

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

06 September 2017

AUTHOR/S: Planning and New Communities Director

Application Number / type of application:	S/2647/15/OL / Outline planning application
Parish(es):	Papworth
Proposal:	Outline planning permission (with all matters reserved except access and strategic landscaping) for up to 215 dwellings, including affordable housing, and land reserved for nursery use (Use Class D1), open space including strategic landscaping, play areas, sustainable drainage features and associated infrastructure including foul sewerage pumping stations.
Recommendation:	Delegated approval subject to a S106 agreement
Material considerations:	Principle, sustainability, design, density and housing mix, biodiversity, landscape impact, flooding and drainage, transport and traffic, need for section 106 contributions
Site address:	Land to East of Old Pinewood Way and Ridgeway, Papworth Everard
Applicant(s):	Bloor Homes Eastern
Date on which application received:	14 October 2015
Site Visit:	01 November 2016
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	James Stone, Principal Planning Officer
Application brought to Committee because:	To consider the implications of the <i>Hopkins Homes</i> Supreme Court judgement relating to the extent of Local Plan policies which are considered to affect the supply of housing.
Date by which decision due:	13 September 2017 (agreed extension)

A. Update to the report

The following issues have been raised by residents since the agenda was published:

- The site has become less sustainable because of a proposed reduction to the bus service. The new timetable for the existing and only bus service through Papworth has been announced and halves the peak services to just one bus service (leaving at 7am) that will arrive at central Cambridge at 8.30am. It no longer serves the Long Road or Hills Road Sixth Form colleges. The return bus to Papworth in the evening no longer serves the Cambridge train station. From the Drummer Street bus station, two 2 afternoon / evening services have been cut (so just 2 buses now after 5pm), with the last bus leaving even earlier at 6.15pm. Whilst Bloor Homes have offered to support the bus service for 5 years it seems likely that the bus service will be withdrawn. The reduction in bus service facilities will mean many residents have to drive to Addenbrookes when the Papworth Hospital relocates and many students will have to drive to facilities in Cambridge.
- Loss of jobs at the Papworth Hospital will make the site less sustainable. The Hospital site will cease to provide employment opportunities and may be converted to housing. Derelict sites should be a priority for housing. Under occupation is a problem on the industrial site at the southern end of Papworth and so the same issue could arise at the Hospital site. Loss of jobs at the hospital site will also affect the sustainability of other services in the village.
- Papworth is less sustainable than Waterbeach and Melbourne because these villages benefit from train services to London. The recent approval at Caldecote by The Planning Inspectorate cannot be compared to Papworth because it was for fewer dwellings.
- Loss of views from publically accessible areas. The Landscape and Visual Appraisal has focused on the views of the development from surrounding areas but has not covered the loss of views from the footpath adjacent to the proposal or on the loss of other important views from nearby public areas.
- Badgers visit the gardens of local residents.
- If the Ridgeway scheme is approved it will be difficult to turn down the adjacent proposal for 175 houses by Gladman Estates.
- An alternative access to the site should be investigated because the current proposal would result in unacceptable levels of traffic in the village as well as creating highway safety issues.

C. Conclusion

Officer's response to issues raised under Point B:

- The applicant will be funding an additional bus service during the morning and evening peak times on route X3 serving Papworth for a minimum of 5 years. One of the criteria used by the council in its Sustainability Appraisal for assessing submitted sites in the emerging Local Plan is whether or not an hourly public transport service is available at a site. The new timetable published by Go Whippet for the X3 service illustrates that from 2 September 2017 there will be an hourly bus service from Papworth to Cambridge from Monday to Friday from 07.01am to 17.31pm once the additional two bus services are funded by the applicant. (If a new service is not particularly popular around 16.30pm then the applicant could fund a later service). Route 3 will no longer operate, but route 8 will serve Hilton at peak times. The new timetable for the X3 also illustrates that a new service will be provided to ensure that Papworth has a route to Cambridge on Sundays. Go Whippet have stated the following on their website that with regard to the Route X3 amendments *'This service commenced in July 2015 linking Huntingdon and Cambridge via Godmanchester, Papworth and Cambourne and we have*

noticed a welcome increase in patronage compared with the former 1/3 bus routes. This has inspired us to introduce a Sunday service from 4 September.'

- The Papworth Hospital site has not been formally proposed as an alternative solution to meeting the five year housing land supply need in the District. Furthermore, the hospital site is not considered to be an alternative solution to the proposed housing development at the Ridgeway because of a restrictive policy which seeks healthcare / employment uses on the Papworth Hospital site. The adopted and emerging policies at the Papworth Hospital site aim to ensure the continued provision of jobs in this part of Papworth.
- Papworth, Waterbeach and Melbourne are all classified as Minor Rural Centres in the adopted Core Strategy. Whilst the specific facilities available in each of these three villages may differ the cumulative position is that all three villages are located on the same tier with regard to sustainability. Caldecote is classified as a Group Village and so has been categorised as being less sustainable than Papworth. The employment opportunities offered by Papworth are significantly greater than those available at Caldecote.
- The Council's landscape officer has no objection to the proposal. There are no statutory or non statutory landscape designations on the site. The Landscape Strategy (which was amended before the Nov 2016 Committee) illustrates that significant areas of landscape planting will be provided around the edge of the site and within the heart of the site itself. The Inspector at the Melbourne appeal (APP/W0530/W/15/3131724) stated that a valued landscape does have to be a landscape where there is a fairly high level of physical attractiveness and/or some degree of formal public recognition of its value, such as a specific protective policy in the Local Plan or supplementary planning document. There are no site specific landscape protective policies on the application site.
- The Extended Phase 1 Habitat Survey submitted with the application stated that there was no evidence of badgers on site. The council's ecologist and Natural England have not objected to the proposal.
- Gladman Estates have not submitted a formal planning application for development of the adjacent field and so the potential development of this adjacent site is speculative and not a material consideration for the consideration of the current application.
- The proposed access to the site from the Ridgeway is acceptable and there have been no objections from County Council Highways or Highways England with regard to traffic generation and highway safety.

Officers consider that the recommendation remains to approve planning permission, as per the committee 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

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