

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Planning Committee

1<sup>st</sup> August 2007

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

---

**S/0093/07/RM - PAPWORTH EVERARD**  
**Erection of 365 Dwellings with Associated Open Space and Landscaping**  
**(Reserved Matters Pursuant to Outline Planning Permission Ref S/2476/03/O)**  
**Land South of Church Lane and West of Ermine Street South**  
**For Barratt East Anglia/Kingsoak**

**Recommendation: Delegated Approval**

**Date for Determination: 31<sup>st</sup> August 2007**  
**(Major Application)**

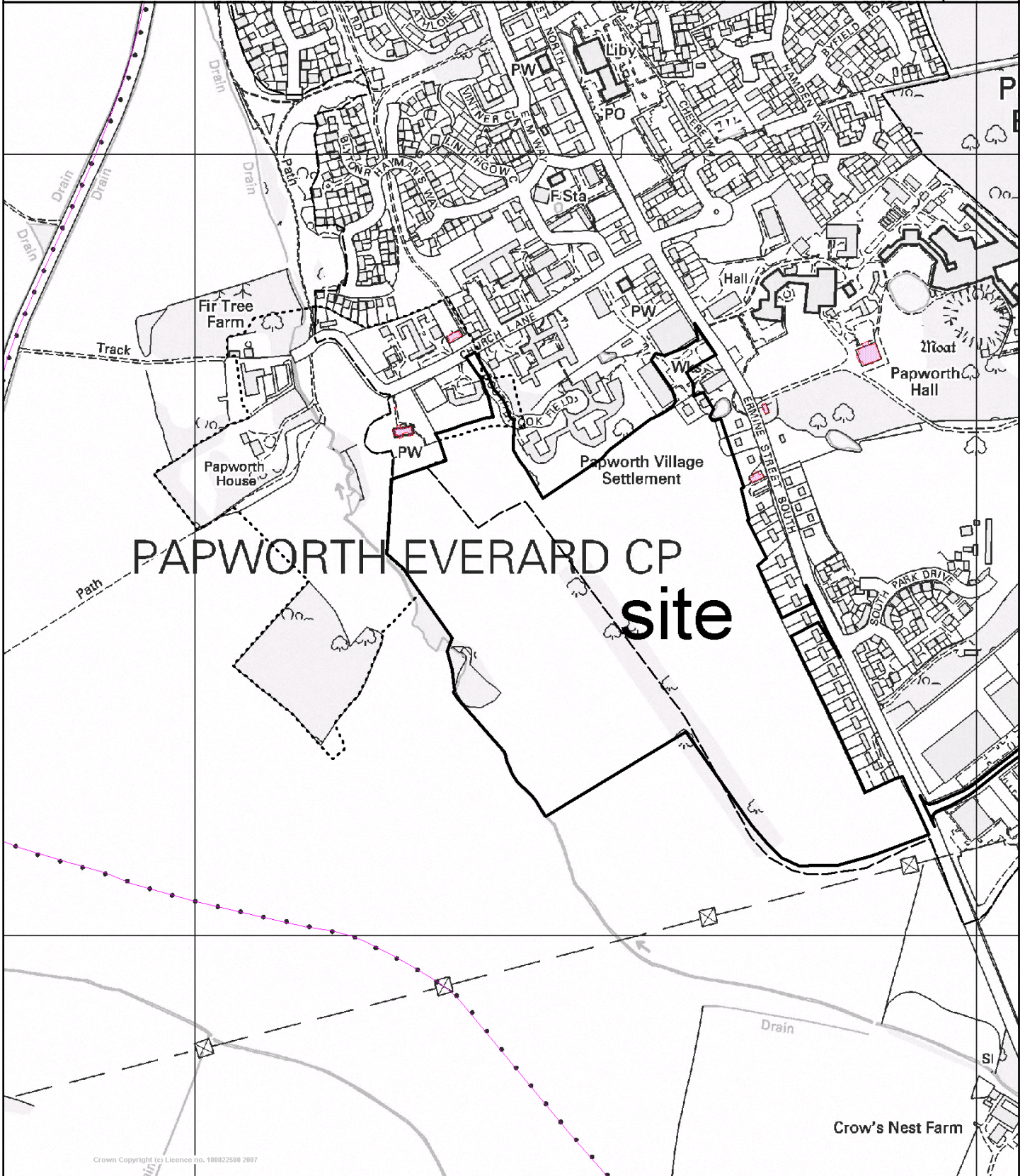
### **Notes:**

**This Application has been reported to the Planning Committee for determination because the recommendation of delegated approval by Officers is anticipated to conflict with objections likely to be received from Papworth Everard Parish Council and local residents.**

### **Adjoining Conservation Area**

#### **Site and Proposal**

1. The 21.63 ha site lies on the south western side of the village and is fringed with a ribbon of housing on the eastern Ermine Street boundary. To the north is the Parish Church, a residential nurses home, sheltered housing and a former printing works. To the south and west is open countryside; Cow Brook forms the south-western boundary with the newly completed bypass beyond.
2. Running north-west/south-east across the centre of the site at its highest point is a plantation of young trees. To the west of the belt, the site slopes sharply down into the valley of Cow Brook. The site is overgrown former agricultural land and there are few trees on site other than the plantation and adjacent to Cow Brook.
3. The application site includes 3 pairs of semi-detached houses dating from the 1940's-50's which are to be demolished. Also included in the north-east corner of the site is the existing car park to the Papworth Trust offices.
4. The reserved matters application received on 16<sup>th</sup> January 2007 and amended on 1<sup>st</sup> June and 17<sup>th</sup> July 2007 proposes the erection of 365 dwellings with associated open space, play areas and landscaping. The application is supported by an urban study, a landscape strategy, a Landscape and Visual Impact Statement, a sustainability appraisal, an archaeological evaluation and an ecological and Arboricultural assessment, and a Management Plan for the Areas of Public Open Space.



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/6845 Date 17/7/2007

Centre = 528406 E 262443 N

August 2007

5. In its amended form the 365 dwellings comprise 11 one bed flats, 36 two bed flats, 76 two bed houses, 173 three bed houses, 64 four bed houses, 4 five bedroom and 1 six bedroom house. The flats are distributed throughout the site with the main concentration in a 'landmark' three storey apartment block at the southern entrance to the site. Other three storey elements occur, mainly in terracing, around the proposed Church View Square. The remainder of the dwellings are two and a half and two storey.
6. The development is a mixture of traditional and contemporary styles; the contemporary units are concentrated around the southern entrance road and the village green.
7. The overall density of housing is approximately 30 dwellings per ha.
8. The layout follows the basic principles laid down in the Council's Development Brief with the residential development confined to the allocated area on the eastern side of the existing plantation. To the west of the plantation an extensive area of public open space (7.6 ha) is proposed, sloping down to Cow Brook.
9. A central landscaped spine road runs through the housing area linking the northern and southern vehicular access points to Ermine Street South.
10. A village green (including a LEAP) and Church View Square are proposed public spaces on the route of the spine road, and a number of smaller open spaces (including 3 LAPS) are proposed within the residential area, including one on the north eastern edge of the development to protect the setting of a listed cottage.
11. To the North West of the proposed residential area is a kick about area, a NEAP and a super LEAP and a youth shelter are proposed, together with a surface water balancing pond.
12. The plantation is shown trimmed on the eastern (development) side and supplemented with new planting on the western (public open space) flank, together with an extended area of new planting along the southern boundary of the developed site. This accords with the approach recommended in the Development Brief.
13. New footpath/cycleway links are proposed from Ermine Street South westwards to the proposed village green and the public open space to the west of the plantation, and northwards to Church Lane to complete the pedestrianised route through the village to the school. Other footpaths are proposed across the areas of public open space.
14. Although not within the site and subject to a separate, current application, proposals are shown to demolish unsympathetic flat roofed extensions to the former Papworth Trust Housing Office at the northern entrance to the site, and to provide it with an access off the new estate road and a parking area. A pumping station is also proposed for the development adjacent to the car park. To the south of the Housing Office is a pond, which is also outside the site area, but is proposed for enlargement/restoration. The existing car park in front of the Bernard Sunley Centre, which will be displaced by the construction of the northern vehicular access, will be relocated to the rear of the building and will also be the subject of a separate planning application.
15. In the supporting statement accompanying the application, it states that the previous withdrawn reserved matters application was the subject of some 12 months consultation with the Council and two public exhibitions were held in the village. The information gathered during this period has fed into the development of the current

application, which itself has been the subject of pre-application consultation with the Council. A further public exhibition was held in the village in October 2006.

16. It is anticipated the development would be completed in approximately four years from commencement. The areas of open space will be set out, equipped and planted at the end of the construction period for the adjacent phases of development, subject to planting season. This will ensure that the risk of compaction and other damage associated with construction vehicles will be minimised.
17. **The Urban Design Study** identifies a number of 'character areas' within the proposed development and develops a landscape design code for each area. Character area materials are illustrated.
18. **The Landscape Strategy** sets out key objectives which are to integrate the development site into the surrounding countryside and to link the existing plantation into a new network of ecological corridors which respect and reinforce the local landscape character. Over half the site will become public open space, and the key spaces are identified and planting/landscaping proposals outlined.
19. **The Ecological Assessment** of the site identified a population of water voles in Cow Brook and a copse adjacent to Cow Brook was discovered to be an important feeding and roosting habitat for two species of bat. The landscape strategy proposes the planting of a native hedge around the periphery of the copse to discourage its use by residents and their dogs.
20. **The Archaeological Evaluation** has involved a desktop assessment, a geophysical survey, and 58 trial trenches being dug. An interim summary of the results has been included with the application.
21. **A Sustainability Appraisal** has been undertaken in accordance with Condition 5 of the outline consent. A range of efficiency measures, including the provision of solar collectors on a minimum of 40 dwellings, will produce a 14% reduction in carbon emissions compared to the requirements of the building regulations. Solar collectors will be offered as an option on other appropriate properties. Measures to reduce water use and to encourage recycling are also proposed. An Eco Homes rating of "Good" will be achieved.
22. **Public Art** - a draft brief has been discussed and agreed with the Council's Arts Development Officer.

### **Planning History**

23. In 2003 the Council published a residential development brief for the site which was adopted as supplementary planning guidance.
24. In 2005 Outline Planning Permission was granted for residential development on the site, including public open space, vehicular accesses together with the demolition of 3 blocks of semi-detached housing.
25. In 2006 a reserved matters application for 397 dwellings and public open space was submitted and withdrawn later that year.

## Planning Policy

*Cambridgeshire and Peterborough Structure Plan 2003:*

26. **Policy P1/3** seeks a high standard of design and sustainability for all new development.
27. **Policy P5/3** states densities of at least 40 dwellings per ha should be sought in locations close to a good range of services and where there is good public transport accessibility. Densities of less than 30 dwellings per ha will not be acceptable.
28. **Policy P7/2** states all development will seek to conserve and enhance the biodiversity value of the areas which they affect.
29. **Policy P7/6** states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

*South Cambridgeshire Local Plan 2004:*

30. **Policy Papworth Everard 2** states that within housing allocations an average density of 25 dwellings per ha will be achieved, although a range of densities above and below that level will be sought.
31. **Policy Papworth Everard 3(c)** states the following sites (inter alia) are allocated for development for housing and incidental open space:

12.01 ha south west of Papworth Everard, providing a minimum of 259 dwellings within a developable area of 10.36 ha.

Planning permission for area 3C will not be granted until appropriate contributions towards the funding of the bypass have been secured.

The supporting text refers to a shallow ridge running across the site and says extensive tree planting will be required to prevent intrusion into the surrounding open countryside and to soften the impact of the village from the proposed bypass. The close proximity to St Peters Church to the north west boundary of the site requires developers to demonstrate that the design and layout will not adversely affect its setting.

In order to absorb the new housing areas into the wider landscape, appropriate landscaping works will need to be undertaken within and around the areas so as to soften and screen the housing edge. Woodland belts, trees, hedgerows and copses should be used. The screen belt should have a minimum width of 10 metres.

Additional areas of public open space are also required. These areas should be well related to the built-up area but may be beyond the village frameworks and the sites allocated for development.

32. **Policy SE9** states development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
33. **Policy HG4** allocates the site for residential development and states development in Papworth will be at least 25 dwellings per ha.

34. **Policy HG10** states residential requirements will be required to contain a mix of units providing accommodation in a range of types; sizes (including 1 and 2 bedroom dwellings).
35. **Policy RT2** sets out standards for the provision of public open space and children's play space.
36. **Policy EN15** seeks to protect/preserve/enhance sites of archaeological importance.
37. **Policy EN28** states where it appears a proposal would affect the wider setting of a listed building, the Council will require the submission of sufficient illustrative and technical material to allow its impact to be clearly judged.

*South Cambridgeshire Local Development Framework (LDF) 2007:*

1. Core Strategy

38. **Policy ST/5** designates Papworth Everard a Minor Rural Centre, limiting residential development and redevelopment up to a maximum size of 30 dwellings in village frameworks.

2. Development Control Policies

39. **Policy DP/1** states development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development.
40. **Policy DP/2** states all new development must be of a high quality design, and requires the submission of Design and Access Statements.
41. **Policy DP/3** sets out development criteria, including car parking being kept to a minimum and outdoor play space.
42. **Policy DP/6** states, where practicable, large-scale development should, inter alia, recycle construction waste and accommodate construction spoil within the development.
43. **Policy HG1** states residential developments will make best use of a site by achieving average net densities of at least 30 dwellings per ha. Higher average net densities of at least 40 dwellings per ha should be achieved in more sustainable locations.
44. **Policy HG2** states developments will contain a mix of units providing accommodation in a range of types; sizes and affordability. Developments over 10 houses will have regard to economic viability, including any infrastructure provision, the context of the site and the need to secure a locally balanced community. In market housing, a proportion of dwellings designed to lifetime mobility standards will be sought.
45. **Policy SF/6** states that in determining planning applications the Council will encourage the provision of publicly accessible art, craft and design works on residential developments comprising 10 or more dwellings.
46. **Policy SF/10** requires all residential developments to contribute towards outdoor playing space.
47. **Policy SF/11** sets out open space standards.

48. **Policy NE/1** requires development to demonstrate that it would achieve a high degree of measures to increase the energy of new buildings, and 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 Regulations requirement.
49. **Policy NE/3** states all development over 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements.
50. **Policy NE/6** requires development to maintain, restore, or add to the biodiversity.
51. **Policy CH/2** states that Archaeological sites will be protected in accordance with national Policy (currently PPG16).
52. **Policy CH/4** states planning permission will not be granted for development which would adversely affect the wider setting of a listed building.
53. **Policy TR/2** states car parking should be provided in accordance with the maximum standards set out in the document, to reduce over-reliance on the car and to promote more sustainable forms of transport. (i.e. average of 1.5 spaces per dwelling across the District (up to a maximum of 2 per 3 or more bedrooms in poorly accessible areas. In addition, short-term parking for service vehicles and visitors, generally provision should not fall below 0.25 spaces per dwelling provided with 2 spaces.) Cycle parking should equate to 1 secure space per dwelling where possible.

#### **Development Brief**

The site is subject to a Development Brief commissioned by the Council and adopted as supplementary planning guidance in September 2003.

#### **Consultation** (pre-final amendment)

#### 54. **Papworth Everard Parish Council**

##### **“Introduction**

These comments are the Parish Council's initial thoughts on the proposed development. They are not a full and formal response to the planning application, but a contribution to an on-going dialogue which we hope will result in the creation of a new housing area which will satisfy the aspirations of all involved in the planning and development process.

The comments are not exhaustive, but we seek to build on the preliminary comments recently submitted to the applicant by the South Cambridgeshire District Council's planning department (*SCDC: Summersfield, Papworth Everard: Comments on planning Submission - Ref S/0093/07*).

**Please note: In many instances the District Council's comments are also our comments, so to avoid unnecessary duplication, many of them have not been repeated here.**

The intention in preparing this document is to place additional emphasis on issues about which the Parish Council feels particularly strongly and, in certain instances to expand on the comments made by the District Council.

We consider, given the goodwill of all concerned, that it should be possible to discuss these issues with the aim of reaching agreement on what amendments can be made to the application.

IN NO SPECIFIC ORDER, WE HAVE CONCERNS ABOUT:

### **General**

1. The lack of sufficient detail on which we can make informed judgements.
2. The discrepancies between the plot numbers used on the Site Layout Plan 06-0943-001 Revision E and those on the Landscaping Plan 924 A2/01, that result in confusion when trying to make reference to planning details.
3. The different site 'boundaries' shown on plans/drawings SX320EA004-01, 06-0943-001, 002, 003 and 004, 924 A2/01, 924 A2 Figures 1 and 10, and Section 3a of the Urban Design Study.
4. The levels plan does not indicate any off-site levels for existing properties on Ermine Street and Southbrook Field that are immediately adjacent to the proposed new dwellings. Given the sharply sloping nature of the land in places this lack of information makes it impossible to judge the impact of each on the other.
5. The multitude of inaccuracies in the 'Urban Design Study', the inconsistencies within the document, and the inappropriate choice in many instances of the 'Existing Solutions'.

Summary:

- **correct the discrepancies and errors as indicated above**
- **provide the missing information and details as indicated above and in the comments below**

### **Layout and Massing**

1. There should be no 2.5 storey buildings on the perimeter of the site as they would either overlook the existing properties or dominate the skyline along the open edge of the village. Such buildings need to be placed within the core of the development.
2. The overwhelming 'urban' concentration of tall buildings with continuous frontages around Church View Square is totally out of character for this rural village.
3. The building line frontage of the large Landmark building at the Southern Entrance needs to be located further back from the Ermine Street kerb so as to respect the adjacent buildings at the start of the village, and to provide a better sight line as a 'welcome' into the whole village. The large buildings on the opposite side of Ermine Street in the Business Park are set well back from the road edge and benefit from the provision of a sizeable tree and shrub belt across the intervening frontage. The applicant's previous submission **(S/0097/06/RM)** in January 2006 placed the Ermine Street frontage of an apartment block in this location exactly in line with the adjacent Police house. This new application needs to replicate that building line.



4. It is essential that the public footpath in front of this Landmark building on Ermine Street continues right across the site frontage so that it can meet up with the future extension of the existing footpath into the village. The residents of the Summersfield development will need *safe* access from the Southern Entrance junction, across the building frontage, to the north-bound bus stop further along the west side of Ermine Street. The January 2006 application indicates just such a footpath in this location. This new application needs to replicate that provision.
5. The January 2006 application contained no dwellings on the southern boundary of the site immediately adjacent to the southern entrance road junction. Were this strategy to be followed in this application it would be possible to provide an open landscaped, more welcoming, entrance to the whole development and to the village, where shrubs and trees could be planted that met the restrictions imposed by the presence of the nearby power lines. Instead, an isolated pair of contemporary 2.5 storey semi-detached houses has been proposed for this key village site.
6. Plots 3-7 (and 18?) are indicted as having traditional style features. If it is absolutely necessary to build at these visually key locations then it would appear more appropriate for the dwellings to be in the contemporary style using a soft colour palette.
7. There is an absence of any detailed layout, planting, surface treatment and lighting information around the balancing pond, recreation area and School Walk public footpath link. School Walk itself is not even marked as the key pedestrian link in the NE corner shown on landscape document 942 A2 figure 10.
8. There is an absence of any detailed layout, planting, surface treatment and lighting information for the public footpath from Green Walk through to Ermine Street.
9. There is an absence of any details on the planting and lighting in the parking courts.
10. There are no details about the necessary vehicular access points to the rear of the existing houses on Ermine Street South.
11. The suggested road name that is marked as 'Claire Close' is spelt incorrectly. It should be 'Clare Close'.

NB: These comments on layout and massing do not include the fine detail of where we consider that individual dwellings/gardens/parking provision is too congested and will not 'work', as may of these have been covered in the SCDC comments.

Summary:

- **Remove all the 2.5 storey dwellings from the perimeter of the development**
- **Reduce the mass of buildings around Church View Square**
- **Redesign the area around the Southern Entrance**
- **Provide the missing details**

## **Plot Accommodation Schedule and Boundary Treatments**

1. The plot accommodation schedule submitted, is not a schedule of plots, it is a house type and style schedule.
2. There is an absence of any meaningful information about the boundary treatments (front and rear) for each individual plot. It is not sufficient that only such information provided is by reference to the generalised Character Area Landscape Design Code schedule in Section 3b of the Urban Design Study booklet.
3. There is no information about the boundary treatment along the northern and eastern edges of the site where new dwellings or open spaces will adjoin existing houses. None has been provided for the northern side of the landmark building on Ermine Street.
4. The proposed use of hit and miss fencing on the rear boundaries of plots 1-7 will provide insufficient screening for the early residents of those dwellings. This is likely to result in the residents introducing a variety of fencing solutions across this important village frontage.
5. For any development we consider it reasonable to expect the provision of a schedule of information for each individual plot indicating: house type, style, roof form, chimney, door type, canopy type, window type, boundary treatment (front and rear), plus information about the materials and colours of each.

### Summary

- **Provide a more detailed schedule for each plot**
- **Provide details of the site boundary treatment along the northern and eastern edges**

## **Character Areas**

1. The 'character areas' set out in the *Urban Design Study* are too small. No area is large enough to give a specific and identifiable character. The relatively scattered distribution of house-types, sizes and materials will not produce clearly definable areas of strong architectural character.
2. Consideration should be given to reducing the number, and thus increasing the extent, of the character areas into which the development has been divided. A greater concentration of house styles would produce a real difference in atmosphere that would be felt when moving through the development.
3. In our opinion there should be no more than four or five character areas for the entire Summersfield site and no parts of these character areas should be detached from the main area defining that character.
4. The boundaries between character areas should not be defined by the roads. To emphasise a distinct and identifiable character for a particular area, both sides of each road should have buildings of the same character/style.

### Summary

- **Reduce the number and increase the size of the character areas**

- **Produce a more concentrated grouping of house sizes and styles**

### **Materials**

1. The pallet of materials that will actually be used should be much more precisely specified at this stage. Confusion is caused by inconsistencies and contradictions between the *Urban Design Study* and the architectural drawings of the house types. The 'Legends' to the drawings frequently omit one of the finishes that are present on the house elevations. Often there is no indication of the colours of the renders to be used on individual house types. The shade of weatherboarding is often not made clear.

### **Brick**

1. The Parish Council strongly supports the District Council's call for a very significant increase in the number of buildings that will utilise buff brick in their construction. As explained in SCDC's *Residential Design Brief* for Summersfield, light coloured cream/yellow bricks are the preferred brick type for the development, with red brick used only for the occasional building for emphasis or highlighting. The justification for this is that virtually all of the pre-1914 brick buildings in Papworth are of buff Gault clay bricks, and buff brick is predominant in the recent housing developments in the village.
2. The applicant's *Urban Design Study* illustrates four brick types, but only one (stock red) is utilised in the design of the houses of Summersfield. We would wish to see the light types of brick illustrated used much more extensively.
3. Please note: In the District Council's detailed preliminary comments, suggestions are made under selected house types about where buff brick should be used. However, the District Council have confirmed to us that they would expect a broader use of buff brick in general, and that this should not be limited to those house types against which they have included this specific comment as a reminder, as this was generally placed where they had few other comments to make.

### **Render**

1. The Parish Council would wish to see a greater use of rendered finishes - in white/light/cream colours.

### **Timber Boarding**

1. The use of black boarding for some buildings, particularly within parking courts, sometimes gives an oppressive feeling. In some instances a somewhat paler colour for the boarding may be appropriate.
2. We do not consider the bright blue boarding on A5 V3 Style 11 plots 304 and 305, or the dark boarding on the rear of style 12 contemporary properties, to be in keeping with the Papworth vernacular, nor to enhance it.

### **Driveway Surfaces**

1. The impermeable nature of the proposed hard surfacing across this large estate will result in a significant volume of surface water run-off in wet situations. Climate change prediction is that winters will be wetter than the current 30-year average. To minimise the risk of flooding for the adjacent existing properties -

most of which are at a lower level - consideration should be given to providing a porous surface to driveways in their vicinity.

#### Summary

- **Resolve inconsistencies between the *Urban Design Study* and the architectural drawings**
- **Revise the Legends on the drawings, where necessary**
- **Wherever brick is specified, use a light coloured yellow/cream brick, almost exclusively**
- **Use red brick only occasionally for highlighting individual buildings**
- **Make more extensive use of softly coloured rendered finishes**
- **Where black/dark boarding is currently proposed, consider a lighter colour alternative**
- **Provide porous surfaces for driveways in sensitive locations**

#### **Mix of Materials on Individual Buildings**

##### General

1. Simplicity of design using clean lines and using only one dominant material on any elevation is appropriate for houses in this rural situation and located in the western part of South Cambridgeshire.
2. Except in special situations (e.g. contemporary buildings), no more than two materials should be used for walling in any building. There should be no horizontal division between brick, render and boarding on any façade. One material type should be dominant, with any other material only being used to highlight or emphasise the form of a building.
3. Having visited the applicant's site at Baker's Mill we were impressed with the palette of materials and colours chosen for that development - light coloured brickwork, soft pale renders and light (cedar?) wood cladding. Such a mix would be well suited to this location in Papworth.

#### **Detailing on Gable Ends**

1. It is essential that all gable ends of houses that can be viewed from a considerable distance or from public spaces must include an appropriate level of detailing/windows to add interest. However, care should be taken not to produce an over-elaborate response to this comment.

#### **Doors, Door Surrounds, Porches and Canopies**

1. Although a wide variety of door styles are illustrated in the *Urban Design Study* none of these actually appear within the proposed development - which relies on a very restricted standard range of door designs.
2. A clear hierarchy of door types should be developed that relates to the size and style of the houses.

3. The type of porch or canopy should relate to the size of the house and the style of the door. For example, a formal six panel door with a classical flat canopy is inappropriate to use on a small 'cottage style' house, while a cottage style boarded door with a small window and a 'bonnet-style' canopy is inappropriate on medium sized and larger houses.
4. Door surrounds should also reflect the size and style of houses. The doors of the smallest houses should, generally, have no surround. Simple surrounds may be appropriate for larger houses. Very elaborate surrounds should be avoided in Papworth Everard developments.
5. The Parish Council welcomes the use of a variety of door colours shown on the designs for individual buildings and would support the more extensive application of colour to the many white doors proposed.

### **Plinths**

1. The depth of plinths around the base of houses should be kept to an absolute minimum and the height of the plinth should never be greater than the level of the damp-proof course. The inclusion of plinth increases the 'fussiness' of house designs and usually introduces an additional material to elevations - both of which undermine our Council's wish for simplicity in design and use of materials.

### Summary

- **Minimise the mixture of finishes on individual dwellings**
- **In prominent locations introduce features into blank gable ends**
- **Rationalise the use of doorway styles and features**
- **Minimise the depth and height of plinths**

### House Types

In general, the Parish Council accepts that the design of the smaller and medium sized house types suits the village location of the development. However, there are some comments that we would like to make with regard to some specific house types:

#### All 'contemporary houses of Style 12

- The range of materials is too large. In many instances no single material predominates on facades.
- Elevations are too 'fussy'. Red stock brick detracts from the contemporary feel of the houses
- The terracotta roof-ridge is a feature of the 19<sup>th</sup>/very early 20<sup>th</sup> century in this area
- Dark red render will be too strident
- Colour render or boarding should be used with restraint, only to add highlights

The Parish Council is not in favour of the heavy dark boarding on the entire rear elevation and the rear part of the side elevation of the contemporary buildings -

particular for Plots Nos. 48 and 365, where these elevations will be visible from public paths and Summer's Hill Green.

We support the drawing by SCDC, which suggests giving the upper floor of 'contemporary' style houses greater depth, thus avoiding a 50:50 horizontal split.

Having visited the applicant's site at Baker's Mill we were impressed with the palette of materials and colours chosen for that development - light coloured brickwork, soft pale renders and light (cedar?) wood cladding. Such a mix would appear well suited to this contemporary style. A similar palette of materials for contemporary building that has recently developed in this part of Cambridgeshire (and in the city of Cambridge) consists of buff brick, cream render, pale timber boarding, slate tiles, grey (or dark grey/very dark blue) window and door frames. Use of these softer colours would be particularly suitable for houses fronting Summer's Hill Green.

#### **Type A5 v1 (Style 11)**

- Reduce depth of plinth
- Colour of boarding?
- Small paned windows not appropriate for Papworth Everard

#### **Type A5 v3 (Style 11)**

- Blue boarding too eye-catching. Remove.
- Horizontal division of walls into three parts not acceptable (simplify with one material type, preferably buff brick)
- Remove clock tower (potential long-term maintenance problem)

#### **Type B4 (Style 11)**

- Horizontal division between ground floor (brick) and first floor (render) not appropriate
- Small pane windows not appropriate to site
- Cut rafter ends not appropriate to this design
- No indication of colour of render in 'Legend'

#### **Type B5 (all styles)**

- The two roof levels and the addition of the gable on the front façade do not provide the clean lines we would wish to see within the development

(*Type B5 (Style 9)* is particularly inappropriate due to the variety of different materials proposed)

- Remove this House Type

### **Type E5 v2 (Style 11)**

- Redesign needed
- Too massive
- Small pane windows not appropriate in Papworth Everard
- Unattractive division between brick and boarding
- No indication of colour of boarding

### **Type E6 (Style 11)**

*See B4 Style 11 for comments.*

### **Type K1 v3 (Style 11)**

*See comments for K2 (style 11), K1s, below*

### **Type K2 (Style 11), (K1s)**

The Parish Council agrees with the District Council that the style and mass of this building is inappropriate for the village setting, and needs completely redesigning. The feeling that the scale is overpowering is emphasised by the proposed use of dark red brick, the apparent rustication of the stonework and the horizontal break between the ground floor and the brick upper floors. Also, stone is not a material that is appropriate in Papworth Everard, as stated in the SCDC Residential Design Brief. Care needs to be taken with steps leading directly onto the public footpath as they may (depending on clearance) pose a hazard for those in wheelchairs.

### **Type M2 (Style 11)**

This house type/style is a harsh and unpleasing contrast to most of the other dwellings in the development, which are generally simpler and lighter in detail, without quoins and with a flush join between roof and gable wall. The door detailing and edges of the bay roofs are too elaborate. (The only place where such a design might be acceptable is at Plot 306 on Church View Square (Peterhouse Square).

- Redesign with simpler clean lines.

### **Type M2 (Style 11)**

*Comments as for M2 (Style 1) - Except that the numerous small window panes and the contrast between the slate roof and terracotta roof ridge increase the fussiness of the design and reduce the acceptability of this design still further.*

- Redesign with simpler clean lines and less detail.

### **Type N2 v1 and M3 (Style 3/8)**

A large elevation without a door, as that to the Northern Boulevard (Summer's Hill Drive), appears very sterile and un-village like without any indication of a door. (There is at least one other prominent instance in the village where we now appreciate that it was a mistake not to include a door in this situation.)

- add door to front elevation to Northern Boulevard

(There is also an error on the drawings with regard to the materials shown on each elevation)

### **Type T3 (Style 11)**

*Comments as for (M2 Style 1) and M2 (Style 11)*

### **Plot 142**

The Parish Council agrees with the District Council that the house on this plot requires an individual design. This is one plot within the development where the use of red brick in a simple traditional style with a hipped roof would be appropriate, to acknowledge and reflect the style of the neighbouring houses on Ermine Street South.

### **Type Z1**

This building is not suitable as the landmark, 'gateway' to the Village of Papworth Everard. The design goes against the design principals that the Parish Council believes are essential for an attractive village development - simplicity and use of a limited range of materials.

The design seems to have resulted from a misinterpretation of the *Residential Design Brief*, which states that a subtle form of art-deco might be appropriate for this building to represent the origins of Papworth Everard's growth in the earlier part of the 20<sup>th</sup> century. However, the *Urban Design Study* misquotes the *Residential Design Brief* in stating that the building should be a subtle blend of art deco and contemporary. This has given rise to the design of a building that is a very uncomfortable amalgam of competing styles. It can be argued that *art deco* architecture ceases to be *art deco* if it is combined with any other additional style. If the applicant can justify the use of a more contemporary design by formulating an acceptable design that will sit comfortably with and enhance the village landscape, the Parish Council are prepared to support this.

- The palette of materials is far too broad.
- There are too many windows of different sizes and shapes.
- The horizontal division between the ground floor and the upper floors, between brick and render is unappealing (except, perhaps on the simpler rear - slate roofed - element).
- The red render is too strident.

A redesign of the building is needed in a clearer, simpler and distinct architectural style, taking particular account of its very prominent position and the scale of the neighbouring properties.

### **Parking, Cycle and Bin Stores**

1. The Refuse, Parking and Cycle Plan indicates only six short-term visitor parking spaces for the whole development. This inadequate provision falls abysmally short of the requirements of Local Plan 2004. (Where six 'Visitor parking' spaces have actually been indicated in green (by plots 283 and 284) five of those are numbered as belonging to nearby dwellings.)



2. There also needs to be some disabled resident and visitor parking spaces close to the access points of multi-occupancy buildings.
3. Many parking spaces are unacceptably remote from the dwellings they serve.
4. Vehicular access to and manoeuvrability around many parking spaces is too restricted, in places, impossible.
5. It appears impossible to exit from some driveways onto the 'Boulevard' in forward gear.
6. In some locations the pedestrian access between homes and allocated parking is via narrow enclosed pathways that appear unsafe; some parking courts are not overlooked and are consequently unsafe.
7. Safe cycle parking facilities are required for all apartment blocks and for homes without garages.
8. Refuse facilities for some plots appear unacceptably remote from those dwellings and/or insufficiently close to SCDC refuse collection points. It is essential that every resident is able to comfortably utilise their facilities without choosing to park their wheelie bins in the street.
9. The (non-dimensioned) enclosed space associated with A5v1, A5v2 and A5v3 coach houses that is allocated for the storage of two wheelie bins and a recycling box appears to be inadequate.

#### Summary

- **Significantly increase the number of visitor parking spaces**
- **Ensure that every parking space is appropriately located and accessible**
- **Provide disabled parking and secure cycle parking spaces for multi-occupancy buildings**
- **Provide conformant refuse storage/collection facilities**

#### Artist's Brief

1. We strongly oppose any suggestion that the public art strategy could address the legacy of Papworth Hospital. The Hospital is still at the heart of Papworth village and the Parish Council would wish that such a legacy be addressed on the actual hospital site if and when the hospital finally moves out of the village. It would be inappropriate for its existence to be prematurely marked by some public art within a new residential development that is in no way associated with Papworth Hospital.
2. We should like to discuss the public art, both its form and its location. The Parish Council proposes that the founding of the modern village as a TB colony should be commemorated, and one idea is that a Youth Shelter be commissioned in the style of a TB hut.
3. If Church View Square were to be considered an appropriate location for any other form of public art, then this must be considered at this stage to ensure that the area is suitably laid out.

## Summary

- **Abandon any suggestion of addressing the legacy of Papworth Hospital on this estate**
- **Discuss the Public Art provision with the Parish Council**

## Landscaping

### General

1. There is insufficient detail of the landscaping, and the landscaping drawing frequently does not tally with the layout plan in that there are differences between the number and position of the tree locations shown on each of these plans.
2. There is a general lack of trees amongst all the housing areas, especially in the NW quadrant, and there is virtually nothing east of the spine road. There must also be a row of trees on the eastern boundary.
3. The 3m landscape strip along Summer's Hill Drive requires bollards or similar to prevent cars from being parked on the grass and destroying it.
4. No information has been provided concerning the location and general contents (shrubs etc.) of planting areas to the front of dwellings, in the surrounding streets and in parking courts.
5. We await the details of the proposed management and maintenance regime "to be provided during the application period".
6. In order to protect the sub-structure of the soil from unnecessary disturbance and impaction where trees are planned to be planted, it is essential that Summersfield Green, Play Green, Thatched Cottage Green and St Peter's recreation be fenced off prior to commencement of building works.
7. Please confirm that the Varrier-Jones Foundation agrees to the planting of a hedge east of Cow Brook, as responsibility for maintenance of the hedge will fall to the VJF.
8. Where the existing tree shelterbelt is to be trimmed, we propose that as many trees as possible are retained within back gardens. A reasonable working zone will obviously need to be provided and then a decision could be taken at the time the individual plot boundary fencing is erected as to which trees to keep and which to fell.
9. We do not agree with the proposed covenant (3.3.3) to prevent tree or large shrub planting which might obscure views of the Church.
10. The apartment block on Ermine Street does not appear to have a private/communal garden where residents can sit out. Also many of the garden areas associated with other apartment blocks or individual dwellings do not appear to meet minimum requirements. (See the Summersfield Residential Development Brief 13.2.1 and the SCDC Design Guide.)

11. Figure 10: ancient track called 'Elm Way' to be way marked: this would not be appropriate as there is already an Elm Way in the village, and it would cause confusion.
12. The Quercus Ilex proposed for Thatched Cottage Green is inappropriate, and would suggest planting Quercus Palustris in this location.
13. Summersfield Green could have at least one more Quercus Robur east of plot 331.
14. There is an unnamed tree in front of 924 A2/01 plot 19.
15. Two substantial specimen trees should mark the southern entrance from Ermine Street.
16. We do not think that bicycle racks are required on Summersfield Green.
17. The footpaths on Summersfield Green need rationalisation.
18. The shape of the footpath by the LAP in St Peter's Lane needs to be less formal.

#### Church View Square

1. We would like to see details of the feature gates to plot 306.
2. We should prefer to have wood-effect recycled plastic seats, rather than metal, around the tree.
3. No railings are required on the west side of the square.
4. Any metal furniture that is not recycled plastic (e.g. tree guard and rails) to be green, not blue.

#### Northern Entrance Green

1. Please may we have details of the proposed low-level surface water pumping station?
2. The green (presumably hedging) lines west of Estate Office are not shown on the landscape plan.
3. We would prefer to see silver setts over the whole of the circular area in the centre, unless this type of surface is unsuitable for wheelchairs.
4. We should prefer to have wood-effect recycled plastic seats, rather than metal, around the tree.
5. Use block edging, not aluminium (see detail of section AA).
6. We can see no sustainable reason for removing all the established mature planting along the steep bank adjacent to the public footpath on Ermine Street.

#### Summary

- **Provide missing details and information**
- **Prevent parking on the grass strip along the boulevard**

- **Protect planting areas during the construction process**
- **Increase number of street trees**
- **Retain some shelterbelt trees and shrubs on Ermine Street**
- **Provide alternative tree species in some locations**
- **Include communal gardens**
- **Rationalise footpaths; remove cycle rack**
- **Use wood-effect recycled plastic for benches etc**

**Play Provision** (Clause numbers refer to Landscape and Visual Impact Assessment and Landscape Strategy)

1. For sustainability and ease of maintenance all the benches (and bins?) should be wood-effect recycled plastic, not metal. If in certain locations it is essential to use metal then for ease of maintenance it should be a natural, rustless unpainted finish.
2. Presumably the two unequipped LAPs will be fenced, and have benches and bins.
3. The LEAP and NEAP both need a second bin. Emptying of bins should be taken into account when considering their location. Bins should not be positioned on grass areas, but on wetpour or tarmac.
4. At least 6 dog waste bins must be provided: 3 within the development, one by the recreation ground, and two on the edge of Cow Brook Open Space. Each of these needs to be accessible by road for emptying purposes.
5. The bench in the NEAP should be at the side, not placed with its back to the main piece of equipment.
6. Please may we have some seating on Summersfield Green outside the play area?
7. The metal fencing of the NEAP and Super LEAP is inappropriate, and should be wooden (see the Countryside/Hopkins Homes South Park play area), with galvanised metal gates.
8. The metal fencing of the LAP and LEAP should be anodised black (no yellow gates).
9. The LEAP on Summersfield Green needs one entrance on the eastern side, and one on the western side.
10. The LAP on Play Green needs one more piece of equipment.
11. The Forbidden City (on the LEAP) is inappropriate. 4.9.1 describes Summersfield Green as providing '*a green heart to the centre of Summersfield and a green link from South Park .... down to Cow Brook .....*', and, at 4.9.2 '*Colours of equipment will be subtle and muted*'. The proposed main piece of

equipment may be in relatively subdued colours, but the design is not subtle. It should be replaced by a low timber structure.

12. The Leprechaun Multi-Play (on the Super LEAP) and the Wolf Multi-Play (on the NEAP) are both inappropriate. The applicant's 'Landscape & Visual Impact Assessment' states at 4.5.1. *'The local Parish Council are keen that play equipment in the recreation ground is predominantly timber or steel with subdued colours. This is because of its elevated position and proximity to the listed church and open countryside.'* At 4.6.2 *'As with the Super-LEAP, the local Parish Council are keen that play equipment in the NEAP is predominantly timber or steel, with subdued colours'*. Both these statements have been ignored. All the equipment on the recreation area (on the Super LEAP and the NEAP) should be predominantly in timber, with a minimum use of steel. The Wolf Multi-Play on the NEAP is, in any case, inappropriate for 8-18 year olds, and should be replaced by a challenging timber structure.  
NB: Firms such as Timberline, Timberplay, Anglian Playground Services show timber-based equipment in their literature.
13. The Youth Shelter needs to be sited further away from the NEAP than as shown on 924 A2/01 so that different groups are separately able to use each facility. The illustrated Youth Shelter is not acceptable, and we should like to discuss alternative designs. For safety reasons any shelter should incorporate solar powered lighting.
14. Who is to maintain the play areas? If there is to be any question of the Parish Council being asked to do so (for a commuted sum) then the play areas must be green tarmac, not grass. (In any event, the proposed layouts of the LAP, NEAP and Super LEAP all pose problems for a large mower.)

#### Summary

- **Provide missing details and information**
- **Use wood-effect recycled plastic for benches etc**
- **Provide and site bins as indicated above**
- **Change the fencing and contents of play areas as indicated above**
- **Discuss Youth Shelter with Parish Council"**

#### 55. **Hilton Parish Council** comments:

"Hilton is concerned at the potential impact of construction traffic associated with the development and would like to see the traffic diverted away from Hilton.

Hilton is concerned at the potential additional rain water run off likely to be generated by the development and would like appropriate measures taken to ensure that there is no increase in the flood risk to our village.

Hilton is concerned at the impact on the village of the increased local traffic that will be generated by the additional housing and would like to see measures put in place to minimise the impact of this traffic on the village.

Finally, Hilton sees Papworth as its nearest big neighbour and we see increasing use of the facilities in Papworth e.g. Doctors, Library etc. Hilton would like to see a cycle/footpath linking the two villages to minimise vehicle traffic between the villages.”

56. **The Local Highway Authority** comments:

There remain a considerable number of issues (some that were discussed at the last meeting) that still need to be addressed.

1. All the layout plans should correspond with each other. There are several instances where information/detail given on one plan differs from that given on another. The drawings by Brand Leonard even show forward visibility .... which I would not wish to see on this development.
2. Is the route through the development to accommodate buses? If not, why is the main street 6.0m wide? If so, where are the bus stops?
3. Whilst the main street accommodates raised junction tables, I doubt that such features alone will result in a blanket speed restriction to 20mph. It is my view that the junctions along the main street should comprise visibility splays suitable for a realistic vehicle speed. Such visibility splays to be provided clear of trees.
4. It is not clear from the submitted plans if the parking ratio is such that the shared surface streets proposed are appropriate. You will recall that discussions at the last meeting raised the issue of parking ratio and the question mark over the suitability of the infrastructure proposed if insufficient parking were to be provided.
5. The street categories are still not clear. It appears that some standard 'black top' streets with upstand kerbing have footways missing where there should be footways and some shared surface streets have footways, when clearly they should not have. This does not provide a legible (or safe) environment.
6. Secondary 'black top' streets should, as a baseline, comprise a carriageway of 5.0m (but they can have local narrowings - in context with the built form).
7. Shared surface street should, as a baseline, comprise a width of 5.5m. However, in context with the built form this width can be increased or indeed reduced.
8. Some shared surface streets appear to have ramps within them. Why? Some shared surface streets accessed off raised junction tables are shown to have ramps. Why?
9. No footway/footpath that is to be offered for adoption should have steps within it.
10. I will need to see tracking diagrams for refuse and removal vehicles in respect of the turning areas at the end of adoptable streets like The Slype.
11. The areas identified for adoption within plans 10342-C-05 and 06 is not agreed. The area notated as Church View Square together with other 'amenity' and non-highway related areas will not be considered for adoption.

There are other minor issues that need to be addressed but these can be discussed, along with the above, at the next scheduled meeting.”

57. **The Environment Agency** comments:

“The application as submitted does not include specific detail in respect of surface water drainage. However, the Agency recommended a number of conditions relating to surface water drainage to the previous planning approval, S/2476/03, which remain outstanding.

The applicant should be aware that **no** development may commence on site until such time as your authority has discharged the aforementioned conditions.”

58. **Anglian Water** comments:

“Foul flows from the development must be directed to the new foul water sewer, in the process of being constructed for the site by Anglian Water via Requisition under Section 98 of the Water Industry Act 1991. Under no circumstances should foul flows be directed to the sewer in Ermine Street.

There are no public surface water sewers and therefore alternative methods of surface water disposal will be required for the site, i.e. soakaways or direct to watercourses with the necessary consents. No discharge of surface water should be made to the foul system.

Should planning permission for the site be granted we request that the following drainage conditions be imposed:

Condition: Foul water flows to be directed to the newly requisitioned foul sewer.

Reason: To ensure satisfactory drainage of the site.

Condition: Details of drainage proposals for the site shall be submitted to and approved by the Local Planning Authority in conjunction with the drainage authority before any work on site commences. The drainage works shall be constructed in accordance with the approved plans.

Reason: To ensure satisfactory drainage of the site.”

59. **English Heritage** has no objections and states the application should be determined in accordance with national and local policy guidance on the basis of the Council’s specialist Conservation advice.

60. **Cambridgeshire Fire and Rescue Service** asks for adequate provision to be made for fire hydrants. (NB: a condition of the outline permission). Access and facilities for the Fire Service should also be provided in accordance with Building Regulations Approved Document B5, Section 16.

61. **The Architectural Liaison Officer (Cambridgeshire Constabulary)** comments:

“Thank you for the opportunity to comment on the amended plans in respect of the above proposed development. I welcome some of the improvements made, particularly in relation to parking and permeability but would add the following comments:

Dwellings are often at their most vulnerable to crime along exposed rear boundaries so that care should be taken to ensure that such boundaries are not unduly exposed to public space or car parking courts which have unnecessary permeability.

Parking courts should, in essence, be seen as private space so that the provision of visitor spaces and the placing of FOGs (flats over garages) within parking courts should be avoided. They increase the degree of anonymity sought by offenders by impliedly inviting public access, while the degree of natural surveillance provided by FOGs is likely to be only of a limited value.

Plot 101, a FOG, is within a parking court inviting public access via FOG 102 into the court increasing the vulnerability of the rear of plots 96-100 and 103-107. The purposes and ownership of the space immediately to the front of plot 101 is not clear and should be defined to avoid potential for dispute.

The parking court arrangement to the rear of plots 101 and 108 should be redesigned, primarily to exclude the provision of adjoining parking courts which creates excessive permeability and thus additional access and escape routes for offenders. Providing visitor parking between the garage blocks opposite the rear of plot 101 increases the degree of anonymity so that presence of unknown individuals is unlikely to arouse interest or suspicion. A lockable gate should be provided to control access to the rear of plots 109-113.

Gates are shown to both sides of plot 108 where there are narrow paths which are not overlooked. It is recommended that access to the parking court should be shared vehicle/pedestrian as in e.g. plot 102 with the paths removed.

The entrance to plot 117, a FOG, is within a parking court. As alluded to earlier this implies an invitation for public access to an area, a parking court, which should be more private in nature. The typical resident of a FOG may well be seen to be someone who may be out for most of the day reducing opportunities for natural surveillance.

The parking allocation, such as for plots 125 and 126 where neighbouring dwellings use separate parking courts, has created a situation where the two parking courts either side of plot 117 are linked by a path running along the rear boundaries of plots 122-126. This creates excessive permeability and vulnerability to crime for dwellings and vehicles, which is increased by the fact the parking court with vehicular access via plot 87 has two more pedestrian access points to the front and rear of plot 129.

To provide a more active frontage over the path between Ermine Street South and Green Walk and thereby to enhance natural surveillance and a sense of territoriality, it is suggested that plot 138 could have its front entrance facing south.

Plot 161 is another FOG within a parking court which itself serving 12 dwellings is rather large. While garage provision is welcomed the size of the court creates problems with additional pedestrian access points and the exposure of the rear boundaries of dwellings (plots 149-159). The area between plot 161 and the garage for 157 is necessary for the occupant of 161 to get access to an allocated garage but, without careful treatment preventing unauthorised access, may provide a link between two parking courts.

If the requirements for the rear gardens permit, consideration should be given to moving plots 168 and 169 further north to allow the parking space for plot 169 to be within the curtilage of plot 169 to the south.



Plot 183, a FOG, is situated within a parking court yet requires access to a neighbouring court where its parking provision is located. Once more this creates circumstances of permeability and vulnerability of rear boundaries which may be to the advantage of offenders. A similar point can be made in relation to the path which passes the rear of plots 185-189.

While perhaps not an ideal solution in relation to plot 183, the situation might be improved by having the flat entrance facing plot 184, creating something more of a small cul de sac rather than a parking court. If the parking for plot 180 can be moved into the parking court behind 172 the need for a link between the two courts could be eliminated.

Visitor parking has also been provided in the court to the rear of plot 274. In this particular case 11 dwellings have rear fences or gates backing onto the parking court and there are also areas adjacent to garages where suspects can lurk out of view.

There appear to be bollards to prevent vehicular access under the FOG at plot 305. A space under the FOG at this point may well become a place of informal association for youths to gather particularly during inclement weather. While this may not be criminal it may be a cause of disturbance or intimidation to other users.

To reduce opportunities for access to rear gardens plot 334 should be provided with a gate to the parking court containing the parking space allocated to it, in place of the one provided, with a shared gate to the rear path brought forward to the front of the garage for plot 340.

It is not clear what purpose the enclosed path to the rear of plots 346-348 serves. If it is intended to provide access to the parking court a further shared gate should be provided at the entrance.

Finally in respect of layout and design, I would suggest that if plot 365 faced Summersfield Green it would enhance natural surveillance over the area to the west of the LEAP, views over which might be restricted by the planting indicated around the area.

Where trees are planted in areas over which natural surveillance is necessary, canopies should not be allowed to fall below 2.2m above ground level with ground cover planting not exceeding 1m in height to maintain clear visibility splays. Consideration might also be given to planting of trees with open branches or narrow trees which will allow views between them.

All roads (adopted or otherwise), foot/cycle paths and parking courts should be provided with column mounted white down lighting to BS5489: 1996 Code of Practice for outdoor lighting."

62. **The Definitive Map Officer (County Council)** expresses disappointment that a possible upgrade of Public Footpath No. 1 (Papworth Everard to Bridleway) has been discounted and would like to receive some reassurance that the Developers will carry out measures to prevent the use of the public footpath by cycles and horses. With reference to the public footpath that is shown running over the public open space, it is queried whether this route will be dedicated as a Definitive Public Right of Way and have the route recorded on the Definitive Map? If this is not the intention who will be responsible for its maintenance in the future?

(NB The applicant has confirmed the footpath across the public open space will not be dedicated as a Definitive Public Right of Way.)

63. **Cambridgeshire Archaeology** comments:

“Our records indicate that the site lies in an area in which archaeological remains were discovered during a trench-based evaluation of the site in 2006. Depicting activity and settlement ranging from Bronze Age to Medieval date, these remains will be severely damaged or destroyed by the proposed development. In view of this fact a mitigation scheme will need to be prepared that will ensure that the archaeological landscape is safeguarded from development impacts either by its excavation and recording and/or by its long-term preservation in situ.

The application boundary includes areas that have not been subject to archaeological evaluation due to their present residential use as or the Estate Office Building. Principally concerning access points along the eastern boundary, i.e. along the Roman Road of Ermine Street, these areas stand to contain the presence of archaeological remains contemporary with either the late Pre-Roman to Roman hill top settlement or the Medieval development of the village. It will be important to ensure that these access points will be evaluated as part of the archaeological mitigation strategy devised for the development. Should important remains be found in these locations, detailed excavation may be required.

We therefore consider that the site should be subject to a programme of archaeological investigation and reportage and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition (PPG16, para 30) in any planning consent. It is standard practice for this office to produce a design brief for the evaluation phase. We would also suggest that you advise the applicant that such investigations are liable to involve some financial outlay”. (NB Archaeological Condition attached to the outline planning permission.)

64. **The Conservation Officer** comments

“The scheme has the potential to impact on the historic built environment in 3 specific areas:

1. The setting of the Grade II\* listed Church of St Peters
2. The setting of the Grade II\* listed Papworth Hall and associated drive and lodge
3. The setting of the Grade II listed building at 28/30 Ermine Street.

**1. Setting of St Peters’ Church**

The site is some distance from the church and will not directly impact on the setting of the church. The church has been acknowledged in the plan layout with a vista focussed on the tower.

**2. Setting of Papworth Hall**

Again the site is some distance from the Hall and will not directly impact on its setting. The original development brief included a continuation of the avenue forming the drive to the hall, but this is not appropriate when viewed on site and has therefore been omitted.

**3. Setting of 28/30 Ermine Street**

This listed cottage is most at risk from the development. The scheme has been designed to provide space around the listed cottage and therefore while its setting will necessarily be changed by the construction of 365 dwellings it will not be directly harmed (subject to appropriate landscaping of the spaces).

In conclusion these proposals will not, in themselves, harm the historic built environment."

65. **The Council's Ecologist** comments:

"Pleased to see the northern pond retained as part of the character setting and the road moved further away from it. I don't appreciate why it needs to be enlarged, is this for water balancing purposes? Given that this will be quite a visually important area but also represents one of the present existing biodiversity features, I wish to see at least one side of the pond retained with semi-natural grass and habitat around it. I support the finding within the Ecological Assessment that the pond could be improved for wildlife. Roads adjacent to the pond should not have kerbing as it will prevent the movement of small animals to the pond (dropped kerbing could be acceptable). A scheme should be proposed which clearly sets out having the pond enlarged, cleared of detritus and litter, and which trees will be removed/thinned. S106 funding must be provided for specific future management of the pond otherwise it could become problematic for the future owners (it may need desilting more frequently if receiving site run-off. How will water quality be maintained? Condition and S106 needed.

The pictures in the urban Design Study 3.2 Village Pond are not really very helpful and don't give me confidence in what might be delivered at present.

The Ecological Assessment (part 4.8) notes the presence of Japanese knotweed in one area. This invasive non-native plant must be removed to a waste controlled site otherwise it presents a serious risk to new landscapes and habitats if spread through this development. Condition requiring a scheme of control and eradication needed.

I accept that no bats are likely to be disturbed during building demolition. However, 2 years have passed from the initial survey and the potential for decolonisation exists - resurvey of all issues relating to protected species should be conducted where there remains potential for new colonisation and conflict with the proposed development (i.e. survey of boundary feature for badgers not required). I accept that the trees with potential for bat roosts are best protected through further planting, particularly in light of the occurrence of barbastelle bats.

Issues relating to water voles should be re-surveyed given that two years have passed and vole populations can fluctuate. This survey information must feed into the drainage proposals given that it is a protected species. If parts of the Cow Brook are to receive greater fluctuations in water levels this impact will need to be evaluated. Measures should be incorporated specifically for the water vole as this will meet the aspirations of the SCDC Biodiversity Strategy (BAP rw/13).

As the Northern pond is proposed to be enlarged it would be prudent to re-survey it and to use torch light as well as bottle trapping (I realise that net sweeping would be too dangerous).

I accept that no further work on reptiles is required unless new information comes to light.

I accept that no Schedule 1 bird species are believed to be within the development site. A standard approach to the clearance of nesting habitat and ground nesting birds such as sky lark will be required by condition. In line with Council policy 50% of the dwellings should have an association within a bird or bat box of a high quality design. Furthermore, can any habitat be provided for farmland birds such as the skylark and grey partridge, can scrub areas be created/enhanced for bullfinch? Measures should be incorporated specifically for the house sparrow as this will meet the aspirations of the SCDC Biodiversity Strategy (BAP urb/17). Measures should be incorporated specifically for barn owls such as the erection of boxes on trees in edge of the POS as this will meet the aspirations of the SCDC Biodiversity Strategy (BAP fm/7).

I wish to have further details on the general approach to water attenuation throughout this development as it may provide further opportunities for the integration of biodiversity.

The creation of the POS along the Cow Brook is very interesting and Ecological Management Strategy should be developed to maximise opportunities for key BAP species and habitats. How much natural planting will be undertaken and of what types (meadow, hedges, copses etc). Measures should incorporate areas of traditional orchard planting as this will meet the aspirations of the SCDC Biodiversity Strategy (BAP tw/7).

Comments on the Management Plan for the Areas of Public Open Space will be given verbally.

66. **The Council's Environmental Operations Manager** comments there are several issues that would prevent waste from being collected from locations within the proposed development:

1. **Private Drives:** There are several long private drives where the houses at the end of the drives are well in excess of the 25 metre guideline distance from the property to the collection point. Our RCV will not generally go into private drives to make refuse collections. Householders will have to pull their bins to the end of the drives where it may be necessary to create collection points for several bins. This comment is also applicable to houses not fronting a road or a drive where the collection point may be well in excess of 25 metres from the property.
2. **Flats:** All flats will have to have stores for bulk bins which must be positioned within 10 metres of a highway for access. For sizes of the stores see the "Planning Design Guide fore the Storage of Solid Waste in New Developments".

It seems that there are some blocks of flats accessed off parking areas which cannot be accessed by an RCV. This is unacceptable. All such blocks of flats will have to be accessed by an RCV, i.e. constructed to take 26 tonne vehicles, 6 metre radii kerbs for turning off roads. Arches, where provided, to have 4 metre clearance.

3. **Rear Accesses:** Many properties are not provided with an access to the front of the property, where these have a rear access to a car park this must be accessible to the RCV, see comments for flats. Where there is no such access then a storage area at the front of the property must be provided for the wheeled bins".

67. **The Corporate Manager (Health and Environmental Services)** recommends the following condition:

1. Before any development is commenced, a scheme for protecting the proposed dwellings from noise from the road shall be submitted to and approved in writing by the Local Planning Authority and all works which form part of the approved scheme shall be completed before any one of the permitted dwellings are occupied.

The developer should be advised to ensure that the design guide criteria for the proposed development takes account of the requirements of PPG24 and the Council's standards in respect of road noise where it is proposed to locate residential development close to roads. Consequently, it is recommended that the developer should carry out a baseline noise survey to establish the Noise Exposure Category into which the site falls and incorporate noise mitigations with reference to the Council's standards on noise.

Any scheme submitted should indicate how it is proposed to protect potential occupiers of the development from the effects of road traffic noise from the A428 and how the effects could be mitigated e.g. orientation of the property, location of bedrooms and habitable rooms and acoustic fencing.

2. Prior to the development commencing, an investigation of the site shall be undertaken to establish the nature and extent of any contamination of the site and any remedial works to deal with contamination. This shall initially consist of a desktop study, which will include details of the site history, development of a site conceptual model, and a preliminary qualitative risk assessment. If any likelihood of contamination is indicated by the initial study then a further detailed site assessment shall be carried out which shall include intrusive investigations and which shall fully characterise the nature, extent and severity of contamination. Recommendations for a remediation strategy and post-remediation validation testing should be included. Remedial work should be carried out before development commences. The work shall be carried out in accordance with the approved details. Any variation to the above shall be agreed in writing with the Environmental Health Department before work being undertaken. Copies of all reports should be submitted to and approved by the Environmental Health Department and the Development Services Department of the Local Planning Authority.

Note: A guidance document on the procedures for dealing with potential land contamination will be available from the Environmental Health Department.

3. Owing to the size of the proposed development of 365 dwellings, the applicant ought to submit an air quality assessment for the scheme owing to the proximity of the A428 and A1198, which both have high vehicle flows. Increasing numbers of vehicles leading to congestion can result in a direct worsening of air quality and this needs to be assessed against the National Air Quality Standards. Planning Policy Statement 23 states that air quality is a material planning consideration both in introducing receptors to areas of poor air quality and introducing new emission sources.

The recently updated NSCA guidance "Development Control: Planning for Air Quality" (2006) suggests that an air quality assessment may be appropriate based on transport criteria for proposed residential developments exceeding a site area of 1 hectare or greater than 80 residential units. The assessment should examine the impact of the potential future transport emissions from the

site and the influence of traffic movements on the flow of vehicles along the A1198.

(NB. These conditions are not appropriate for a reserved matters application).

68. **The Council's Arts Development Officer** comments:

"The brief for a public artist is draft only and the timescale has slipped. The developer should secure the formal appointment of an artist (as stated in paragraph 6 'Timescale' of the brief) before planning approval.

The fees for design, consultation, fabrication and installation are modest for the scale of development, particularly if the 'trail' concept, discussed with officers, is to be realised.

The developer should consider an additional 10% to be allocated for maintenance (see para 10)."

**Representations**

69. 4 letters of objection were received from Ermine Street residents.

The main points can be summarised as follows:

1. Object in principle to residential development because:
  - (a) Sewerage system cannot cope
  - (b) Will lead to increased risk of flooding
  - (c) A new electricity sub-station will be required.
  - (d) There will be damage to the countryside and wildlife.
2. Loss of view and overlooking.
3. Loss of access to rear boundary hedge for maintenance.
4. Three storey buildings will be an eyesore and block sunlight.
5. The site boundary illustrated and the rear boundary of properties needs clarification.

**Planning Comments – Key Issues**

***Background***

70. It is necessary to go into some detail here. The site is the last (and largest) of those allocated in the village for residential development in the 1993 Local Plan still to be developed. Because of its significance external urban design and landscape consultants have worked with officers from the outset.
71. Members are reminded this is a reserved matters application, the outline planning permission having been granted with a Section 106 Legal Agreement in 2005. The Agreement required, inter alia, financial contribution towards enhancement of community facilities in the Parish and/or towards the provision of affordable housing

elsewhere in the District, but not on the site itself. This was because of the Parish Council's concerns at the disproportionate number of rented properties in the village, mainly owned by the Papworth Trust. The permission included details of the main northern and southern vehicular access points off Ermine Street South, together with a temporary haul road midway between. A new footpath/cycleway link to Church Road in the north was also approved.

72. Discussion began with the Applicants in 2005. The Council had published a Development Brief for the site in 2003 and this formed the basis for the layout of the site. Housing was to be confined to the eastern side of a young plantation of trees which ran north-south along the highest part of the site, bisected by a new village street which ran parallel with Ermine Street South and linked to the northern and southern access points. There would be a central village green, with a footway/cycleway link to Ermine Street South. Another proposed street would be aligned to give views of the Church, and an avenue of trees would continue east-west across the site following the alignment of those in the grounds of Papworth Hall on the eastern side of Ermine Street South. A gateway/landmark building was proposed at the southern entrance point, which would be the first residential building encountered upon entering the village from the south. To the west of the plantation belt is an area of approximately 7.60 ha which slopes down towards Cow Brook and was identified as potential public open space linking in with the proposed village green within the development. More formal play areas, including a kickabout area and two equipped play areas were proposed in the north-western corner of the site where the site levels out. Two further equipped children's play areas were identified within the residential area itself. The layout facilitated a pedestrian route from the northern edge of the development, linking via Southbrook Field and Church Road to the pedestrianised walk running northwards to the village school.
73. Following pre-application discussions, meetings with the Parish Council and an exhibition in the village, a reserved matters application for 397 dwellings with associated open space was submitted in January 2006. A phased development of the site was proposed with a Masterplan and a Design Code. The layout followed the general principles of the design guide and introduced the additional concept of a "Church View Square", but was generally considered to be too urban in concept and lacking in a variety of densities across the site. The Parish Council strongly objected to the number of houses proposed. The 2004 Local Plan required a minimum of 259 dwellings on the site, the Development Brief referred to this lower limit and the outline planning permission required that the Reserved Matters should "generally accord" with the Council's Development Brief. The Policy Team supported the Parish Council's concerns about the excessive numbers of houses proposed. The Applicant's withdrew the application and Counsel's opinion was sought on the issue of numbers. Counsel concluded the Council could not impose a maximum number of dwellings in this case but discussions on siting, design and landscaping may validly have the effect of limiting overall numbers.
74. In January 2007 the current reserved matters application was submitted for 365 dwellings with associated open space and landscaping, following further discussions with officers, their consultants and the Parish Council. A Public exhibition was held in the village in October 2006.
75. Although still underpinned by the principles set out in the Council's Development Brief, the scheme has been prepared by different architects and bears little resemblance to the earlier scheme both in terms of layout and house design. The reduction in house numbers has enabled a larger village green to be proposed. The Church View Square element devised by the previous architects has been retained, and the main village

street has taken on a more sinuous alignment. Additional play areas have been provided within the developed area itself, above the requirements of the Development Brief.

76. The extensive discussions and numerous amendments described above have narrowed the key issues down to the layout, house design and landscaping.

### ***Layout***

77. The Applicant's decision to delete 32 houses compared with the earlier scheme was a major breakthrough in discussions. This has enabled a greater variation in density across the site to be achieved (averaging 30 dwellings per ha), with lower densities on the site's countryside margins and around the village green. Higher densities along the main spine road and around Church View Square have been agreed.
78. The challenge has been to break down what is a very large housing development into the distinctive character areas identified in the Council's Development Brief. The Council's Urban Design Consultant has made a major contribution to the evolving layout, working closely with the applicant's to create a layout with the required degree of variety.
79. The Local Highway Authority's outstanding concerns about the road widths/the provision of footpaths have been addressed the latest amended plans.
80. The Parish Council has been fully engaged over the past 2 years in discussions with the Council and the Developers, including a visit to other sites built by the Applicants. As a result many changes to the layout have been agreed, including a direct link for vehicles between the southern and northern accesses, the redesign of the northern access as a more open space rather than a narrower "gateway", a larger village green and an effectively landscaped southern boundary. The Parish Council agreed with the Council and the Applicants that the extension of the avenue of trees in the grounds of Papworth Hall across the site suggested in the Development Brief would not achieve the views of the Hall anticipated, and this was omitted from the layout in favour of more space within the housing area. Concerns about the proposed level of the parking have continued to be expressed and the Applicant's have continued to try and address this in successive amended plans, without detracting from the visual quality of the scheme. The latest amended plans propose an average of about 2 parking spaces per dwelling, including visitor parking which is more dispersed across the site. This meets the Council's maximum parking requirement of an average of 1.5 spaces per dwelling plus visitor parking.

### ***House Design***

81. From the beginning of discussions an element of contemporary architecture was sought to add visual interest to the scheme and contribute towards the objective of distinct character areas, and this was accepted by the Applicants. Much time has been spent on the design and siting of the "landmark" apartment block on the visually important southern entrance to the scheme. The Parish Council's concern that the building should reflect the general building line in Ermine Street South has been agreed and the palette of "neutral" materials accepted. The Council's Urban Design Consultant has had a considerable input into the design and siting of this important building, advising that the design be amended in several respects, particularly to achieve a change in massing with the highest element centrally placed, dropping down on the flanks to reflect neighbouring development.



82. The Consultant has reviewed all the house types and their variations and suggested many changes to the detail and materials. The Applicant's have generally accepted his comments without reservation and revised or deleted inappropriate house types. The Parish Council was actively involved in this process, particularly with regard to materials, and as a result a predominance of buff brick is now proposed, which will be more in keeping with the village. Window detailing will be important with some of the more traditional house types and this can be conditioned.
83. The housing mix is acceptable with 81% one, two and three bedroom properties.

### ***Landscaping***

84. The Council's Landscape Consultant has been anxious to ensure that sufficient space has been allowed for the planting of the proposed trees within the residential area. This is particularly important along the main spine road where the intention has been to achieve a strong line of trees to give it a unified character. Suggestions have been made about individual species to reinforce the individual character areas and these have been accepted.
85. The treatment of the existing plantation of young trees has been the subject of much discussion. The Development Brief accepted some clearance on the inner (eastern) edge and the Consultant has been keen to ensure sufficient clearance to the proposed housing and adequate replanting on the outer edge as envisaged. It has been agreed that the precise alignment of the required protection fence and trees to be retained will be agreed on site before development commences.
86. Special emphasis has been placed on the delivery of a substantial landscape belt on the southern boundary of the site, which at one stage was proposed for housing. The proximity of overhead electric cables had proved a complication not anticipated in the Brief, but the latest amendment achieves the degree of planting required.

### ***Neighbours***

87. Relatively few neighbour objections have been received (4) and those are mainly concerned with the principle of the development, which has already been approved, or minor matters of detail such as boundary treatment. I am satisfied the impact on neighbouring properties will be acceptable given the clearance of the proposed houses to the site's boundaries and their scale (ie nothing over two storeys).

### ***Update***

88. A verbal update will be given on the consultation regarding the latest amended plans, including the further comments of the Council's Consultants

### **Recommendation**

89. Delegated approval of the reserved matters (as amended by plans and documents franked the 1<sup>st</sup> June and 17<sup>th</sup> July 2007) for the siting, design and external appearance of the buildings, and the landscaping of the site in accordance with the outline planning permission ref: S/2476/03/O.

### **90. Additional Conditions**

1. Wall and roof materials for dwellings;

2. Temporary parking for the Bernard Sunley Centre to be provided prior to the construction of the northern access road;
  3. Public Art to be provided in accordance with the agreed brief;
  4. A scheme for the provision of solar panels on 40 dwellings to be agreed;
  5. A scheme for the provision of bird and bat boxes on the housing to be agreed;
  6. Details of window design on specific plots to be provided;
  7. Additional landscaping conditions;
  8. Design of the youth shelter to be agreed;
  9. Design of refuse stores.
- + any requirements of the Local Highway Authority.

### **Informatives**

1. Comments of Anglian Water
2. Parish Council to be consulted on Public Art
3. Ecologists comments ie pond/bats/water voles/birds etc.

### **Reason for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  1. **South Cambridgeshire Local Development Framework (LDF)**
    - (1) **Core Strategy 2007**  
PST/5 Minor Rural Centres
    - (2) **Development Control Policies**  
 P.DP/1 - Sustainable Development  
 P. DP/2 - Design of New Development  
 P. DP/3 - Development Criteria  
 P.DP/6 - Construction Methods  
 P.HG/1 - Housing Density  
 P.HG/2 - Housing Mix  
 P.SF/6 - Public Art and New Development  
 P.SF/10 - Outdoor Playspace and New Development  
 P.SF/11 - Open Space Standards  
 P.NE/1 - Energy Efficiency  
 P.NE/3 - Renewable Energy Technologies in New Development  
 P.NE/6 - Biodiversity  
 P.CH/2 - Archaeological Sites  
 P.CH/4 - Development Within the Curtilage or Setting of a Listed Building  
 P.TR/2 - Car and Cycle Parking Standards
    - (3) **South Cambridgeshire Local Plan 2004:**  
Policy Papworth Everard 2 - Density

**Policy** Papworth Everard 3 (c) - Allocation of Housing Area  
**P.SE9** - Village Edges  
**P.HG/4** - Allocations in Limited Rural Growth Settlements  
**P.HG/10** - Housing Mix and Design  
**P.RT/2** - Public Open Space  
**P.EN15** - Archaeological Sites  
**P.EN28** - Development within the Curtilage or Setting of a Listed Building

(4) **Cambridgeshire and Peterborough Structure Plan 2003:**

**P1/3** - Sustainable Design in Built Development  
**P5/3** - Density  
**P7/2** - Biodiversity  
**P7/6** - Historic Built Environment

1. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:

- Impact on the Existing Character of the Village and the Surrounding Countryside
- Impact on Neighbouring Residential Properties

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

- South Cambridgeshire Local Development Framework - 2007 (Core Strategy / Development Control Policies)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0093/07/RM
- Documents referred to in the report including appendices on the website only and reports to previous meetings

**Contact Officer:** Bob Morgan – Majors Champion  
Telephone: (01954) 713395