

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

3<sup>rd</sup> October 2007

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

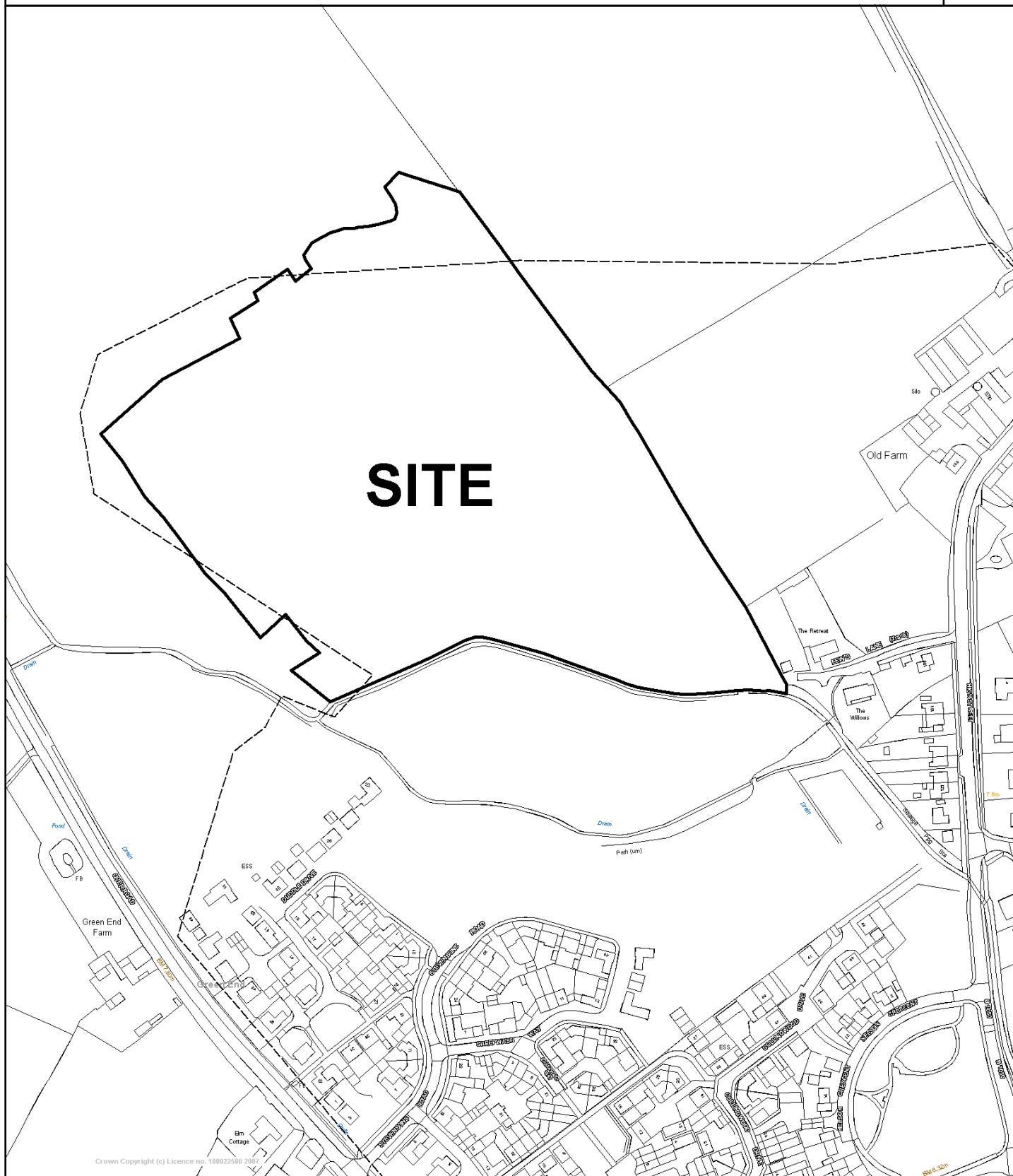
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**S/1390/07/RM - LONGSTANTON**  
**Erection of 159 Dwellings on Land West of Longstanton**  
**(Phase 3b - Home Farm) for David Wilson Homes and Peter Longwill Stroude**

**Recommendation: Delegated Approval**  
**Date for Determination: 22<sup>nd</sup> October 2007 (Major Application)**

### **Site and Proposal**

1. This open and largely featureless site extends to approximately 5.54 hectares.
2. To the east lies open land that forms Phase 3A of the Home Farm development with planning permission for 87 dwellings yet to be constructed.
3. To the south west lies Over Road, the balancing pond and part of the Phase 2 development, yet to be constructed.
4. To the south lies the Area of Central Public Open Space which lies centrally within the Home Farm housing development.
5. This reserved matters application, received on 23<sup>rd</sup> July 2007, provides details of the layout, scale, appearance and access to 159 dwellings on the last part of the third of three phases that are intended to provide 510 dwellings (outline planning permission S/0682/95/O). The proposed density is 28.7 dwellings per hectare.
6. The proposal includes one area of open space (approximately 0.24 hectares) within the development which would accommodate a Local Equipped Area for Play (LEAP).
7. The development would be comprised of 32 (20.1%) no. 2-bedroom, 37 (23.3%) no. 3-bedroom, 55 (34.6%) no. 4-bedroom and 35 (22.0%) no. 5 plus-bedroom houses.
8. Approximately 55% of the buildings (58) would be 2-storey, 36.% (38) would be 2½ storey and 9% (10) would be 3 storey. The ridge heights range from 7.7 to 12 metres.
9. The access would be off Over Road (subject to reserved matters being granted - currently under consideration). This would serve a number of secondary roads and shared surface access ways within the site.
10. A context plan has been submitted showing how this site fits and links in with the other approved phases of the Home Farm housing development site, the Central Open Space, the structural landscaping, the bypass and showing the area of land that remains undeveloped.
11. Amended plans are expected to be submitted prior to the Committee meeting that resolve a number of issues.



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Scale 1/3000 Date 12/9/2007

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October 2007 Planning Committee

### Relevant Recent History

12. Outline planning permission for comprehensive phased development to provide B1050 Bypass for Longstanton and related road works together with housing (21Ha), a business park (6.3Ha), extension to village recreation ground (2.8Ha), village green including land for local shop and surgery, open space, landscaping and related infrastructure` on land west of Longstanton, including the application site, was granted in October 2000 (**S/0682/95/O**). The Decision Notice was issued following the signing of a legal agreement relating to education contributions and highway works. Condition 16 restricted development to no more than 500 dwellings unless otherwise agreed by the Local Planning Authority.
13. **S/1762/03/RM** - 91 dwellings and ancillary works (Phase 1) - approved 22.12.03.
14. An appeal against a refusal to vary condition 16 of the Outline Planning Consent **S/0682/95/O** to allow the construction of more than 500 dwellings was dismissed by an Inspector's letter dated 29<sup>th</sup> November 2004.
15. **S/0246/04/RM** - Duplicate application for 200 dwellings (Phase 2) - Appeal allowed 23<sup>rd</sup> August 2005 and reserved matters granted for 196 dwellings.
16. **S/2069/04/RM** - Reserved matters consent issued 5<sup>th</sup> May 2005 for 153 dwellings and ancillary works (Phase 2).
17. **S/0845/04/RM** and **S/1429/04/RM** - Duplicate Reserved Matters applications for 103 dwellings on part Phase 3 were both withdrawn in March 2006.
18. **S/1846/04/F** - Application for balancing pond and scheme of ditch widening to serve development approved by virtue of outline planning permission **S/0682/95/O** – approved 8<sup>th</sup> June 2006.
19. **S/1875/06/RM** and **S/1877/06/RM** – Duplicate applications for 18 dwellings within Phase 2 were approved in December 2006 (net increase of 7 dwellings).
20. **S/1086/06/F** – Application to extend the period for submission of reserved matters for Phase 2 for an additional 2 years was approved in August 2006.
21. **S/1876/06/RM** - Application for 20 dwellings within Phase 2 was approved in December 2006 (net increase of 6 dwellings.)
22. **S/0548/07/RM** - Application for 25 dwellings within Phase 2 was approved at Committee on 1<sup>st</sup> August 2007 (net increase 7 dwellings).
23. Approximately 10 revised designs have recently been approved for individual plots to include conservatories.

### Planning Policy

24. The site forms part of the 21 hectare area of land allocated for some 500 dwellings on land north of Over Road, Longstanton in South Cambridgeshire Local Plan: 2004 **Policy HG5**.
25. 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 Hattons 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 HG/3** of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007 (LDFDCP) because of the need to ensure the provision of the bypass and other community facilities such as a village green, shop and surgery”.

26. Development Framework Core Strategy Development Plan Document 2007 (**Policy ST/6**). Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within village frameworks. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
27. Structure Plan 2003 **Policy P1/3** requires all new developments to incorporate high standards of sustainability and design and to provide a sense of place which:
  - a) “Responds to the local character of the built environment;
  - b) Is integrated with adjoining landscapes;
  - c) Creates distinctive skylines, focal points, and landmarks;
  - d) Includes variety and surprise within a unified design;
  - e) Includes streets, squares and other public spaces with a defined sense of enclosure;
  - f) Includes attractive green spaces and corridors for recreation and biodiversity;
  - g) Conserves important environmental assets of the site;
  - h) Pays attention to the detail of forms, massing, textures, colours and landscaping.”
28. Structure Plan 2003 **Policy P5/3** states that densities of less than 30 dwellings per hectare will not be acceptable “Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character”.
29. **Policy DP/1** of the LDFDCP addresses the principles of sustainable development.
30. **Policy DP/2** of the LDFDCP addresses the design of new development.
31. **Policy DP/3** of the LDFDCP addresses development criteria.
32. **Policy DP/4** of the LDFDCP addresses infrastructure.
33. **Policy HG/1** of the LDFDCP addresses housing density. It states that residential developments will make the best use of sites by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services.
34. **Policy HG/2** of the LDFDCP addresses housing mix. It states (in part) that residential units will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs. In developments of more than 10 dwellings a

mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community.

35. **Policy SF/6** of the LDFDCP addresses public art and new development. It states (in part) that the policy will apply to residential developments comprising 10 or more dwellings and states that the District Council will encourage the provision or commissioning of publicly accessible art, craft and design works.
36. **Policy SF/10** of the LDFDCP addresses outdoor play space, informal open space and new development. It states (in part) that all residential developments will be required to contribute towards outdoor playing space (including children's play space and formal outdoor sports facilities) and informal open space to meet the additional need generated by the development in accordance with the standards in Policy SF/11.
37. **Policy SF/11** of the LDFDCP gives the standards required for open space. It states:  
  
The minimum standard of outdoor play space and informal open space is 2.8 hectares per 1,000 people, comprising outdoor sport – 1.6 hectares per 1,000 people, children's playspace – 0.8 hectares per 1,000 people and informal open space – 0.4 hectares per 1,000 people.
38. The Council is in the process of producing a draft Supplementary Planning Document on open space (including play, sport and community space) and will go through the sustainability appraisal and consultation process over the next couple of months with a view to finalising it as part of the Local Development Framework policy.
39. **Policy NE/1** of the LDFDCP addresses energy efficiency. It states (in part) that development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new buildings for example through location, layout, orientation, aspect and external design.
40. Developers are encouraged to reduce the amount of CO<sub>2</sub> m<sup>3</sup>/year emitted by 10% compared to the minimum Building Regulation requirement.
41. **Policy NE/3** of the LDFDCP addresses renewable energy technologies in new developments. It states: "All development proposals greater than 1,000m<sup>2</sup> or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements, in accordance with Policy NE/2".
42. **Policy NE/6** of the LDFDCP addresses biodiversity issues.
43. **Policy NE/9** of the LDFDCP addresses water and drainage infrastructure.
44. **Policy NE/10** of the LDFDCP addresses foul drainage and alternative drainage systems.
45. **Policy NE/11** of the LDFDCP addresses flood risk.
46. **Policy TR/1** of the LDFDCP addresses planning for more sustainable travel. It states (in part) that the Council will seek to ensure that every opportunity is taken to increase integration of travel modes and accessibility to non-motorised modes by appropriate measures.
47. **Policy TR/2** of the LDFDCP addresses the Council's car and cycle parking standards.

48. A development brief for the Home Farm site, covering matters such as development aims, design philosophy, scale of development, built form (advocating a series of townscape zones including greenways, village lanes, village streets and hamlets), architectural form and open space was adopted by the Council as Supplementary Planning Guidance in 1998. Whilst design guidance has evolved since this brief was adopted, many of the principles contained within the brief remain relevant.
49. Government's **Planning Policy Statement PPS3**, "Housing" (November 2006) aims to ensure that developments make efficient use of land. "Local Planning Authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making...Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric. More intensive development is not always appropriate. However, when well designed and built in the right location, it can enhance the character and quality of an area... The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment".

### **Consultation**

50. **Longstanton Parish Council** recommends refusal. It states:

"The Parish Council would like to see the numbers of houses reduced to 20 per hectare.

The number of houses proposed is inconsistent in achieving the maximum number of houses for Home Farm.

Despite Anglian Water assurances, the continued pumping of sewage into tankers shows they are unable to deal with the network capacity. We require a date for the commencement to provide adequate treatment works.

Any approval given should have a caveat stating that no development to commence until the sewerage problems are resolved".

51. **Swavesey Parish Council** recommends approval. It states:

Swavesey Parish Council raised the following questions with regard to this application:

1. Surface water drainage. Has the balancing pond, which is to be provided for this development, now been completed and responsibility for its future maintenance been agreed?
2. Has the drainage ditch alongside the development been completed and how will water flow towards Swavesey be managed?
3. Where is the sewage from the development to be directed? Will any be directed towards Swavesey/Uttons Drove sewage treatment works?

52. **Willingham Parish Council** recommends refusal. It states:

- “1. As the original application preceded the requirement for inclusion of social housing, this large development of 159 executive homes includes none. WPC considers this omission immoral; as this is a phased development, there should now be a good opportunity for an obligation to be put on the developer to include some social housing provision. Would the District Council please write to WPC to let them know approximately how many affordable homes could now be included?
2. The Longstanton bypass has still not been completed from the previous phase of the development, and there is still no relief for Willingham. Any additional phases permitted at this time will only worsen the traffic issues.

53. **Over Parish Council** comments are awaited

54. **Bar Hill Parish Council** recommends refusal. It states: “Objection on the grounds of excess traffic into Bar Hill and the possibility of flooding due to so many new dwellings with no plans as yet to alleviate those problems.

55. **Anglian Water** has not commented on the application but has provided a statement upon the progress of the network improvement scheme (see Paragraphs 113 to 115 below.)

56. **Environment Agency (EA)** comments that it has concerns that the proposed development may not have adequate mitigation against flood risk, based on the submitted details. It states that “the modelled flood levels for the reach of the parallel watercourse, range between 6.88m ODN, and 6.97 ODN through the site (east to west). We would therefore recommend that floor levels be set 300mm above these levels as a precautionary approach”.

The EA further comments that the ‘Indicative Slab Level’ drawing submitted with the application is acceptable in principle and recommends the following condition to ensure the levels are achieved:

“Prior to commencement of development, a scheme for the provision of minimum ground floor levels to Ordnance Datum Newlyn, including 300mm freeboard, shall be submitted to and approved by the Local Planning Authority”.

57. **Local Highways Authority (LHA)** has no objections. Its detailed comments seek further detail in relation to:

- a) Visibility splays for each access onto the proposed public highway from private drives;
- b) Visibility splays from each junction onto the proposed public highway;
- c) Would like whole surface of ‘square’ to be in the same material – query the status of the parking bays – are they to be in the public realm – Developer to fund a Traffic Regulation Order to create one of them as a dedicated disabled persons parking bay;
- d) Proposed trees acceptable within the square but the LHA will seek a commuted sum for their future maintenance. Approval of tree pit design will form part of any Section 38 Agreement;
- e) Radii on turning heads should be shown;

- f) Paths adjacent to LEAP to be shown dimensioned and LHA will seek their adoption – minimum width should be 3m;
- g) More detail required in relation to the junctions between the lanes/greenways and the shared use driveways, in particular the location of the ramps to the shared use surfaces and the connection between the footways along the lanes/greenways and the shared use areas.

58. **Environment Operations Manager** comments are awaited.

59. **Landscape Design Officer** comments are awaited.

60. **Drainage Manager** comments are awaited.

61. **Cambridgeshire Fire and Rescue** comments that adequate provision should be made for fire hydrants. Access and facilities for the Fire Service should also be provided in accordance with Building Regulations.

62. **Corporate Manager – Health and Environmental Services** comments are awaited.

63. **Police Architectural Liaison Officer** comments:

“Generally speaking in curtilage car parking arrangements are preferred, but where this is not possible parking should be in small courts serving a maximum of 6-8 dwellings with spaces close to and adjacent to homes and within view of a regularly occupied room of the owner’s premises.

The parking court to the rear of plots 42-53 appears to serve 12 dwellings with a total of 15 spaces and is too large. The size provides an air of anonymity sought by offenders and it also creates a situation in which a significant number of properties have rear boundaries backing onto space accessible to the public. Dwellings are often at their most vulnerable to criminal attack from the rear. The size of the court has led to the provision of a path between plots 45 and 46 which can further compromise security.

The parking courts to the rear of plots 72-77 and 78- 84, although smaller, are effectively a single court separated only by a thin strip of grass. A through route with limited natural surveillance is thereby created between Main Street and the Lanes. Excessive permeability can provide offenders with additional access and escape routes together with the anonymity they seek. There should be a clear physical boundary separating the two courts (1.8m high min protected by a strip each side at least 1m wide).

The site layout is characterised by a high proportion of dwellings having only pedestrian access to front resulting in a greater number of rear parking courts, giving rise to potential criminal activity.

Roads, footpaths and communal parking areas/courts should be provided with lighting by means of column mounted white downlighters to BS 5489: Code of practice for outdoor lighting”.

64. **Ecology Officer** comments are awaited.

65. **Housing Development Officer** comments are awaited.

66. **Strategic Sustainability Officer** comments are awaited.



67. **Waste Recycling and Minimisation Officer** comments are awaited.
68. **Cultural Services Manager** comments are awaited.
69. **Finance Manager – Cambridgeshire County Council** comments are awaited.

### **Representations**

Two letters of objection have been received from the occupiers of 'The Retreat', Fewes Lane and 'Southwell' Station Road.

70. 'The Retreat'

"The footway along the side of the 2.5 storey house on Plot 95 running up to the connection road with Phase 3B link to the High Street. Is this footpath a dead end? Please can you confirm that it is not the intention of the developers to continue it into Fewes Lane? There is no public right of way from the development land of 3B to Fewes Lane. The plans show two bridges for pedestrian access to the Public Central Open Space and there is a road link into Phase 3A clearly shown on the map. Is it proposed that this footway is in addition to the 5 metre maintenance strip for the awarded ditch or part of it?

How far from our boundary hedge will Plots 95 and 96 be and possibly Plot 9 as without measurements we cannot see how far up the field they will be sited".

71. 'Southwell'

The Council continues to fail communities by allowing such housing developments as Bar Hill and Cambourne.

How can the drainage condition in the Outline planning permission be discharged before the Home Farm development is complete?

What provisions has the Council made to secure the long term management of the proposed landscape and open space areas?

What arrangements have the Council made to secure that the extension to the recreation ground will be transferred to the Parish Council?

All Planning obligations should be met before the Council grants any more Home Farm applications.

Foul water disposal problems.

Flooding problems. Who is responsible for maintaining the bridges over the drain? Constant culverting and bridging will add to the flooding problems.

How can the Council continue to claim that the Home Farm development will provide a bypass for Longstanton when there are proposals to build houses on either side of the B1050 at Station Road as part of the new town?

Permission should be refused until both Home Farm and the proposed new town can be environmentally assessed together.

## **Planning Comments - Key Issues**

72. The principle of erecting 500 dwellings on the Home Farm site has already been established by the grant of the outline permission. The permission allows for the phased development of the site, and includes conditions relating to the phasing of the residential development, business park, open spaces and the timing/thresholds for the provision of the necessary infrastructure and roads.
73. This reserved matters application provides details of the layout, scale, appearance and access to Phase 3B of the residential element of the development approved in 2000 (S/0682/95/O) only, and these are the matters to be considered. Landscaping was included on the application form but no detailed landscape scheme has been provided and is therefore excluded. It remains reserved for future consideration and conditions on the Outline Consent allow for a future detailed consideration of a scheme through conditions on this permission. The applicants have confirmed that they wish the detailed landscaping (apart from consideration of the central hard and soft open spaces) to be considered later.
74. The application has been subject to considerable pre application discussions involving the developers, the Planning Case Officer, the Council's appointed Urban Design Consultant, the Local Highway Authority, the Environment Agency, the Council's Drainage Manager and the Local Member for Longstanton. In addition the developers have met separately with Longstanton Parish Council.
75. The key issues are:
- (a) Density and numbers;
  - (b) Design and layout;
  - (c) Highway Safety; and
  - (d) Drainage.

### ***Density***

76. The net density of the scheme is approximately 28.7 d/h. This compares to Phase 1, 29.3 d/h (91 dwellings), Phase 2, 27.03 d/h (173 dwellings) and Phase 3A 19 d/h (87 dwellings). The net density of the whole of the housing development at Home Farm was determined through the Outline planning permission and is approximately 23.8 d/h. The average densities for all of the phases, including 3B, is approximately 26 d/h. The reason for this figure being higher is that the combined reserved matters applications have not utilised all of the land available. A pocket of land remains undeveloped as shown on the context plan submitted by the applicants. Any future development of this site will be a separate planning application and will be outside the bounds of the Outline permission as the 500 limit will have been reached if Members are minded to approve the details of this final phase.
77. The overall density is below that required by current Development Plan Policies and would not normally be supported in principle. However, the overall density of 23.8 d/h is approved and there is no justification to require a higher density through the consideration of this Reserved Matters application.

The density of this scheme is compatible with the densities of the other phases and will form part of a homogeneous whole in this regard.

### ***Number of dwellings***

78. As stated above the Outline planning permission was for 500 dwellings. The consented breakdown is as follows:

Phase 1 – 91

Phase 2 – 173

Phase 3a – 87

The proposed is 159 making a total of 510.

79. Condition No. 16 of the Outline planning permission states: “Not more than 500 dwellings shall be constructed on the site unless otherwise agreed by the Local Planning Authority”.
80. In the appeal against this condition (see above) the Council asked the Inspector to consider that any more than 510 dwellings would be outside the scope of the planning permission. In my opinion, the Council’s appeal case, by inference, has agreed to the additional 10 dwellings although no formal agreement has, to my knowledge, ever been given. I believe the appeal Inspector shared this view. At one point in his decision he states: “Whilst I believe that there is sufficient tolerance within the Policy for slightly more than the 10 extra dwellings acceptable to the Council...”.
81. In any case it is my opinion that Condition 16 intended to allow for the possibility of additional dwellings, over the 500, and I consider that 10 (2%) is a small number in the context of the Home Farm development and is within the bounds of this consent and the principle established by a 1982 Court case (*Wheatcroft v. Secretary of State for the Environment*), which prevents the Authority from countenancing the extension of the planning permission to a number significantly above 500 dwellings.
82. There can be no requirement for the additional 10 dwellings to have a proportion of affordable dwellings as this would be outside the bounds of the planning permission. Appeal Inspectors have confirmed that this could only be required through separate planning permissions.
83. I have asked the developers to confirm that the infrastructure, particularly in relation to foul and surface water drainage, can accommodate the additional 10 dwellings. Members will be updated at the meeting.

### ***Mix***

84. Through negotiation the developers have revised the mix to reflect the identified demographic shifts towards smaller households. As such 20% of the dwellings are 2 bedroom and 23% 3 bedroom. The majority remain 4 bedroom and 5 bedroom but I consider the scheme broadly complies with Policy HG/2. I note the scheme does not contain any 1 bedroom units but on balance I find the mix acceptable.

### ***Residual land***

85. An area of approximately 1.66ha of the Home Farm site remains undeveloped to the north west of Phase 3B. It is likely that the land owner/developers will want to develop this site in the future. Any such application would have to be determined on its merits but would be outside the scope of the Outline Planning Permission and would be subject to the requirement of affordable housing in accordance with Policy HG/3 of the LDFDCP and other prevailing Development Plan policies.

86. If the application for the remaining 159 dwellings were to extend onto this land the resulting density would be 22 d/h. Since the granting of the Outline permission the Government has sought to achieve higher densities and make best use of land. The resultant lower density would not accord with these aims.

### ***Layout, Design and Highway Safety***

87. The original design guide required Home Farm to have character areas and not to be developed without variation and interest. This approach has been followed in the earlier phases and in particular in Phase 3A where there are areas that are more urban in character with greater street enclosure, taller dwellings, higher densities, different surfaces and hard open space that give way, at its edges, to lower density, greener spaces, lower height dwellings that are set back further from the road.
88. The approach for Phase 3B has been similar. The main road, annotated as Main Street on the submitted plans, runs from Over Road and links the development through to Phase 3A and it is along this road that the higher density character is achieved. At the point this road enters Phase 3A is the point where the higher density of that phase is also ensuring that the two phases read well together.
89. Again, as in Phase 3A, the high density character gives way to lower density at the edges. The character area definitions are shown on the Character Area plan submitted with the application.
90. At the key entrance to the site from Over Road there is an attempt to provide a 'gateway' entrance with dominant 3 storey dwellings giving way to 2.5 storey laid out with a symmetry that makes a bold statement.
91. Centrally positioned within the site is the development core made up of a hard landscaped 'square' of a contrasting shared surface material with occasional trees and a small public parking facility. Around this square are 3 storey flats that help to give the square its function as an important and focal space.
92. Crossing perpendicular to the central square is a through link to the Central Open Space via a footpath (to be adopted) and an un-adopted lane. The footpath crosses through 'The Green'. This area provides the principal green open space and equipped area of play for the phase and will form a very attractive feature of the development linked to the Square. It will have a sense of enclosure being surrounding by dwellings that face onto it and provide natural surveillance for the children's play area. Carefully placed trees will help to keep the space open and create a soft edge without losing the surveillance benefits. I have asked the developers to provide a detailed landscape plan of this area and 'The Square' for consideration prior to any consent being granted. A landscape proposals drawing for the Square, public open space and LEAP has been submitted. It illustrates materials schedule, trees, shrubs and hedgerow species and details of the LEAP including play equipment, benches, bins, gates, railing and surfacing.
93. The Green is also crossed by footpaths running perpendicular which give access to this area from the remainder of the development.
94. The proposal does not contain any other formal areas of open space or children's play space as through negotiations officers felt that this approach was preferable to a number of small spaces which would have less function and surveillance. There is a small area within Phase 3A that lies close to the boundary of the development and the Central Open Space is also a major amenity for the residents. Small areas of

space cannot be provided for every small cluster of dwellings and none will be far from either The Green or the Central Open Space.

95. Crossing the Green in a southerly direction, and looking straight ahead, the gable to the 3 storey flats will be very prominent. This gable has been designed to reflect its prominent position as a 'feature' building within the development.
96. The footpath crossing the Green leads to the undeveloped portion of the Home Farm site. Should development occur here in the future this link will be important for the occupiers to gain access to the Green, the Central Open Space and the main part of the village.
97. The dwellings on the southern edge all front the Central Open Space providing natural surveillance and helping to define the importance of this space.
98. The footpath links and the design of the roadways make the scheme highly permeable allowing good access not only within the phase but also to the Central Open Space and to Phase 3A for both pedestrians and road users.
99. The dwellings are designed to take account of those on earlier phases and with the use of good quality materials will result in a visually pleasing development.
100. Careful consideration has been given to the spaces between buildings to ensure that the amenity relationships between dwellings are good including appropriate privacy relationships.
101. The layout and design has been informed by the Council's appointed Urban Design Consultant. Any detailed comments in relation to the most recent amended plans received prior to the committee meeting will be verbally reported.
102. A detailed landscape scheme for the development is required as a condition on the Outline Planning Permission.
103. Each detached dwelling typically has two parking spaces, one in a garage and one in front. The parking for the flats is typically in excess of 1.5 spaces per flat. Some of the garages are set back to provide short term visitor parking. I am confident that the scheme will not result in any car parking problems and is in accordance with the Council's car parking standards.
104. Further detail in relation to bin storage is required and I have requested this be provided before the committee meeting. Members will be updated verbally at the meeting.
105. The roadways are a mix of adopted, unadopted and private drives and will use variations of surface materials to help differentiate between them. The unadopted roadways will help to provide an informality that gets away from the hard engineered estate development layouts of the past.
106. Dwellings fronting roadways are angled to follow the line of the road to provide a harmony to the street scene. The roadways themselves are not artificially contorted but have a simple logic to them without any real opportunities for vehicles to reach a high speed.
107. Some compromise has been made in order to achieve the desirable elements of the scheme and this includes the formation of several parking courts which are larger than I would prefer. These occur principally for the flats in the high density character

areas. I note the comments of the Policy Architectural Liaison Officer in this regard. However I consider that due to the high level of natural surveillance that these areas would have the balance of this against achieving the aesthetics justifies their inclusion. In earlier versions of the scheme the central 'square' was essentially one large car park which I did not want to see as the focal point of the development.

108. With the exception of some further details that have been requested the development is acceptable to the Local Highways Authority who have been present during the pre application negotiations.

### ***Response to representations***

109. With regard to the detailed comments of the occupiers of 'The Retreat', I am expecting the applicants to respond direct – Members will be updated at the meeting.
110. The master plan for Home Farm includes a footpath link between the Central area of open space and Fews Lane. In this regard I do not consider it would be necessary to prevent the footpath referred to from linking with Fews Lane. It adds to the permeability of the development and will assist pedestrian access to the centre of the village. If Members are minded to require no link the developers would be happy to stop the path after it accesses plot 96.

### ***Drainage***

111. Drainage has understandably been of great concern to residents, the Parish Council and Members. It is not a matter for this Reserved Matters application and conditions relating to drainage imposed on the Outline Planning Permission have now been discharged. However, below, for information, is Anglian Water's current position in relation to sewage disposal as communicated to the developers in a letter dated 13<sup>th</sup> August 2007 in response to its detailed build timetable:
112. "Our partnering contractors are currently working on the design details of the network improvement scheme, which is required to cater for the whole catchment, inclusive of the Home Farm development (all phases). This is due to be presented to Anglian Water's capital investment group on 28<sup>th</sup> September 2007 for approval. The scheme is mandated for completion by September 2008, which will ensure that your client's build profile and those of the other developers are unaffected.
113. It is currently anticipated that both the pumping stations at Station Road and Longstanton Road, Willingham will be up-rated. There is also a possibility that the rising main from Station Road will need to be upsized. This will be established once the final low analysis is confirmed through the supplementary modelling study, due for completion by the end of this month.
114. As such, I can confirm that we do not envisage any problems with accommodating the foul water flows from your client's development within our network in the proposed timescales."
115. The indicative slab levels range from 7.20m to 9.70m (southwest to northeast) in accordance with the recommendation of the Environment Agency.

### ***Other matters***

116. Bus route

The developers are in discussion with Cambridgeshire County Council about the potential for a bus route to travel through the site. This is not a matter that can be required as part of this Reserved Matters application but has been requested by the Parish Council and the developers are willing to explore the possibility.

117. Renewable energy

I have asked the developers to include within the scheme measures for renewable energy. This is not required by the Outline planning permission but is required by current policies. I am mindful that such policies were adopted during the course of negotiations and submission and in this transition phase I consider it questionable whether such measures can be required. I have specifically asked the developers to provide a statement on their position in relation to renewable energy and this will be reported verbally.

118. Bridge detail

No detail of the bridges has been submitted. I have asked the developers for this and Members will be updated at the meeting.

119. Boundary treatment

I consider it important to consider details of boundary treatment prior to determination as many dwellings are accessed as a group from the rear where it will be important to have treatment that will form visually acceptable spaces. I have asked the developers for this and Members will be updated at the meeting.

### **Recommendation**

120. There remain several unresolved issues which I hope will all be addressed prior to the Committee meeting. However, much work has been done over many weeks prior to the submission of the application. I am mindful of the efforts made by the developers to accede to our requests and of the need for the developers to make their submission prior to 16<sup>th</sup> October 2007 when the time for submission of Reserved Matters expires. I therefore recommend that Members grant delegated powers of approval subject to the resolution of all of the issues raised above and subject to safeguarding conditions.

### **Background Papers:**

- Reserved Matters Application File Ref S/1390/07/RM and application files referred to in the 'History' section of this report.
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007
- Development Brief for Home Farm, Longstanton 1998

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