

**Reference:** S/1624/08/RM

**Proposal:** Details of reserved matters for the siting, design and external appearance of 119 dwellings, associated works, garaging and car parking, and landscaping for the northern phase 2 (amended scheme to be part of reserved matters S/0093/07/RM).

**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.

There has been no discussion or consultation with either Papworth Everard Parish Council (PEPC) or the local community concerning the detail of this application. Paul Sexton (SCDC) had proposed a meeting with PEPC and the applicant, but this meeting has not happened. 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. Application details:**

- (i) The 1App lists the drawings included with the application, of which one is '*RLT Adopted drainage layout sheet 1 & 2*'. Has this layout been formally adopted? PEPC has not seen it before, and has objections to the proposals (see below).
- (ii) The 'Validation Checklist' (on page 2) states at 'Structural Survey': "*N/a – no demolition is proposed*". This is incorrect: 6 houses are to be demolished.
- (iii) The application includes a '*David Wilson Partnership Homes – Group Standard Specification – The Affordable Range Specification ...*'. Is this relevant to this application?

**2. Character of the Summersfield development**

- (i) The applicant has proposed that the 119 dwellings of this application should be built from the same narrow range of traditional house types as the previous application for 80 houses in phase 1 under S/1424/08/RM. No contemporary styles have been proposed. This is unacceptable. The 'Residential design brief' for the Summersfield site anticipated the inclusion of contemporary design and some are included in the current approved scheme.
- (ii) The application includes the original "Landscape Design Code for Character Areas at Summersfield" dated January 2007. It is not clear to what extent this application (or that for phase 1 of the northern half) will follow these "character areas". A plan of the whole Summersfield development marked up with the proposed character areas is essential.

**3. Proposed Drainage:**

- (i) This is the first time that PEPC has seen the full drainage proposals for the whole of the Summersfield site. We were therefore unaware of the proposal to site a storm tank under Summersfield Green (Summer's Hill Green). It is not possible to site such a tank here, as this green area will be planted with large trees which must be allowed to grow to full maturity. We propose that the storm tank be sited in the open space to the west of the plantation belt. (The dimensions of the tank given on the plan are presumably an error: perhaps 20.5m rather than the stated 205m.)

- (ii) No mention is made of a valve-controlled outflow from the tank. The tank must not be able to discharge into Cow Brook (which already carries the surface water from Papworth Business Park and the bypass) at times at which the Brook is already running at full capacity. There are six culverts in Cow Brook downstream of the Summersfield discharge points, and at most of these the flow of water is already constricted when the Brook is carrying a lot of water. The surface water from most of the land on which the proposed development will be built does not, at present, drain into Cow Brook.

#### **4. Proposed Layout:**

- (i) Straight building lines on curved roads should be avoided. Buildings should directly address the road on which they sit.
- (ii) The roads tend to be of a uniform width, with little or no variety. The road on the eastern side of the site (in front of plots 1-8) appears to be wide enough to permit parking on it, and then it has parking bays as well.
- (iii) Plots 62-64: the approved scheme required a one-off feature house in this prominent position dominating Church View Square (Peterhouse Square). It was also a Condition attached to the approved scheme that an individual design for this dwelling would need the presented for the approval of the planning authority. Three standard-type terraced houses are not an acceptable alternative.
- (iv) Parking court for plots 14-22 is bigger than the maximum size laid down for this development by SCDC. The parking for terrace plots 17 – 22 should have a separate access as per the approved scheme.
- (v) Plots 111, 113 and 116 have gable ends facing onto the road, with a bay window on the side of the house. The fronts of these houses would face onto driveways and parked cars. This is unacceptable.
- (vi) Plot 24 should be oriented towards Thatched Cottage Green. The redesign required of this area, under application S/1424/08/RM, should include a reorientation of this dwelling.
- (vii) There are many grassed areas beside individual plots which would appear to be outside those plot boundaries. All such small pockets of land must be conveyed to householders or to a management company.
- (viii) Plots 2-4, 39, 44, 48-55, 75, 78-81, 95-105, 106-118 have extremely long driveways. These should be constructed of a permeable material, not tarmac. This is for visual, as well as for ecological, reasons.
- (ix) Plots 84-87 should face the spine road.
- (x) Plot 88: a 'flat over garage' dwelling as part of the important frontage along the spine road is not acceptable.
- (xi) Plots 83-95: this whole area is awkwardly laid out.
- (xii) There has been a significant loss of space in front of plots 96-101, and consequently the tree planting has been reduced in comparison with the approved scheme.
- (xiii) Plot 28 should be rotated to face the open space.

#### **5. House Types:**

The following comments on house-types are not exhaustive, but should give grounds for refusal of the application in its current form. The Parish Council would welcome the opportunity (which we have not had) of discussing the house designs with the applicant.

- (i) **House-type 497** Five windows on the first floor of the front elevation and four on the ground floor is too many for this plain house. (Can some be combined?). The six-panelled door and its surround is too elaborate for this particularly simple design.

- (ii) **Type K1s** (Plots 22-18). This is a massive block, the design is very heavy-handed. The design is too 'oppressive', fussy and dominant for an edge-of-village location such as Summersfield. This 'Circus unit' is built on a curve. We see no benefit in trying to create the illusion of a symmetrical single building. This has given rise to adjacent doors which look uncomfortably close. It would be better if this block appeared more as a terraced row of houses. (See the Malvern house-type (v), below, for comments on the 'projecting gables' feature). (Parking for these dwellings is situated a considerable distance from the building).
- (iii) The Norbury and Maidstone house-types, while similar in scale are very different in design and will not make a pleasing combined block at Plots 89 to 82, facing Summersfield Green (Summer's Hill Green). The original concept was to have the Green overlooked by prominent houses – in the approved scheme these would include 'contemporary' types.
- (iv) **Knightsbridge**. The door surround on the front elevation is far too elaborate for this relatively simple 2-storey house-type.
- (v) **Malvern**. The projecting gables at the ends of the roof are not a feature that is characteristic of the region in general and certainly not of the south Cambridgeshire western clayland, including Papworth Everard, in particular. This feature is a recent alien import and would be more appropriate in the northern and western parts of Britain where such features were adopted to protect roofs from damage resulting from a more extreme and windier climate. The projecting bays on the principal facade (front elevation) are too prominent and the details above their windows too fussy.
- (vi) **Marlowe**. See the comments on the 'Malvern' about projecting gables and bay windows.
- (vii) **Maidstone**: The canopy and six-panel front door is far too elaborate for a small 3-bedroomed house.
- (viii) **House-type 433 Special** The front elevation of this house has a most peculiar and unacceptable design, with three small windows and an inappropriate elaborate door and door surround. We understand that this house-type may be used where it will be gable-end facing the road, however, if such an arrangement is unavoidable (which we believe it should not be), the front door must be in the gable

## 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.

## **6. Landscaping**

- (i) Only outline landscape proposals have been submitted. This is inadequate information.
- (ii) Whilst the proposed trees are generally interesting, there is a lack of trees in general, and a particular lack of substantial trees.
- (iii) The trees proposed between plots 45 and 105 could be of a more substantial size than *Pyrus calleryana* 'Chanticleer'.

## **7. Planning and Design Statement**

- (i) Para 3.8 states that *"a copy of the previously approved Landscape Strategy is included with this application, the broad principles of which have been followed within the latest Liz Lake plan for the northern phases 1 and 2."* 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.

- (ii) Para 3.1: PEPC is very concerned by the change of emphasis away from 2-bed properties. In the previous application, they comprised 30% of this area, and now only 4% are 2-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.
- (iii) Para 3.7: no detailed landscaping drawings of Church View Square (Peterhouse Square) have been provided under this application. Does this mean that the plans submitted with the approved application are still applicable? Church View Square (Peterhouse Square) is a very important focal area of the northern half of the Summersfield development.
- (iv) Para 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. (Proportionately, a *minimum* of 13 dwellings in the current application should be provided with solar collectors).

## 8. 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.

## 9. 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. Examples of its irrelevance were given with our response to S/1424/08/RM. The submitted statement being out-of-date, it 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.

## 10. 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" (as mentioned at 2 above). However, there is no other reference in the current application to character areas. Is there an intention to continue with this scheme?

## 11. 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.*

So far as PEPC is aware, a submission disclosing the details of phasing has not yet been submitted.

**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 Landscape and Visual Impact Assessment and Landscape Strategy which accompanied the approved Reserved Matters application are out of date (see 9 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.

**12. 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 (e.g. conditions 3-5).

In particular, we draw attention to the following:

- (i) Condition 20 requires the landscaping of all the POS areas in the first planting season following the commencement of development.
- (ii) 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?
- (iii) Condition 27 requires details of the Youth Shelter to be submitted and agreed by 8<sup>th</sup> 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.)