommendation

61. Officers recommend that the Committee approves the proposal, subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

(a) Provision for affordable housing

Conditions

- (a) Application for reserved matters to be submitted
- (b) Time limit for submission of reserved matters
- (c) Time limit to implement following approval of all reserved matters
- (d) Outline permission granted in accordance with the approved plans
- (e) Ecology reports (bats and breeding birds) to be submitted and approved mitigation strategy implemented prior to commencement of development
- (f) Tree protection measures
- (g) Scheme of archaeological investigation to be submitted and approved and any mitigation to be carried out before development commences
- (h) Limit on the hours during which power operated machinery is used during construction process
- (i) Details of the management of traffic and materials during the construction process
- (i) Details of landscaping enhancement on the boundaries of the site (specifying retention of hedge and trees identified on the proposed site plan on the northern and western boundaries and enhancement of the landscaping on the southern and western boundaries)
- (j) Surface water drainage details
- (k) Foul water drainage
- (l) Specification of housing mix

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- S/1497/15/OL

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