

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

24 November 2016

AUTHOR/S: Head of Development Management

Application Number: S/2458/16/RM and S/2461/16/FL

Parish(es): Waterbeach

Proposal: Application for reserved matters in respect of appearance, landscaping, layout and scale for the residential development of 90 dwellings on part of the outline planning permission S/1359/13/OL

and

Full application for Residential development for the erection of 45 dwellings and associated works

Site address: Land North of Bannold Road, Waterbeach

Applicant(s): Hannah Albans, Persimmon Homes

Recommendation: Approval

Key material considerations: Planning Policy and Principle
Sustainability
Amount
Layout
Scale
Appearance
Landscaping
Housing Density
Housing Mix
Affordable Housing
Developer Contributions
Biodiversity
Highway Safety and Sustainable Travel
Flood Risk
Neighbour Amenity
Heritage Assets

Committee Site Visit: Yes – 1 November 2016

Departure Application: Yes

Presenting Officer: Thorfinn Caithness, Principal Planning Officer

Application brought to Committee because: Waterbeach Parish Council recommends refusal of the application.

Date by which decision due: 21 December 2016

Update to the two reports

Introduction

Applications S/2461/16/FL and S/2458/16/RM were reported to the 16 November 2016 Planning Committee. At this meeting Members resolved to defer taking decisions and requested that both applications be reported back to Planning Committee on 24 November 2016, to enable any additional representations from a 14-day re-consultation period to be reported for consideration. The 14-day re-consultation period ended on Monday 21 November. This update provides details of the additional responses received following last week's Planning Committee and explanation as to why a 14-day re-consultation was recently undertaken.

For clarity, the main purpose of the recent 14-day re-consultation period was to re-consult the Council's Housing team and the County Highways Authority on amended plans to address their specific requirements to improve the application. The Council's Urban Design and Landscape Teams were also consulted because of these changes and because updated soft landscaping proposals were submitted to improve the perimeter planting with native species. For confirmation, the following were formally re-consulted on 7 November, with an expiry date for response of 21 November: -

- Highway Authority
- Housing
- Urban Design
- Landscape
- Parish Council
- Neighbours

The following responses have been received. The responses received following the Planning Committee Meeting on 16 November are set out in italics.

For clarity Para 73 of S/2458/16/RM "the principle of the development of part of this site for 90 dwellings was established through the outline consent" For further clarity member attention is drawn to the fact that Inspectorate on the outline permission S/1359/13 consider and established the principle of 90 dwellings across the whole site. The two current applications in combination propose an increase number of 45 to give a combined total of 135.

Highways

An amended layout plan was submitted outlining revisions to the specification of the estate road to respond to the requirements of the Highway Authority. This was supported by an updated Transport Assessment and Travel Plan. It was previously set out in the committee report dated 16 November that the Highways Authority has no objections to the amended and updated proposals.

For clarity, the layout plan shows the option to provide a secondary means of access into the site from Bannold Road for emergency purposes. However, Permission Homes have been in discussions with Bovis Homes (currently developing the site to the east) and it has been confirmed that it is possible to provide a vehicular connection between the two sites. The secondary access to Bannold Road is therefore no longer needed.

The County Highways Authority has confirmed the following in relation to forecast traffic movements associated with the development: -

- 45 dwellings are expected to generate 22.7 vehicular movements in the AM peak which is 1 vehicles every 3 minutes.
- 45 dwellings are expected to generate 20.6 vehicular movements in the PM peak which is 1 vehicles every 3 minutes.
- 135 dwellings are expected to generate 69 vehicular movements in the AM peak which is 1.1 vehicles every 1 minutes.
- 135 dwellings are expected to generate 57 vehicular movements in the PM peak which is 1 vehicles every 1 minutes.

There is capacity within the existing network to deal with the extra vehicular movements.

The County Council has also confirmed that secondary-aged children living in Waterbeach currently receive free bus travel provision to Cottenham Village College, and this would also be the case for those secondary-aged children to be generated by the application proposals.

Housing

The Council's Housing Department originally had concerns about the affordable housing mix proposed for the site. Amended affordable house types have been submitted to address these initial concerns.

Ward Councillor Tregoing

Please see the attached letter from Councillor Tregoing. This relates to both applications.

Waterbeach Parish Council

Waterbeach Parish Council maintain their objections to both applications but would like to state that should they be approved the Council would still want to receive the allocated S106 money. The Parish Council would like to raise their disappointment that the concerns of the Parish Council have not been adequately addressed in these planning applications.

Further comments received on the 22 November, 2016 from Waterbeach Parish Council

Waterbeach Parish Council, objects to both of the above planning applications. However, we feel that apart from comments relating to density none of the other comments seem to bear any weight on the outcome of the applications. In particular the school and doctors surgery is full to capacity this does not seem to be a consideration. The ongoing flooding issues and the poor state of Bannold Road itself is also a concern. The road infrastructure around not only this site, but the village as a whole, is at breaking point and needs improvements. These are substantial developments which have a considerable impact on the village.

Regarding the 14 day consultation period for the latest amended planning applications. We received notification which fell within the timescale for our Planning Meeting. We engaged the services of a planning consultation to advise us, only to then be notified that the Appeal Meeting had been scheduled a week before the 14 notice period for comment had expired. This was a very disappointing action from SCDC and only led the Parish Council to believe that its comments were not being taken seriously.

Cambridgeshire Fire and Rescue (Full Application S/2461/16/FL)

The Fire Authority requests that adequate provision is made for fire hydrants.

Committee Members should note that there is a condition attached to the outline consent which requires details of fire hydrants to be submitted and agreed. The same condition is set out in the schedule of conditions for the full application.

Mr Rushmer (Local Resident)

Previously objected to the outline application. All previous objections are maintained to the current two applications:

- Loss of green field land
- Risk of flooding
- Extensive pilling likely
- Excessive density
- Pressure on village services
- Access and traffic generation
- Loss of undeveloped landscape buffer

Mr Hilder (Local Resident)

Supports the inclusion of a footpath link into the former 'Married Quarters' estate (Kirby Road). This link will benefit both sets of residents, providing easy access from the new estate to the existing bus stops in Kirby and Capper Road and allowing a shorter walking / cycling route from Kirby Road to Bannold Road. This would help to integrate the former barracks and new housing into the village effectively.

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 Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/2588/15/RM & S/0558/14/OL

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