

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

5th April 2006

AUTHOR/S: Director of Development Services

**S/0055/06/F – Longstanton
4 Houses (Revised Design) at Plots 27, 32, 41 and 42, Phase 2
at Home Farm, Longstanton for George Wimpey East Anglia Ltd.**

**Recommendation: Approval
Date for Determination: 10th March 2006**

Site and Proposal

1. This site, which forms part of the larger housing scheme known as Phase 2, Home Farm, relates to four of the approved residential plots within the George Wimpey section of the estate. The plots are located on four corners within the residential estate. Adjoining development will be 2-storey dwellings with associated garages/carports.
2. This full application, registered on 13th January 2006, seeks permission to amend the details of the house types on the four plots to provide four 2 storey dwellings in the place of the approved part 3-storey and part 2½-storey dwellings which originally formed part of the approved Phase 2 scheme for 153 dwellings. The proposal will not result in an increase in the overall number of houses within the development.

Planning History

3. Reserved Matters consent was approved under reference **S/2069/04/RM** for the erection of 153 dwellings and ancillary works on the site known as Phase 2, Home Farm, Longstanton. This consent is being implemented. This consent followed on from the original outline consent for the Home Farm site as a whole, **S/0682/95/O**, which granted consent for 500 dwellings as well as a bypass, business park, recreation ground extension, village green including land for local shop and surgery, open space, landscaping and associated infrastructure.
4. Planning application **S/1846/04/F** for the balancing pond and scheme of ditch widening to serve the Home Farm development is being re-determined following the issue of a Consent order quashing a permission.

Planning Policy

5. The site is within the village framework.
6. The site forms part of the 21 hectare area of land allocated for some 500 dwellings on land north of Longstanton in South Cambridgeshire Local Plan 2004 **Policy HG5**.
7. The principles of development are encapsulated in **Policy Longstanton 1** of the Local Plan 2004. The supporting text at Paragraph 67.17 states: "The District Council has granted outline planning permission for residential, employment and recreation uses, which includes the provision of a development related bypass. The bypass between Hatton Road, Over Road and Station Road would provide access to Over or

Willingham and onto Fenland without passing through the village. The District Council considers that the provision of the bypass is crucial for the village and therefore allocated a larger area for a housing estate than would otherwise be appropriate. In this instance there is no requirement for affordable housing as set out in **Policy HG7** because of the need to ensure the provision of the bypass and other community facilities such as a village green, shop and surgery”.

8. Local Plan 2004 **Policy HG10** states that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs. It also states that the design and layout of the scheme should be informed by the wider character and context of the local townscape and landscape and schemes should achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.
9. Local Plan 2004 **Policy CS3** states that The development of sites where drainage to a public sewer is not feasible, will not be permitted if proposed alternative facilities are considered inadequate and would pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of ecological importance. In proposals for development, the presumption is for drainage to a public sewer to be provided wherever possible. If this is not feasible, a package sewage treatment plant should be pursued. Only where it can be clearly demonstrated that neither of these options is feasible will a system incorporating septic tank(s) be considered.
10. Local Plan 2004 **Policy CS5** states that Planning permission will not be granted for development where the site is liable to flooding, or where development is likely to: (1) increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; or (2) increase flood risk in areas downstream due to additional surface water runoff; or (3) increase the number of people or properties at risk, unless it is demonstrated that the above effects can be overcome by appropriate alleviation and mitigation measures and secured by planning conditions or planning obligation providing the necessary improvements which would not damage interests of nature conservation.
11. Structure Plan 2003 **Policy P6/3** requires that if development is permitted in areas where flood protection is required, flood defence measures and design features must give sufficient protection to ensure that an unacceptable risk is not incurred, both locally and elsewhere.
12. Structure Plan 2003 **Policy P6/4** requires that all new development will be expected to avoid exacerbating flood risk locally and elsewhere by utilising water retention areas and other appropriate forms of Sustainable Drainage Systems (SuDS) for the disposal of surface water run-off.
13. Draft Local Development Framework 2006 **Policy NE/8** reiterates the advice contained within policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and policies CS3 and CS4 of the South Cambridgeshire Local Plan 2004 which seek to protect the quality of ground and surface water.

Consultation

14. **Longstanton Parish Council** recommends that the application is refused on the following grounds:
- a) The failure of the developers to provide information and reach agreement regarding the Public Open Space required by the outline consent for the Home Farm development. This is considered a clear failure to meet the terms of the outline consent and therefore the Parish Council is clear that no development should be approved at this time on these grounds alone.
 - b) The application should be submitted on Ordnance Survey plans. The Parish considers the plans submitted make it difficult to adequately locate the proposed dwellings in their surroundings.
 - c) Even though the planning inspector has indicated that homes in excess of 500 may be approved on the entirety of the Home Farm site, there was no specific ruling regards numbers in Phase 2. It would be unwise to approve plans for a small section of one phase without a view to: the total number of homes across the entire Home Farm development; the distribution of homes across the site, and in particular affordable housing; the distribution of housing styles; the affect of the housing provision with respect to fit with the existing community, in order to satisfy PPG3; impact upon area and percentage of area of public open space; impact upon drainage; prior provision of the balancing pond. The pond is needed to mitigate flood risk and no homes should be approved until the pond is in operation; foul water drainage – Anglian Water has stated previously that any more than 88 homes on Home Farm would require sewage improvements. No further approvals should be granted until foul drainage is improved; amenity use provision – a higher density of houses must require provision of some amenity use land that, unlike Phase 1, does not have a sunset clause and must be offered at rates affordable to likely amenities. Higher densities would require the provision of a new community centre and additional land for shops etc.
15. **Environment Agency** comments “the Agency objects to the proposed development on the grounds that details in respect of surface water and foul water drainage have not been submitted. The previously approved surface water drainage strategy for the Home Farm development has not been completed. The proposed development would be at risk of flooding and would increase the risk of flooding to existing property.”

Representations

16. None

Planning Comments – Key Issues

17. The key issues to consider in the determination of this application relate to:
- a) The impact of the development upon the amenity of nearby dwellings
 - b) The impact of the development on the environment
- (a) The impact of the development upon the amenity of nearby dwellings***
18. The dwellings proposed are located on an almost identical footprint to those previously approved under the existing Reserved Matters consent for the Phase 2

development, S/2069/04/RM. The main differences between the house types relate to the height and design of the houses. The approved dwellings were part three storey and part two and half structures, designed on an 'L-shaped' footprint, whereas the proposed alternatives are two storey dwellings on the same 'L-shaped' footprint. The windows and doors in the proposed house types are very similar to the position of those in the approved house types and so it is unlikely that the proposed house types will result in undue harm to the neighbouring plots. Indeed with the proposed reduction in the overall scale and mass of the house types it may well follow that the proposal will result in a decreased impact on the adjacent plots by virtue of less shadowing.

19. With regards to the impact on housing mix and design, the proposals, whilst different in physical scale and form, still represent large, detached house types. The house types currently consented for these plots are 5 bedroom dwellings, whereas the proposed dwellings contain 4 bedrooms. The overall housing mix on the site therefore remains largely unaltered.

(b) The impact of the development upon on the environment

20. The proposal would not result in an increase in the number of dwellings approved within the Phase 2 development, or the overall number of dwellings on the Home Farm site as a whole. The scheme simply proposes the redesign of the house types to be built on four of the plots within the approved estate.
21. As such it would not be a material consideration of the current application to consider the impact of the development upon the provision of public open space, community facilities or housing densities as these have previously been considered at the time of the Reserved Matters consent for the Phase 2 development as a whole.
22. With regards to the impact of the development on surface water, foul water and flooding the applicant's have stated that they intend to connect the dwellings to the methods approved for the estate as a whole under the terms of S/2069/04/RM. Although the surface water drainage strategy for the Home Farm development has not been completed, it would not be a matter that could be controlled overall by this application given that the applicant's could still implement the previous house types consented under the earlier application, subject to the conditions of the outline consent for the Home Farm development and the later reserved matters application for Phase 2. However, the details required by conditions on the Home Farm development as a whole, and the Phase 2 site in particular should be carried over to ensure that suitable methods of surface and foul water disposal are carried out in accordance with the details of the earlier consents. Other conditions are also recommended below to reflect the conditions imposed by the outline and reserved matters applications for the whole Home Farm site in regard to as access, noise attenuation and domestic services.

Recommendation

23. Approval with conditions

Recommended conditions

1. SCA (3 Years) – RCA
2. SC5 – the materials to be used for the external walls and roofs of the dwellings (Reason – to ensure that the development is not incongruous and to

ensure that the development relates visually to dwellings approved on Phases 1 and 2)

3. SC21 – no doors, gates or other means of enclosure shall be erected across the front of the car ports on the plots unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason – to ensure that parked vehicles do not obstruct either the carriageway or footway in the interest of highway safety.)
4. No development shall commence until the phased scheme for the disposal of foul and surface water drainage required by condition 9 of planning consent S/0682/95/O has been submitted to, approved in writing by the Local Planning Authority and implemented in accordance with such approved scheme. (Reason – To ensure a satisfactory method of foul and surface water drainage to reduce the risks of flooding and pollution to the water environment.)
5. The dwellings, hereby permitted, shall not be occupied until the access road and footpaths necessary to serve the dwellings shall have been completed to base course level. (Reason – In the interests of highway safety.)
6. (a) The dwellings, hereby permitted, shall not be occupied until there shall have been produced to the Local Planning Authority either a certified true copy of an undertaking in standard terms given to Anglian Water Services Limited (“AWSL”) by or on behalf of the owners and occupiers of the whole of the site the subject of the application reference S/0682/95/O relating to public sewer requisition under section 98(1) of the Water Industry Act, 1991 or any statutory modification or re-enactment thereof for the time being in force which may be required by AWSL ancillary to any requisition for the provision of a public foul sewer to be used for the drainage of dwellings to be constructed on the site, or written confirmation of AWSL that no such undertaking is required pursuant to any such requisition.

(b) The dwellings, hereby permitted, shall not be occupied until there has been produced to the Local Planning Authority written confirmation by AWSL that it has provided or shall provide adequate sewer treatment works capacity to enable the dwellings to be connected to the public foul sewer as and when they are ready for occupation.

(Reason – to ensure the implementation of the approved scheme of foul drainage.)

7. All works (except works which form part of a dwelling) which form part of the approved scheme under Condition 13 (c) of planning permission reference S/0682/95/O (protection of proposed dwellings from noise) shall be completed before the dwellings, hereby permitted, are occupied. (Reason – to protect residents from traffic noise on the Longstanton By-pass.)
8. Save with the written consent of the Local Planning Authority all pipes, fibres, wires and cables required by statutory undertakers and all other appropriate bodies including cable T.V. operators shall be placed underground or suitably concealed locations. (Reason – in the interests of visual amenity.)

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Draft Local Development Framework 2006
- Planning file Refs: S/0055/06/F, S/2069/04/RM, S/1846/04/F, and S/0682/95/O

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