

Reference: S/1424/08/RM

Proposal: Approval of appearance, landscaping, layout & scales for the erection of 80 dwellings.

At: Land South of Church Lane & West of Ermine Street PAPWORTH EVERARD.

For: Barratt Eastern Counties.

Papworth Everard Parish Council Comments:

This is a major application in Papworth Everard, for which the Parish Council recommends refusal, and retains its right to be represented at SCDC Full Planning Committee meeting. The reasons for the Parish Councils decision to recommend refusal are explained below.

Papworth Everard Parish Council (PEPC) was surprised that there were no pre-application meetings with Barratt's to discuss this application. In view of this, we consider that the applicant has misinformed SCDC at Box 6 on the 1App. The "initial meeting" to which the applicant refers was merely a meeting to inform PEPC of Barratt's intentions to sub-divide the site between two of its subsidiary companies. There has been no discussion or consultation with either PEPC or the local community concerning the detail of this application. We should welcome the opportunity to discuss our concerns with officers at SCDC and would hope that the applicant might attend such a meeting. The following list of our comments is not exhaustive.

1. **Sewage:** The proposal contravenes the Reserved Matters approval. Informative 2 states:
"Anglian Water has commented:
'Foul flows from the development must be directed to the new foul water sewer, 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."

- 1.1 **Surface water:** The plans show surface water being collected in the underground storm cell, which then appears to outflow, via the pond, to Ermine Street. It is unclear where it is proposed that the surface water go when it reaches Ermine Street. As stated above, Anglian Water will not permit surface water to be added to the Ermine Street sewer (which is already at full capacity, and which floods at times of very heavy rainfall).
- 1.2 **Foul water:** It appears from the plans that the applicant proposes to discharge foul water from at least 47 dwellings, via the new foul water sewer, to the new foul water pumping station at the north end of the site. Indeed it is not possible to identify from the plans which, if any, of the 80 dwellings, for which planning permission is currently being sought, will discharge in any other direction. The planning application for the pumping station (S/1163/08F) states that it is intended to receive and pump foul water from a maximum of 30 dwellings.

2. **Landscaping**

Inadequate information has been provided. The landscaping drawing details only the proposed trees, but gives no detailed information of proposed hedging, or of shrub and herbaceous planting. In the entire area, only one oak tree is proposed – and that is on

Thatched Cottage Green, which was intended to have three Evergreen Oaks. There is a lack of trees in general, and a particular lack of substantial trees.

3. Sustainability Appraisal

Our comments are as follows:

- 3.1 page 2: *"careful consideration of the orientation of the spaces to maximise natural light, solar energy and wind energy, which should be harnessed and harvested to the full."* We can see no evidence that such orientation has been considered.
- 3.2 page 11: if 40 houses on a total development of 365 should have solar water collectors, then approximately 9 houses this development should be fitted with them.
- 3.3 page 12: the applicant should confirm that every house will have a *"secure cycle space"*.
- 3.4 page 14: *"the provision of storage area in each house to store recyclable waste"*. The applicant should note that, with the introduction of plastic bottle recycling, SCDC now provides each household with two green recycling boxes in addition to the two wheelie bins.
- 3.5 page 15: *"Surface water from the site will be disposed to the Cow Brook and an existing surface water sewer via attenuation ponds."* See our earlier comments under Sewage.
- 3.6 page 27: *"Reduction of surface runoff"*. The comment here is incomprehensible. Substantial reduction in surface water runoff could be achieved by making individual driveways permeable.

4. Planning and Design Statement

- 4.1 This statement has apparently been rewritten for this application, however it continues to refer (in para 3) to 1-bed dwellings, of which there are none in this application. PEPC is very concerned by the change of emphasis away from 1- and 2-bed properties. In the previous application, they comprised 44% of the scheme, and now only 9% are 2-bed, and there are no 1-bed. This is at odds with Policy HG/2, which requires a mix of units ... to meet local needs, including one and two bed dwellings. The April 2007 Papworth Everard Housing Needs Survey identified the need for this size of unit.
- 4.2 At 3.6, there is reference to the *"previously approved Landscape Strategy ... included with this application, the broad principles of which have been followed"*. It would be helpful to know which principles of this strategy are still being followed, and which are not – in other words, the application should include a relevant Landscape Strategy.
- 4.3 At 5.11, reference is made to the 40 solar collectors *"across the whole development"*. It is important that specific houses are identified **in each phase** onto which solar collectors can be built.

5. Ecological Assessment

Page 17 has a plan indicating proposed locations for drainage outfalls on Cow Brook. The plan shows a section of the Brook which is unidentifiable. The plan requires reference points and a scale.

6. Landscape and Visual Impact Assessment & Landscape Strategy

This report is dated January 2007. It has not been updated to reflect the current position, so it is impossible to know how much of it is still relevant. Here are a few examples:

- 6.1 "The Proposals" (p11+) states
 - there will be 362 new dwellings, primarily 2 storeys high: the number is now 365, primarily 2 ½ storeys;

- that landscape proposals for the site and for Church View Square have been issued: the plan numbers quoted here have been superseded;
 - at 3.3 intentions for the permeability and cohesive development of the whole Summersfield site. If the site is now to be developed piecemeal, the only way that this cohesion can be achieved is if the whole of the Summersfield site is subject to one set of landscaping proposals.
- 6.2 At 4.11 Thatched Cottage Green ("*created to provide a positive setting for this building*") planting of "Evergreen Oaks" is proposed at careful locations so as "*not to obscure views of the cottage and Papworth Hall from Church View Square whilst limiting views of the development ...*". The architects of the current application have clearly not been given a copy of this report.
- 6.3 At 4.2.3 there are details of the proposed landscaping at the 'northern entrance green'. This area has been redesigned and this document should be updated to reflect the alterations.

The submitted statement is clearly out-of-date, and should be amended as necessary so that we can rely on all the information it contains. In addition, both developers of the Summersfield site must commit themselves to conforming to its detail.

7. Site Location Plan, zone of visual influence & key to photographic viewpoints

This document includes the "Landscape Design Code for Character Areas at Summersfield January 2007". However, there is no reference in the current application to character areas. Is there an intention to continue with this scheme?

8. General comments:

- 8.1 All frontages are too close to the road. It has been agreed with SCDC that there should be a minimum distance of 6m from the centre of the road to the edge of a building.
- 8.2 Plot 1 should face the entrance, rather than presenting a blank gable-end wall.
- 8.3 The size of Thatched Cottage Green has been reduced, so that there is now a building right beside the thatched cottage, and the number of trees has been reduced from three to one. (Considerable time and trouble was taken when the previous reserved matters application was approved, to ensure an appropriate setting for the thatched cottage).
- 8.4 Plots 28 and 29 are too close to the Eastern boundary of the site and the listed Thatched Cottage.
- 8.5 The positioning of the garages for plots 7, 8, 28 and 29 results in awkward triangles of unattributed space on the boundary.
- 8.6 Plots 70 and 71 are too close to the road.
- 8.7 Plots 51-54 need to be orientated to face Church View Square, not the middle of the road junction to the north of it.
- 8.8 More information is needed about the route of the red line around the roads. For example, how would plots 21, 22 & 55 access their garages?
- 8.9 No information has been received on which garage is proposed for which plot.
- 8.10 Why is there a breakthrough between plots 77 & 80?
- 8.11 How many dwellings were on the site originally?

9. Housetypes and Materials

General comments

The application includes no detailed indication of the materials or colours to be used on specific house types within the development.

The Parish Council has received an incomplete set of house-type drawings. For the Marlowe house type there are floor plans, but no illustration of facades; and for the Richmond type there are no floor plans or facade drawings. These omissions are particularly significant as 'Plot 1' at the northern entrance to the development is proposed to be a Marlowe type, and a house of the Richmond type will be located nearest to the existing thatched cottage Listed Building (on the eastern boundary of the application area) and will form part of its setting.

All of the house types proposed, except the Norbury, have blank side elevations. Blank side elevations will face roads in a number of instances (see particularly Plots 43, 46, 15 & 18, which are all Woodcote types). This is not appropriate.

The majority of Plots will have house types that include a plain front door containing a single very small rectangular window. This is monotonous. The doors are too similar on distinctly different house types. Design of the doors should reflect the 'hierarchy' of house sizes.

House types

Argyll: The rear elevation of Plot 7 is not acceptable as the Plot is potentially visible from Ermine Street. It is in a dominant position, overlooking and located higher than 26 Ermine Street South. The rear elevation of the Argyll type is mundane and uninteresting, and the rear of Plot 7 would be improved by including a false door, as proposed at Plot 19.

Maidstone: The canopy and six-panel front door is far too elaborate for a small 3-bedroomed house. Plot 4 appears to be drawn as a Palmerstone, but is listed as a Maidstone.

Norbury: The cladding on the front of the dormer windows is unacceptably fussy. The lintel of the smallest window on the ground floor is too close to the front door canopy.

Malvern: The floor plan drawing states that Plots 63 & 64 are Malvern house types. However, the layout plan of the 80 dwellings shows that Plots 22 and 49 are also Malvern types. This house type is totally unacceptable to the parish council. It incorporates gables which project above the edge of the roof. This feature is not found in traditional residential buildings in Papworth Everard, South Cambridgeshire or East Anglia. It is an alien import: its 'homeland' being the windier north and west of Britain, where it prevented strong winds getting under the edges of roof coverings. The projecting bays on the principal facade are too prominent and the details above their windows too fussy. For such a large house the front door is too plain and little different from door illustrated on much smaller house types in this application.

Conclusion

There are a number of general and specific features about the proposed house designs that the parish council finds inappropriate and unacceptable. In addition, the incompleteness of the information received and the inconsistencies, inaccuracies and contradictions within and between the street frontage views, site layout plan, floor plans and facade illustrations, gives the parish council little confidence and no certainty about what would be constructed if this application were approved.

10. Conditions attaching to the Outline Planning Permission (S/2476/03/O)

Amongst other conditions, the following should be noted:

Condition 4 *In the event of the development being carried out in phases, the first reserved matters submission pursuant to Condition 3 shall address*

the Brief and include details of the phasing proposed for the whole site with details of sequencing and dwelling numbers.

PEPC is not aware of a submission disclosing the details of phasing as required.

Condition 5 *No reserved matters on any phase of development shall be submitted unless the following have also been submitted to the Local Planning Authority:*

(a) A sustainability appraisal; and

(b) A Design and Landscape Statement

The development shall be carried out in accordance with the approved documents.

The Planning and Design Statement and Landscape and Visual Impact Assessment and Landscape Strategy which accompanied the approved Reserved Matters application are now out of date (see 4 and 6 above) and require updating.

Condition 9 *Details of the treatment of the site boundaries and the boundaries between plots shall be submitted to and approved in writing by the Local Planning Authority.*

This detail has not yet been submitted.

11. Conditions attaching to the Reserved Matters Approval (S/0093/07/RM):

All the following conditions should be repeated within the (eventual) permission for this application. Where house types and plot numbers have changed, the conditions should be amended to reflect these alterations (eg conditions 3-5).

In particular, we draw attention to the following:

- Condition 20 requires the landscaping of all the POS areas in the first planting season following the commencement of development.
- Condition 24 requires that the play areas (including the kick-about area) be implemented within 3 months of the completion of the neighbouring residential development. The kick-about area is outside the red line of the current application. Does the applicant intend to build this as per the previously approved scheme?
- Condition 27 requires details of the Youth Shelter to be submitted and agreed by 8th October 2008.

1. The haul road and the means of access for all construction vehicles shall be located at and via the proposed Southern Entrance at Stirling Way and not at or via 52/54 Ermine Street South.

(Reason - To minimise disturbance, attendant noise and pollution to existing residents and to observe the weight limit north of the Southern Entrance at Stirling Way.)

2. No development shall commence until details of the materials to be used for the external walls and roofs of the dwellings, free standing walls and hard surfaces have been submitted to and approved in writing by the Local Planning Authority, following consultation with the Parish Council. The development shall be carried out in accordance with the approved details.

(Reason - To ensure the details of the development are satisfactory.)

3. Precise details of the window designs with the following house types shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details:

House Type	Style
E5 V2	11
E6	11
H2	3
H2	6
K1s	11
K1v3	11
M2	1
M2	11

House Type	Style
N1	3
N1	4
N1	4 - Terrace
N2v1 and M3	3/8
T3	3
T3	5
T3	6
T3	11

(Reason - To ensure authentic sash windows with traditional glazing bars with the proposed small paned window types on important terraces and feature buildings in order to enhance the character of the development in accordance with Policy DP2 of the South Cambridgeshire Local Development Framework (Development Control Policies) 2007.)

4. **The designs of the proposed houses on Plots 137 and 306 are specifically excluded from this permission. No development of the relevant phase shall commence until revised designs have been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Parish Council. The houses shall be erected in accordance with the approved details.**
(Reason - To ensure these key landmark buildings are compatible with their prominent locations.)
5. **Before the development of Plot 306 the design of the "feature gates" shall be submitted to and agreed in writing by the Local Planning Authority following consultation with the Parish Council. The gates shall be installed in accordance with the approved scheme.**
(Reason - To ensure the gates are appropriate to the prominent location and its surroundings.)
6. **Before development commences, a scheme for the provision of solar panels on 40 dwellings shall be submitted to and agreed in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved scheme.**
(Reason - To ensure the details of the development are satisfactory and in accordance with Policy NE/3 of the South Cambridgeshire Local Development Framework (Development Control Policies) 2007.)
7. **No development shall commence until details of the proposed Refuse and Cycle Stores for flats have been submitted to and agreed in writing by the Local Planning Authority. The stores shall be constructed in accordance with the approved plans.**
(Reason - To ensure the details of the development are satisfactory.)
8. **Temporary parking for the Bernard Sunley Centre shall be provided prior to the construction of the northern access road from Ermine Street South and maintained until such time as a permanent, alternative car park is provided.**
(Reason - To ensure adequate parking is available for the Bernard Sunley Centre during the development of the site.)
9. **The proposed footpath providing the link from the development to Church Lane and School Walk in the north west of the site shall be completed and available**

for use prior to the occupation of the first dwelling in the northern half of the site.

(Reason - To encourage residents to use this direct, safe, pedestrian route to the village primary school and to minimise the use of cars for this purpose.)

- 10. No development of the relevant phase shall commence until boundary treatments for each plot of that phase have been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Parish Council.**
(Reason - To ensure the details of the development are satisfactory and supplemented with more detail than the information already supplied.)
- 11. Before development commences, a scheme for the lighting in parking courts shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.**
(Reason - In the interests of highway and pedestrian safety.)
- 12. The Drainage Strategy to be submitted in compliance with Condition 17 of the outline planning permission (S/2476/03/O) shall include details of the design, including sections, of the proposed balancing pond. These details, to include the detailed design and 'furnishing' of the area immediately surrounding the pond, shall be agreed in writing by the Local Planning Authority, following consultation with the Parish Council, and the works shall be carried out in accordance with the approved details.**
(Reason - To ensure the details of the balancing pond and its surroundings are satisfactory.)
- 13. Before development commences, a scheme for the provision of bird and bat boxes shall be submitted to and agreed in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved scheme.**
(Reason - To enhance the biodiversity of the site in accordance with Policy NE/6 of the South Cambridgeshire Local Development Framework (Development Control Policies) 2007.)
- 14. Public Art shall be provided in accordance with the approved brief and shall be the subject of consultations with the Parish Council. A detailed timetable for the design and implementation of Public Art shall be agreed in writing by the Local Planning Authority once the appointment of an artist has been confirmed, following further consultations with the Parish Council.**
(Reason - To ensure the details of the provision of public art are acceptable.)
- 15. The proposed St Peters Recreation Area and associated facilities shall be completed prior to the occupation of 100 dwellings.**
(Reason - To ensure that the delivery of the amenity and formal Public Open Space is provided at an appropriate time in the development timetable.)
- 16. Before development commences, a site meeting shall be attended by the Council's Landscape/Trees Representative, the Applicant's Landscape/Trees Representative and the Site Manager to agree and mark on site the line of protection on the eastern side of the Plantation belt. Any trees to be retained within rear gardens will be marked.**
(Reason - To ensure the details of the trimming of the Plantation belt are satisfactory.)
- 17. Following the site meeting described in Condition 16, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority indicating the line of tree protection to be erected and the trees to be retained. The fencing**

approved shall be in accordance with BS 5837 (2005) and shall remain in situ until replaced by permanent fencing.
(Reason - To ensure the details of the trimming of the Plantation belt are satisfactory.)

- 18. No services or storage of materials shall be placed within the area of the Plantation to be retained.**
(Reason - To ensure the existing trees are not damaged.)
- 19. Trees in the Plantation shown for retention shall not be lopped, topped or removed without the written approval of the Local Planning Authority and any tree surgery works shall be carried out in accordance with BS3998.**
(Reason - To ensure the tree belt is protected throughout the course of the development.)
- 20. The strategic landscaping to the POS areas, namely Summersfield Green and the LAPS, the Balancing Pond and the Boundary Planting indicated on drawing 924 A2/01 - Revision D shall be carried out in the first planting season following the commencement of development. These planting/seeding areas shall be fully protected, managed, and maintained during the construction phases.**
(Reason - To ensure that the landscape character of the site is established as quickly as practicable.)
- 21. All areas of land to be landscaped shall be fenced off and fully protected from damage and compaction prior to and during construction.**
(Reason - To maintain the soil structure and to ensure the trees and shrubs thrive.)
- 22. The planting adjacent to individual residential units shall be implemented in the first planting season following the completion of the units.**
(Reason - To ensure the landscaping character of the site is established as quickly as practicable.)
- 23. Nine months prior to the hand-over of the landscaping/public open space to the adoptive body, the site shall be inspected by the Council's landscape/tree representative, the Developer's landscape/tree representative, the adopting body's landscape/tree representative and the Site Manager, at which time all planting/seeding defects will be listed, including causational factors. All issues raised will be fully addressed prior to handover.**
(Reason - To ensure the landscaping is satisfactory.)
- 24. The LAPs, Equipped Play areas, and Kick-about Area shall be implemented in accordance with the approved drawings within 3 months of the completion of the neighbouring residential development.**
(Reason - To ensure adequate play provision throughout the scheme.)
- 25. The precise details of the play equipment and associated benches and bins shall be submitted to and agreed in writing by the Local Planning Authority, following consultation with the Parish Council, before the play areas are laid out. The work shall be carried out in accordance with the approved plans.**
(Reason - To ensure the details of the development are satisfactory.)
- 26. Before development commences, a scheme for the drainage of the kickabout area shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved plans.**
(Reason - To ensure the area can be used throughout the year.)
- 27. Within 12 months of the date of this permission, the location and design and timetable for the Youth Shelter shall be submitted to and agreed in writing by**

the Local Planning Authority, in consultation with the Parish Council. The Shelter shall be constructed in accordance with the approved plans and within the approved timescale.

(Reason - To ensure the details of the development are satisfactory.)

- 28. Before development commences, a scheme for the protection of all grass verges and landscaped areas adjacent to road edges (eg the 'Boulevard' [to be known as Summers Hill Drive], Green Walk and the turning head at the end of St Peter's Lane) consisting of bollards and/or extra high conservation kerbs, shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Parish Council. The works shall be carried out in accordance with the approved plans.**

(Reason - To preserve the areas of open space and verge, which serve an amenity function and to aid their maintenance, by preventing vehicles from parking on them.)

- 29. The conveyance documents for each dwelling shall contain a covenant requiring that vehicles may only be parked in the designated parking locations for that dwelling.**

(Reason - To help ensure the parking provided is used as proposed and to avoid unnecessary obstructions and parking on prohibited grass or landscaped areas.)

- 30. The conveyance documents for each dwelling shall contain a covenant limiting the times when wheelie bins and recycling containers may be placed outside the front of each property.**

(Reason - To help ensure wheelie bins do not detract from the appearance of the street scene.)

- 31. Before development commences, the Local Planning Authority and the Parish Council shall be provided with a plan of the conveyance boundaries and areas for adoption.**

(Reason - To ensure that there are no pockets of unallocated land.)