

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd September 2009

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

S/1004/09/F- BOURN

**Erection for 8 Affordable Homes to Form Extension to the Existing Development of
9 Affordable Homes**

At Rockery Farm House, Rockery Farm for Mrs CW Ward

Recommendation: Delegated Refusal

Date for Determination: 8th September 2009

Notes:

This Application has been reported to the Planning Committee for determination because it is an affordable housing exception site.

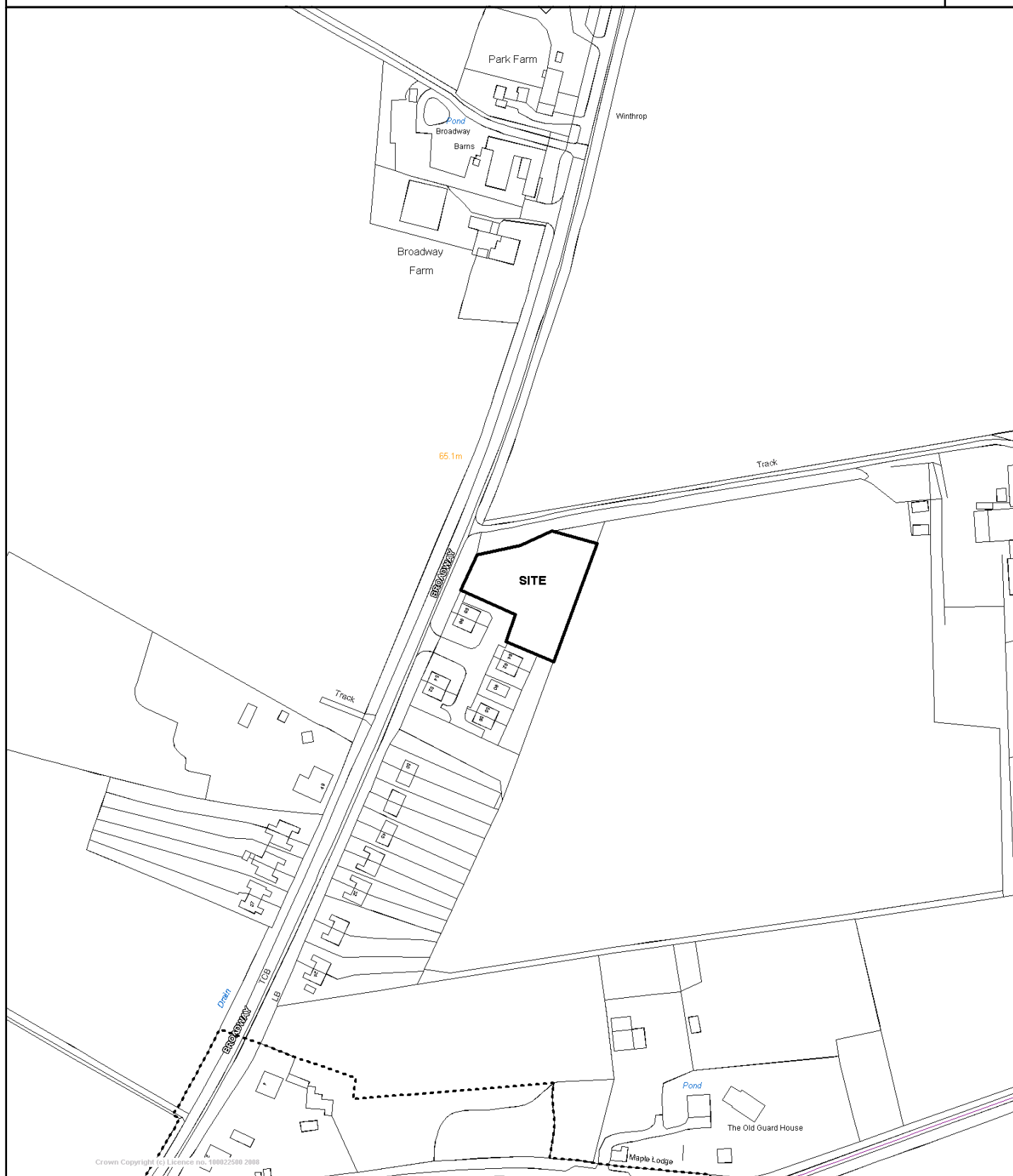
Members will visit the site on 2nd September 2009.

Site and Proposal

1. The application site, which extends to approximately 0.22 hectares in size, is adjacent to Broadway and forms an area of scrub land located adjacent an existing estate of 9 2 storey detached and semi-detached affordable homes and in front of an area of paddock. Immediately to its north is an access road serving Rockery Farm, which has a landscape fringe on its northern edge. The parcel of land is broadly triangular in shape and enclosed by a post and rail fence. It is located to the north of the village of Bourn, approximately 1000 metres outside the village framework.
2. This full application, received on 14th July 2009, seeks consent for the erection of 8 affordable dwellings, to be constructed as two-storey, semi-detached pairs, arranged in two rows. Two dwellings would front onto the Broadway, adjacent to 68 Broadway, with a further 6 dwellings located to their rear, adjacent to 64 Broadway. The dwellings would be accessed via an extension to the existing estate road serving 9 existing affordable dwellings. The application is accompanied by:
 - (a) Design and Access Statement, including assessments upon transport, flood risk, sustainability, biodiversity, renewable energy, play space, open space, noise impact, air quality, health impact and water consumption.
 - (b) Analysis of possible development sites in Bourn, dated March 2009 compiled by Gawn Associates
 - (c) Housing Needs Survey for Bourn, dated May 2009 compiled by Cambridgeshire ACRE

The development would equate to the erection of approximately 36 dwellings per hectare.

3. The mix comprises 2 four bed, 4 three bed and 2 two bed houses.



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Scale 1/2500 Date 18/8/2009

Centre = 533065 E 257873 N

September Planning Committee 2009

Planning History

4. **S/1400/02/O** – Outline application for the erection of 9 Affordable Dwellings (on land adjacent). Approved at Planning Committee 2nd October 2002.
5. **S/0652/04/RM** – approval of reserved matters for 9 affordable dwellings on land adjacent to the site.

Planning Policy

Planning Policy Statements:

6. **PPS1** (Delivering Sustainable Development)
PPS3 (Housing)
PPS 7 (Sustainable Development in Rural Areas)
7. **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.
8. ***South Cambridgeshire Local Development Framework Development Control Policies 2007***

DP/1 (Sustainable Development)
DP/2 (Design of New Development)
DP/3 (Development Criteria)
DP/4 (Infrastructure and New Developments)
DP/5 (Cumulative Development)
DP/7 (Development Frameworks)
HG/1 (Housing Density)
HG/3 (Affordable Housing)
HG/5 (Exception Sites for Affordable Housing)
NE/1 (Energy Efficiency)
NE/2 (Renewable Energy)
NE/6 (Biodiversity)
NE/9 (Water and Drainage Infrastructure)
SF/10 (Outdoor Play Space, Informal Open Space and New Developments)
SF/11 (Open Space Standards)
TR/1 (Planning for More Sustainable Travel)
TR/2 (Car and Cycle Parking Standards Consultation)

Consultations

9. **Bourn Parish Council** – comments are awaited at the time of compiling this report. Members will be updated verbally at the Committee meeting.
10. **Local Highway Authority** – comments are awaited at the time of compiling this report. Members will be updated verbally at the Committee meeting.
11. **Housing Enabling Manager** – comments are awaited at the time of compiling this report. Members will be updated verbally at the Committee meeting.
12. **Ecology Officer** – comments are awaited at the time of compiling this report. Members will be updated verbally at the Committee meeting.

13. **Waste Management Officer** – comments are awaited at the time of compiling this report. Members will be updated verbally at the committee meeting.
14. **Affordable Housing Panel** – currently scheduled for 27th August 2009. Members will be updated verbally of the outcome/comments at the committee meeting.

Representations

15. No representations have been received at present. A site notice has been posted on the site and adjoining neighbours notified. Any comments received will be reported to members verbally at the Committee meeting.

Planning Comments – Key Issues

16. Local Development Framework ('LDF') Policy HG/5 supports exceptionally, in principle, the development of schemes of 100% affordable housing to meet identified local housing need on small sites within or adjoining villages, where general housing would not be acceptable.
17. The applicants, through their submissions, have sought to demonstrate that a need for additional affordable housing exists within Bourn, through the Needs Survey compiled by Cambridgeshire ACRE. This report highlights a need for 11 additional affordable units in the village. SCDC's own housing needs survey, conducted in May 2005 highlighted a need for 10 additional units within the following 2-5 years. Therefore, although the comments of the Housing Enabling Manager are awaited, there would appear to be a need for affordable homes in the village.
18. However, the policy requires that affordable housing exception sites must be well related to the built-up area of the settlement and that the scale of the scheme should be appropriate to the size and character of the village. Additionally it requires that the site should be well related to facilities and services within the village and ensures that development does not harm the character of the village or rural landscape. This is to ensure that the visual amenity of the countryside is protected, local services and facilities are conveniently available for the occupiers of the dwellings (especially those without a car) and to reduce dependence on the car (for those that do have access to a car). Policy TR/1 of the LDF supports this view, stating that 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 travel or other non-car travel mode(s).
19. The application site under consideration, although adjacent to a ribbon of development, is over 1000 metres away from the village framework and significantly further from village services (such as village school - 1.7km), rendering it unlikely that many potential residents would walk or cycle to access local facilities such as shops, schools etc, located in Bourn or Cambourne. The nearest bus stop is approximately 125 metres from the site. Although the Authority considered the previous scheme to be acceptable in this regard, it must be noted that Policy DP/5 of the LDF seeks to resist development that would result in a piecemeal, unsatisfactory form of development.
20. Given that the development would result in not just an increase of 'in-depth' development in the countryside, which is alien to the character of the street scene in this location, where development is typically linear frontage housing except for the previous affordable housing site, but also almost doubling the number of residents within the estate that would be dependent on cars and other motorised transport to

access services and facilities, the development of this site is considered to be unsustainable given the likely dependency it would place upon the car and harmful to the visual character of the rural landscape.

21. In coming to the view expressed above and the following recommendation, I have given careful consideration to the contents of the supporting statements submitted with the application, but consider the harm of the proposals, in terms of its impact on the countryside and distance from the village, outweigh the benefits of providing additional housing on this site.

Recommendation

22. Subject to the nature of issues raised in response to the consultation process. Refuse for the following reasons:
1. The proposed development is located over 1 kilometre from Bourn village framework as defined on inset no. 11 of the adopted Proposals Map, February 2008, and even further from facilities and services, particularly the school, within the village. The proposal does not therefore comply with Policy HG/5 of the Local Development Framework Development Control Policies (LDFDCP) adopted July 2007, which requires affordable housing to be Well Related to the built up area of the settlement and to facilities and services within the village or Policy TR1 of the LDFDCP adopted 2007, which resists developments likely to give rise to a material increase in travel by car.
 2. The proposed expansion of the existing site and the layout of the proposal would not be in keeping with the predominant pattern of frontage development along Broadway. It would therefore damage the character of the rural landscape and would consequently be contrary to Policies HG/5 and DP/3 of the LDFDCP adopted 2007.

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

- Circular 11/1995: The use of conditions in Planning Permissions.
- Local Development Framework Development Control Policies 2007.
- Planning Files Ref: S/1004/09/F, S/1400/02/O and S/0652/04/RM.

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