

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st July 2009

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

S/1702/08/F- WILLINGHAM

**Erection of 12 Dwellings Following Demolition of Existing Buildings
At Aspinalls Builders Yard, 2 Station Road, for Aspinalls Builders Merchants Ltd**

Recommendation: Refusal

Date for Determination: 14th July 2009 (Major Application)

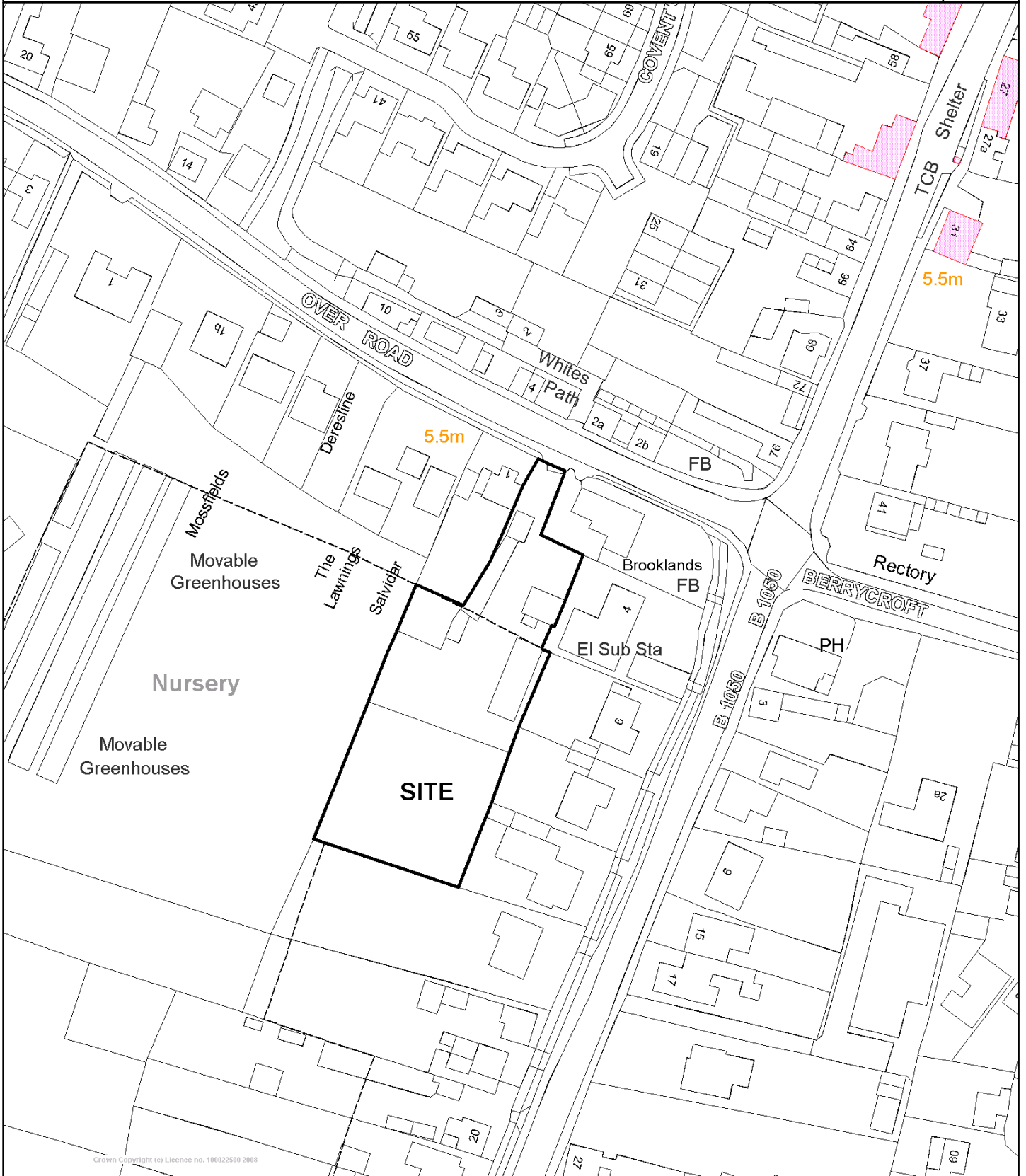
Notes:

This Application has been reported to the Planning Committee for determination because it is a Major application and a Departure from the Development Plan.

Site and Proposal

1. The application site is 0.28 hectares in size located partly within the village framework. It is approximately 3.5 kilometres from Longstanton, 2.9 kilometres from Rampton, 2 kilometres from Over and 2.3 kilometres from the proposed Northstowe site.
2. The site, which is located on the west side of the B1050 through road, comprises of a group of commercial buildings. The buildings on site have a footprint of approximately 456 m.sq. The units are predominately single storey though there is a taller timber building approximately 6/7 metres in height to the ridge and used for storage and retail. To the rear of the site is a thick band of leylandii screening the neighbouring properties to the southeast. To the west are open fields, to the east residential bungalows and to the north the site is accessed from Over Road. After closing it is enclosed with 2 metre wire fencing and double gates.
3. The site is currently used as builders' merchants and is surrounded by residential properties to the north, east and west located on Over Road and the B1050.
4. The full application received 20th January 2009 seeks consent for the erection of 12 dwellings following the demolition of the existing buildings. The application is accompanied by:
 - (a) Design and Access Statement
 - (b) Flood Risk Assessment
 - (c) Biodiversity Survey Report
 - (d) Planning Heads of Term
 - (e) Affordable Housing Statement
 - (f) Daylight and Sunlight Assessment (amended version received 5th June 2009)
 - (g) Utilities Statement
 - (h) Environmental Survey Report

S-1702-08-F Willingham



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Scale 1/1250 Date 17/6/2009

Centre = 540118 E 270010 N

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Details of their content are explored further in the report under the relevant subheadings.

5. The scheme comprises 5 one-bedroom flats (affordable dwellings), 1 two-bedroom terrace dwelling, 2 three-bedroom terrace dwellings and 4 four-bedroom dwellings (one of which would be detached). 18 car parking spaces are proposed. A bike shed would provide six spaces. The density would be 43 dwellings per hectare.

Planning History

6. **C/0519/56** – Residential development – approved (Included units facing the B1050, Brooklands House, No. 4, 6, 8, and 10 Station Road).
7. **S/1293/74/F** – Siting of a caravan – approved.
8. **S/1104/89/F** – Amendment of condition to permit sales of building and plant equipment – approved.
9. **S/0807/04/F** – Change of Use from Garden land to open storage for builders plant and materials – Refused by LPA, allowed at Appeal.
10. **S/1017/99/F** – (Retrospective) Extension to concrete apron and erection of replacement storage and aggregate storage bins – approved.
11. **S/0277/07/F** – Erection of 10 dwellings - withdrawn.

Planning Policy

12. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
13. **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respect.

South Cambridgeshire Core Strategy 2007

14. **ST/5 Minor Rural Centres** includes Willingham. Development or re-development up to a maximum scheme size of thirty dwellings is allowed within frameworks.

South Cambridgeshire Development Control Policies 2007

15. **DP/1 Sustainable Development** only permits development where it is demonstrated that it is consistent with the principles of sustainable development. The policy lists the main considerations in assessing whether development meets this requirement.
16. **DP/2 Design of New Development** requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate. It also sets out the requirements for Design and Access Statements.
17. **DP/3 Development Criteria** sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out

circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.

18. **DP/4 Infrastructure and New Developments** requires that development proposals should include suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. It identifies circumstances where contributions may be required e.g. affordable housing and education.
19. **DP/7 Development Frameworks** permits development within village frameworks provided that retention of the site in its present state does not form an essential part of the local character; it would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours; there is the necessary infrastructure capacity to support the development; and it would not result in the loss of local employment, or a local service or facility.
20. **HG/1 Housing Density** is set at a minimum of 30 dph unless there are exceptional local circumstances that require a different treatment in order to make best use of land. Higher densities of 40 dph will be sought in the most sustainable locations.
21. **HG/2 Housing Mix** - accommodation should provide a range of types, sizes and affordability to meet local needs. In developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bedroom dwellings.
22. **HG/3 Affordable Housing** at a level of 40% of all new dwellings on developments on two or more units is required to meet housing need. The exact proportion, type and mix will be subject to the individual location and the subject of negotiation. Affordable housing should be distributed in small groups or clusters. Financial contributions will be accepted in exceptional circumstances.
23. **SF/6 Public Art and New Development** states in determining planning applications the District Council will encourage the provision of publicly accessible art, craft and design works. The policy will apply to residential developments comprising 10 or more dwellings.
24. **SF/10 Outdoor Play Space, Informal Open Space and New Development** requires that all new residential development contribute towards outdoor space. Only family dwellings of two or more bedrooms will be requested to contribute to the provision of Children's Play Space. Contributions to off-site provision and maintenance of other types of open space will be expected in addition to this.
25. **SF/11 Open Space Standards** sets out minimum space requirements as follows:
2.8ha per 1000 people comprising
 1. 1.6ha per 1000 people outdoor sport;
 2. 0.8ha per 1000 people children's play space; and
 3. 0.4ha per 1000 people informal open space.
26. **NE/1 Energy Efficiency** requires development to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new and converted buildings. Developers are encouraged to reduce the amount of CO₂m³ / year emitted by 10%.

27. **NE/3 Renewable Energy Technologies in New Development** states all new development proposals greater than 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirement.
28. **NE/6 Biodiversity** - New developments should aim to maintain, enhance, restore or add to biodiversity.
29. **NE/9 Water and Drainage Infrastructure** indicates that planning permission will not be granted where there are inadequate water supply, sewerage or land drainage systems to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of necessary infrastructure.
30. **NE/12 Water Conservation** states that for development of more than 10 houses all practicable water conservation measures will be required to be submitted in a water conservation strategy.
31. **TR/1 Planning for More Sustainable Travel** states that planning permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has (or will attain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel mode(s). Opportunities to increase integration of travel modes and accessibility to non-motorised modes by appropriate measures will be taken into consideration. The Local Transport Plan road user hierarchy will also be taken into account in the determination of planning applications to ensure adequate emphasis has been placed on the relevant modes, although no modes should be promoted to the exclusion of others.
32. **TR/2 Car and Cycle Parking Standards** identifies maximum parking standards to reduce over-reliance of the car and to promote more sustainable forms of transport. Cycle parking should be provided in accordance with minimum standards.
33. **TR/3 Mitigating Travel Impact** requires applications for major residential development to be accompanied by a Transport Assessment
34. **TR/4 Non Motorised Modes** states that the District Council will use its planning powers by ensuring that all new developments are designed at the outset to facilitate and encourage short distance trips between home, work, schools and leisure.
35. **Adopted Supplementary Planning Documents (January 2009), Open Space in New Developments and Public Art** provide details on how relevant Local Development Framework Policies will be implemented.

Consultation

36. **Willingham Parish Council** – Refuse. Whilst not opposed to development of this site per se, the Council considers that the proposals are not in keeping with a neighbourhood that is largely bungalows and is also an over development of the site.
37. **Local Highway Authority** – “The proposed visibility splays are acceptable to the Highway Authority.

Despite the fact that the proposed development serves more than 5 individual dwelling units the Highway Authority will not seek to adopt the development as its present layout is unacceptable. Please ensure that the developer is made aware of this situation.

The car-parking layout is constrained. The use of a proposed footway as a reversing space is a hazard (for the visually impaired and other disabled users in particular), which could be designed out.

The proposed location of the cycle parking for the houses is inconvenient. This would be better located to the front of the units to encourage the use of cycles within the village context where many services and commercial units are within easy cycling distance.

As part of earlier discussions with the Highway Authority the applicant demonstrated that the vehicle flows from the proposed development would be reduced from the present level. This information does not appear to from part of the planning documents and the Highway Authority would seek that these data are included in support of the application. (This has now been received 5th June 2009)

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that two 2.0 x 2.0 metres visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage application site. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.”

38. **County Finance Officer** – with regards to the S106 primary school contributions it is calculated that a sum of £14,700 is requested.
39. **County Archaeological Unit** – recommends that any planning permission be subject to a negative condition requiring a scheme of archaeological work in advance of development.
40. **Cambridgeshire Fire and Rescue Service** – has not commented in the given timescale
41. **Anglian Water** – no objections. The foul sewerage network system has adequate capacity as does Over Sewage Treatment Works.
42. **Corporate Manager (Health and Environmental Services)** – Contaminated Land – has requested the site be investigated for contamination and has recommended a condition requiring this prior to development commencing.
Noise - no objection though has included conditions regarding external flood lighting, hours of work and pile foundations. Additionally it has also included the informative regarding the requirement of a Demolition Notice.
43. **Ecology Officer** - wishes to place a holding objection to the current proposal on the basis of incomplete assessment of the site in terms of its biodiversity. The application is supported by a Biodiversity Survey Report that was conducted in December 2008. It highlighted building 2 as having high potential for bats. This point should be re-assessed in the correct survey season (i.e. now). The survey also raised the issue of reptiles being present. There is a stream nearby that may act as a corridor for bats and grass snakes.

44. **Housing Development and Enabling Manager** - "The planning application provides an affordable housing statement, which has included provision for 5 affordable units. The applicant is providing five 1-bed apartments as the affordable element of this application. Four of these proposed units are quite small and only provide for an internal floor area of 41 sqm. Current guidelines determined by the Homes and Communities Agency (HCA) suggests that 1-bed flats should have an internal floor area of 45.5 sqm as a minimum. An initial discussion with one RSL has already indicated that they could not take the units on if they required grant funding from the HCA as they are below the Housing Quality Indicator Scores determined by the HCA, which allows them to apply for grant. They would also not get support from the Housing Strategy and Development team, which is also an essential part of any grant application to the HCA.

The applicant also fails to address the wider need for affordable housing in South Cambridgeshire by providing solely one bedroom apartments. The Housing Development team would prefer to see a better mix of affordable units offered by the applicant. The latest needs for South Cambridgeshire District indicate a large demand for 2 bed units (over 50% of the list is asking for 2 bed units). We would therefore be looking to the applicant to offer up some larger units to address the district wide needs".

45. **Urban Design Surgery**

Layout/spacing

Housing

- (a) Very tight development with little scope for alterations/manoeuvrability.
- (b) Unit 1 is too small as a dwelling unit and should be either removed or the single storey element included as part of unit 2 – this would move the development away from the boundary and provide an opportunity to reduce the built form so close to the neighbouring boundaries.
- (c) The removal of the strong tree boundary on the western boundary for unit 1 will introduce a totally unacceptable level of overlooking from 10 Station Road which has a first floor balcony metres from the shared boundary.
- (d) Overlooking from Unit 2 into No.6 and 10 Station Road.
- (e) Units 3 and 4 could be stepped forward slightly to create a focal point when entering the sight; additionally this will break up the front elevation of the units to create some interest.
- (f) Unit 4 has very little amenity space as a four-bed dwelling and is unacceptably close to unit 6. This should be removed.
- (g) Unit 4 also overlooks No 1 Over Road.

46. **Flats**

- (a) Floor area of units 8 –12 is too small.
- (b) Lacking in amenity space.
- (c) Overlooking of No 6 Station Road and Brooklands House.
- (d) Too close to No. 4 Station Road and Brooklands House.

Parking areas/amenity space/landscaping

- (a) Very tight development with little scope for alterations/manoeuvrability.
- (b) Parking facilities take up too much floor area and provide little scope for landscaping.

- (c) Parking spaces 13 and 14, though dimensions are correct, manoeuvrability is very restricted and reversing out of the site would take place.

47. **Materials**

- (a) The use of modern sustainable materials could add interest to this development.

48. **Suggestions**

- (a) Overall the design and the layout of the scheme are disliked for the above reasons. Reducing the number of dwellings and changing various elements as listed above could improve this.
- (b) If the site edged blue was included in the scheme it could improve the space within the site allowing for better manoeuvrability and a significant reduction in overlooking concerns.
- (c) There is also a fair amount of development proposed outside of the village framework, by including the blue edged site it could also address this area of concern.

Recommendation: Refuse

49. **Trees and Landscape Officer** – comments to be presented verbally.

50. **Landscape Design Officer** – comments to be presented verbally.

51. **Environment Agency** – comments to be presented verbally.

52. **Sustainability Officer** – has not responded within the given timescale. Comments to be presented verbally.

53. **Legal Services** - has not responded within the given timescale. Comments to be presented verbally.

54. **Awards Drain Manager** - comments will be presented verbally.

Representations

55. A copy of registered complaints regarding nuisance at the application site has been submitted by the agents as supporting evidence that the site is problematic under its existing use and therefore more suitable for residential development.

56. There have been 7 complaints in total about the site from 2001 regarding noise, atmospheric pollution, odours and light pollution. The reports from the EHO inform all matters were resolved and no further complaints have been received since February 2008. The incidences are briefly listed below:

- (a) Atmospheric 17/09/2001 – Fumes and Gases
- (b) Atmospheric – 17/01/2002 – Bonfires
- (c) Noise – 24/03/2001
- (d) Noise – 24/09/2003
- (e) Atmospheric – 26/02/2004 – Bonfires
- (f) Odour – 23/11/2004
- (g) Light Pollution 06/02/2008

57. Four letters of objection have been received from occupiers of surrounding properties, namely 8 and 10 Station Road and “Salvidar” and “The Lawnings” on Over Road. The objections are summarised below:
- (a) Concern as to why an application for 10 was withdrawn and an application for 12 dwelling submitted.
 - (b) Loss of trees to the rear of the site that afford good screening.
 - (c) Overdevelopment of the site.
 - (d) Not enough parking for residents let alone visitors.
 - (e) 3 storey units out of character with this part of the village.
 - (f) Flooding concerns.
 - (g) Loss of builders merchants in the village.
 - (h) School is at full capacity and reiterated in planning documents.
 - (i) Road safety concerns.
 - (j) Sunlight/daylight document shows considerable overshadowing to the rear of “Salvidar” on Over Road.
 - (k) Overlooking concerns regardless of frosted glass as properties are close together.
 - (l) Road safety on Over road as fear that lack of parking on site will spill out on to busy main road and very close to traffic light junction.
 - (m) Large percentage of future village development requirements presented on one site alone.
 - (n) Too squashed.
 - (o) High density.
 - (p) Design, height and balconies not in keeping with the area.
 - (q) Surface water run off concern.
 - (r) New development in Willingham has already caused flooding problems to the recreation ground this development will exacerbate the problem.
 - (s) Parking not sufficient.
 - (t) Noise and disturbance would be generated by amount of dwellings and cars both day and night.
 - (u) Over Road already very busy, new units would make this worse.
 - (v) Swallows and bats roost and nest in the barns on the building site and removal of these buildings would effect ecological habitats.
 - (w) Northstowe is proposing 10000 new dwellings half a mile away. 12 houses here are not needed.
 - (x) If approved density should be reduced.
 - (y) Serious affect on the lives of the neighbouring occupiers if granted approval.

Planning Comments – Key Issues

58. The key issues to consider in determining this application are Density and Principle of Development, Housing Mix, Affordable Housing, Design and Layout, Neighbour Amenity, Public Open Space, Drainage, Access, Car parking, Public Art, Biodiversity and Landscaping, Energy Efficiency and Renewable Energy Provision
59. ***Density and Principle of Development*** – The site is well related to the centre of the village and within easy reach of local services in the village. Although the scale of development accords with Policy ST/5 of the adopted Core Strategy, approximately 0.18 hectares of the site lies outside the village framework, albeit that approximately 50% of that land is presently in commercial use. The density requirement comprises the upper end of the density required. This figure does create a rather cramped development as proposed. Notwithstanding Policy DP/7 (Development Frameworks), I consider that part of this site is suitable for residential development of some kind. The application has been submitted alongside planning reference S/0457/09/F that

proposes a change of use to a site in Longstanton to Builders merchants and therefore merely relocating rather than losing a local business.

60. **Housing Mix and Affordable Housing** – The mix proposes 5 x 1 bed units for affordable housing, alongside 7 market dwelling comprising 1 x 2 bed, 2 x 3 bed and 4 x 4 bed units. The mix of units does not reflect the wording of the policy terms of meeting local needs for affordable housing. The Housing Enabling Officer does not support the tenure mix and the proposed affordable units are too small in footprint as they are below the Housing Quality Indicator scores. Additionally it fails to meet the wider needs of the SCDC housing requirements by proposing 5 x 1 bed units for affordable housing only. This could be revisited if the applicant provided a better mix of dwelling size. The applicant has indicated that it is willing to enter into an agreement regarding affordable housing.
61. **Design and Layout** – As shown in the comments regarding the Urban Design Panel meeting the design and layout is seen as needing considerable work. The agents were copied the notes and responded to the comments in a letter received 5th June. No changes to the design and layout are proposed by the agents.
62. They consider that overlooking from Unit 2 to No 6 Station Road is not detrimental and that there is sufficient distance between the rear of No 6 Station Road and the proposed Unit 2. The outlook of Units 1-6 would be very similar. The proposed boundary treatment would also afford an element of privacy to No 6 Station Road.
63. The response did not refer to the other points made regarding the impact on the other surrounding properties, in particular No. 8 and 10 Station Road, the lack of screening along the eastern boundary, the lack of manoeuvrability on the site to make changes, the proximity of units to each other, specifically the proposed 6 and 7, outlook from the proposed flats to Brooklands and No 6 Station Road, parking constraints and manoeuvrability and other such points raised by the Urban Design Panel. It is the opinion of the officers that the proposed design and layout of the units could be significantly improved. Officers did agree the principle of gardens extending beyond the village framework.
64. **Neighbour Amenity** – I consider there are various areas where neighbour amenity would be negatively impacted. It does not seem that the proposal has adequately addressed all of the concerns raised and there is further scope to negotiate a lesser impact on neighbour amenity if residential development is approved here.
65. **Public Open Space** – No provision has been made on site for Childrens Play Space “Due to the viability of the proposal”. The applicant is willing to enter into an agreement regarding off site contributions as required by SF/10 of the Development Control Policies. It has not been demonstrated that this required space couldn't be provided on site. The scheme proposals do not allow for any space to be considered on site and it is unlikely to be achieved due to the density of the site.
66. **Drainage** – The site is in high and medium Flood Risk zones 2 and 3 and residents around the site raise surface water flooding as a major concern. The Environment Agency and the Council's Land Drainage Manager's comments have not yet been received. These comments will be reported verbally to Committee and are of high importance. The submitted Flood Risk Assessment concludes that redevelopment should restrain discharge to 5 litres per second to the adjoining watercourse.

67. A Water Conservation Strategy is included in the submissions. This states that due to the nature of the application it is not possible to set out in any detail exactly what measures will be incorporated into the development. It does however propose dual flush toilets and consideration will be given to aerated taps and shower fittings. Water efficient appliances will be installed in the new flats if possible. Where possible it is proposed water butts will be provided on the rear elevations of the new dwellings. Foul water sewerage would be connected to the mains drainage system.
68. **Access and Car Parking** – The access is seen as acceptable to the Local Highway Authority. Further information received 5th June 2009 suggests the movement survey carried out clearly shows a high level of vehicular movement associated with the Builders Merchants use and there would be a reduction in traffic flow from the site if it were to be residential. The data collection provides information regarding traffic movement for the yard including staff, deliveries and visitors over a period of 1 week. It doesn't indicate at what level of residential occupation it was being assessed against and it can be only be assumed to be supportive of the 12 dwellings proposed.
69. The scheme provides an average 1.5 spaces per unit in line with the requirements of the Development Control Policies Parking Standards. However it has been noted that spaces 13 and 14 on drawing No. PO2 Rev C look difficult to manoeuvre out of and vehicles would have to reverse for some distance before being able to exit in forward gear. Additionally parking space No 8 could cause problems of conflict between users in the way they are positioned. These complications reduce the number of spaces that actually work and the scheme fails to meet the standards set. Parking numbers and spaces need to be re-visited and cycle parking for the housing referred to as 'inconvenient' by the Highway Authority. Parking has not been adequately addressed in the proposed scheme.
70. **Public Art** – No reference is made in the application to the provision of public art. C24 and C25 of the Heads of Term document states that no planning obligations are anticipated. The Policy is not obligatory.
71. **Biodiversity and Landscaping** – Comments are awaited in relation to Landscaping. With reference to Biodiversity the scheme is not supported as it uses old documentation. A new survey should be submitted during the correct season (now). The survey raises issues regarding reptiles and bats that need further consideration. The scheme as submitted does not meet the requirements of NE/6.
72. **Energy Efficiency and Renewable Energy Production** – the renewable energy statement in paragraph C2 states that due to the limited nature of the development it is not possible to state in any detail what the predicted energy requirements of the proposed development will be or how the 10% energy saving could be achieved. However it does include principles on which detailed assessment could be later agreed. It does not propose any within the scheme submitted, although the agent is not adverse to including and agreeing them at a later date.
73. Section C70 of the Sustainability report does run through the options of Renewable Energy technologies for the scheme. Out of the 6 discussed, solar hot water (SHW) and photovoltaic panels (PVP) are considered feasible subject to their impact on the roof appearance, viability assessment (given their long payback period) and effectiveness on 3 storey dwellings. I am not convinced this policy area has been fully addressed in the proposed scheme.

Recommendation

Refuse

1. The development proposes a significant element of new build outside of the village framework. Whilst it is agreed in principle that rear gardens could extend beyond the framework on this site, this scheme proposes 6 new units in the countryside and is therefore contrary to the aims of Policy DP/7 of the South Cambridgeshire Local Development Framework Development Control Policies (SC LDFDCP) adopted 2007 that restricts development in the countryside for the purposes of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside.
2. The proposal is contrary to Policies DP/3, DP/4 and HG3 of the SC LDFDCP 2007 in that it fails to provide an acceptable mix of affordable housing to meet local needs.
3. The proposal is contrary to Policy NE/3 of the SC LDFDCP 2007 in that it does not demonstrate the inclusion of technologies for renewable energy to provide at least 10% of the developments predicted energy requirements, to the detriment of the sustainability of the site.
4. The proposal is contrary to Policy NE/6 of the SC LDFDCP 2007 in that the information provided is outdated and inadequate in meeting the requirements of the policy to the detriment of the biodiversity of the site.
5. In light of the difficulties around vehicular manoeuvrability on site and the loss of at least 3 of the designated spaces, the proposal is contrary to the requirements of Policies TR/2 and DP/3 of the SC LDFDCP 2007 in that the level of car parking provision would fall lower than that sought by Appendix 1 of the LDF policies. Insufficient evidence has been provided to ensure that this lower level of car parking provision will not give rise to overspill car parking occurring on neighbouring streets causing congestion and adversely affecting the free flow of traffic very close to traffic lights.
6. The proposal is contrary to Policy TR/2 (3) of the SC LDFDCP 2007 in that it has not demonstrated that an adequate level of cycle parking provision can be provided within secure buildings on site. Those shown are inconvenient both to use and gain access to and no visitor parking is provided. As such the cycle parking spaces are unlikely to be used leading to an undue reliance on the motorcar to the detriment of the sustainability of the site.
7. The proposed development by reason of its design and layout fails to respond to the local context of development and is therefore contrary to the requirements of Policies DP2 and DP/3 of the SC LDFDCP 2007, which aim to secure compatibility between existing development, landscape and new development.
8. The proposed development, by reason of its scale, siting and position of windows and balconies would give rise to harm to neighbouring amenity through undue overlooking, overshadowing and overbearing impact contrary to Policy DP/3 of the SC LDFDCP 2007 which aims to safeguard reasonable amenity in new development

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007) and Development Control Policies (adopted July 2007)
- Planning File Ref: S/1702/08/F and applications referred to in this report

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