

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 May 2017

AUTHOR/S: Joint Director of Planning and Economic Development

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| Application Number / type of application: | S/3064/16/OL / Outline planning application |
| Parish(es): | Hardwick |
| Proposal: | Outline planning permission for the erection of up to 155 dwellings following the demolition of 2 existing dwellings, areas of landscaping and public open space and associated infrastructure works, with all matters reserved except for access |
| Recommendation: | Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 158 of the report. |
| Material considerations: | Five year supply of housing land Principle of development Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Trees Ecology Provision of formal and informal open space Section 106 Contributions |
| Site address: | Land south of 279 St. Neots Road, Hardwick |
| Applicant(s): | Circle Housing Group |
| Date on which application received: | 11 November 2016 |
| Site Visit: | 09 May 2017 |
| Conservation Area: | No |
| Departure Application: | Yes |
| Presenting Officer: | David Thompson, Principal Planning Officer |
| Application brought to Committee because: | Approval would represent a departure from the Local Plan |
| Date by which decision due: | 10 May 2017 (agreed extension) |

A. Site location plan

The red line site location plan issued with the committee report contained an error in that the access track in the north western corner of the site (which is to be used to provide the secondary means of access) was not included within the application site. The red line plan submitted with the application is correct in that this land is included and so it is only the plan attached to the report that contained the inaccuracy. The plan attached as appendix 1 to this update report supersedes the plan sent out in the reports pack therefore.

B. Consultations

Paragraph 12 of the main report states that the local ward Member Cllr Chamberlain has written in support of the application. Since publication of the report, Cllr Chamberlain has provided further detailed reasons in the following statement:

'We have engaged in a great deal of negotiation over many months in relation to the proposed development of up to 155 new homes to be built on land between Hall Drive and St Neots Road, Hardwick and I thank you and your colleagues for your efforts in securing the best deal possible for our Village.

I am naturally disappointed at the intractable position taken by NHS England who have refused to provide any funding for the provision of any locally provided health-care for the residents of Hardwick. I am very hopeful, however, that, should this application be approved, we will be able to incorporate a Consultation Room into the new Community Building when complete. I would like to see a sign on the locked door of that Consultation Room stating that the facility has been provided by the residents of Hardwick but is not used due to the intractable position of NHS England.

I remain concerned about the protection of those residents living on Hall Drive who presently repair their roadway annually. I have spoken with Tony Bowman, the developer, to encourage him to consider the laying of tarmac from the gates at the entrance of Hall Drive to the Laxton Avenue junction which is the area likely to be used by both pedestrians and cyclists wishing to access Hardwick Village services including the school. He has agreed to give consideration to this request.

Although we have not been able to secure any form of health-care provision from the Section 106 Agreement, I support the application as the deal provides substantial benefit to the village as a whole. I regret that owing to business commitments elsewhere I am unable to attend the Planning Committee meeting on 10th May but would be grateful if you will kindly make Members aware of my views.'

C. Representations

In addition to the representations summarised in paragraph 32 of the main report, an additional letter of objection has been received which raises the following concerns (summarised):

- The communal woodland should be more central to the site to better benefit the residents. There is a fear that placing the woodland at the southern fringes of the development will lead to it being misused and/or neglected. The existing wooded area of the site is at the fringes of the existing Limes estate

and is strewn with old cars, junk and litter. This could be avoided through the relocation of the woodland to a better surveyed location.

As is stated in the main report, there is a need to retain a significant landscape 'buffer' on the southern and western edges of the development to ensure that the development does not harm the transition from the edge of the built up village and the surrounding open countryside. The arboricultural report submitted with the planning application indicates that the area at the southern end of the site contains planting which is of some biodiversity value and could be of amenity value if appropriately managed.

The detailed layout of the development is not being determined at this stage. However, a key design issue at the reserved matters would be ensuring that the properties at the southern edge of the developed area front put on to this woodland area, providing natural surveillance, as is suggested on the indicative layout plan submitted with the reserved matters application. The proposal would include significant areas of public open space elsewhere within the development, as assessed in the main report.

Whilst none of these areas are to be fixed at this outline stage, it is considered that an amount of public open space can be provided which exceeds the policy requirement for a development on the scale proposed and this space could be split over a number of locations to ensure access for all occupants of the development. The other key advantage of locating the woodland at the southern edge of the development is that it would be more accessible to residents in Hall Drive, via the pedestrian link. This would provide existing residents with an open space facility closer than the existing recreation ground in the village.

D. Section 106 Matrix

The Section 106 matrix attached as appendix 2 to this report summarises all of the contributions to be sought from this development and includes the policy justification for these.

E. Highway safety

Paragraphs 18 and 104 -107 of the main report deal with the issue of the impact of the proposals upon highway safety. The report refers to the need for the applicant to undertake further work relating to the capacity of the Madingley Mulch roundabout. This additional work has been undertaken by the applicant and the Local Highway Authority are satisfied that the modelling demonstrates that the development does not result in a severe residual impact at this junction. The modelling has taken into account the cumulative impact of this scheme and the proposal for 98 dwellings, which Members recently resolved to grant planning permission. Following receipt of this information and further detail relating to the access, the Local Highway Authority have no objections to the proposals.

F. Conclusion

No change to the conclusion in the main body of the report

G. Recommendation

Officers recommend that the Committee grants planning permission, subject to the following:

Section 106 agreement

Completion of a Section 106 agreement confirming payment of the items outlined in Appendix 2 attached to this update report, the management and maintenance arrangements for the surface water drainage infrastructure to be installed and on site public open space etc;

and

The draft conditions listed in paragraph 158 of the main report

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

Contact Officer: David Thompson – Principal Planning Officer
Telephone: (01954) 713250