

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2<sup>nd</sup> December 2009

**AUTHOR/S:** Executive Director (Operational Services)/  
Corporate Manager (Planning and Sustainable Communities)

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**S/1465/09/F - HAUXTON**  
**16 Affordable Dwellings at Land to the West of 33 High Street for**  
**Wherry Housing Association**

**Recommendation: Delegated Approval**

**Date for Determination: 7<sup>th</sup> January 2010**

**Notes:**

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

**Members will visit this site on 2<sup>nd</sup> December 2009.**

**Site and Proposal**

1. The site is situated approximately 40 metres to the east of the Hauxton village framework and within the countryside. It measures 0.44 of a hectare in area and currently comprises paddock land. A farmyard lies to the west, with the boundary of the conservation area and a listed building beyond (No. 31 High Street). Open green belt land is situated immediately to the north. The flood zone to the river Cam (medium risk) is located approximately 50 metres away. A single storey children's nursery lies to the east. Residential dwellings that are situated within the Hauxton village framework lie across the High Street to the south.
2. This full planning application, received on 8th October 2009, proposes the erection of sixteen affordable dwellings. The mix would consist of nine x 3 bedroom dwellings and seven x 2 bedroom dwellings. The development would comprise detached, semi-detached and terraced dwellings that would range in height from 8 metres to 8.5 metres. The palette of materials includes cream render and buff bricks for the walls and multi-brown plain tiles and artificial slates for the roofs. All windows would be painted timber.
3. The site would have single point of access from the High Street at its western end measuring 4.8 metres in width with a footpath on each side. 29 vehicle parking spaces would be provided within the site. An area of open space measuring 316 square metres is shown on the northern section of the site opposite the access point. A 57 metre long section of the existing hedge along the High Street frontage would be removed to allow for the access point and eastern visibility splay. A 35 metre long portion would be replanted further into the site. A three metre wide landscape buffer zone would be provided along the northern site boundary adjacent the Green Belt.
4. The planning application is accompanied by a Design and Access Statement, Tree and Hedge Survey, Arboricultural and Biodiversity Report, draft Section 106 legal agreement and a Site Investigation report.



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Scale 1/2500 Date 16/11/2009

Centre = 544255 E 252067 N

December Planning Committee 2009



## **Planning History**

5. A planning application for the erection of 17 affordable dwellings on the site was withdrawn in 2008 (reference **S/0554/08/F**).
6. Outline planning permission for a residential development on the site was dismissed at appeal in 1990 (reference **S/2503/87/O**). The reasons for refusal related to the location of the site outside the village framework, the lack of an identified need for affordable housing in the village, and the visual intrusion into the open rural setting of the village.
7. Outline planning permission was refused for a residential development in 1986 (reference **S/1887/86/O**) for same reasons as above.

## **Planning Policy**

### **8. Local Development Plan Policies**

East of England Plan 2008:

**SSS1** Achieving Sustainable Development

**ENV6** The Historic Environment

**ENV7** Quality in the Built Environment

**H2** Affordable Housing

South Cambridgeshire Local Development Framework Core Strategy DPD 2007:

**ST/6** Group Villages

South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:

**DP/1** Sustainable Development

**DP/2** Design of New Development

**DP/3** Development Criteria

**DP/4** Infrastructure and New Developments

**DP/7** Development Frameworks

**GB/3** Mitigating the Impact of Development Adjoining the Green Belt

**HG/1** Housing Density

**HG/2** Housing Mix

**HG/3** Affordable Housing

**HG/5** Exception Sites for Affordable Housing

**SF/6** Public Art and New Development

**SF/10** Outdoor Playspace, Informal Open Space and New Developments

**SF/11** Open Space Standards

**NE/3** Renewable Energy Technologies in New Development

**NE/6** Biodiversity

**NE/11** Flood Risk

**NE/12** Water Conservation

**NE/17** Protecting High Quality Agricultural Land

**CH/4** Development Within the Setting of a Listed Building

**CH/5** Conservation Areas

**TR/1** Planning for More Sustainable Travel

**TR/2** Car and Cycle Parking Standards

### **9. Supplementary Planning Documents 2009:**

South Cambridgeshire Local Development Framework:

Open Space in New Developments

Development in Conservation Areas

Listed Buildings

Trees and Development Sites  
Biodiversity  
Public Art

10. **National Planning Guidance:**

Planning Policy Statement 3 (Housing)

11. **Circulars:**

**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.

**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 and reasonable in all other respect.

**Consultation**

12. **Hauxton Parish Council** - Comments are awaited.

13. **Local Highway Authority** - Confirms that it will seek to adopt the proposed development. It requests that the shared access is constructed from blockwork and that the footpath leading from the High Street to Plot 8 is re-located. It states that conditions should include the access width of the shared access to measure 6 metres in width with 0.5 metres each side for a service strip; the provision of 2.0 metre x 2.0 metre pedestrian visibility splays; details of cycle and powered two wheeler parking provision; closure of the existing access to the site from the farm; the construction of roads and footpaths to binder course surfacing level prior to the occupation of any dwellings; the access where it crosses the highway being constructed in accordance with County Council specifications; the provision of vehicular visibility splays measuring 2.4 metres x 70 metres on each side of the access; the laying out of the parking, servicing, loading and unloading area prior to first occupation of the dwellings; the junction of the access with the highway carriageway shall have 6 metre kerb radius; no part of any structure shall overhang or encroach under or upon the public highway; the access shall be constructed with adequate drainage measures; and wheel washing facilities to be agreed. It also requires informatives in respect of works to the highway and the re-location of public utility apparatus.

14. **Environment Agency** - The site is adjacent to an Award Drain. The Agency has no knowledge of flooding at the site. It requests informatives be added in relation to the culverting of any watercourse and general surface water drainage issues.

15. **Land Drainage Manager**- Comments are awaited.

16. **Environmental Health Officer** - Requires a condition in relation to the working hours of power operated machinery and informatives with respect to the type of foundations, the burning of waste on site and a demolition notice for the removal of any buildings.

17. **Scientific Officer (Contaminated Land)** - Comments are awaited.

18. **Housing Development and Enabling Manager** - Advises that the Housing Needs survey that was completed in Hauxton in 2005 determined that within five years of its completion, there would be a need for 23 affordable homes. The Housing Development and Strategy team are in full support of this application.
19. **Network Rail** - No comments.
20. **Landscape Design Officer** - Comments that the layout is acceptable. A landscaping condition should be attached to any consent that requires the submission of a planting plan.
21. **Trees and Landscape Officer** - No objection.
22. **Conservation Officer** - Comments are awaited.
23. **Urban Design Team** - Comments are awaited.
24. **Ecology Officer** - Comments are awaited.
25. **County Archaeology** - Comments are awaited.
26. **Cambridgeshire Fire and Rescue Service**- Comments are awaited.
27. **Police Architectural Liaison Officer** - Has made no objections, noting that the area is of low crime and the layout is fine. The boundaries and parking areas should achieve 'Secured by Design' accreditation.
28. **Section 106 Officer**- Notes that there is no reference to the public open space in the draft agreement. This area should be included as a definition with its long-term management to be reference in a schedule. The trigger point for provision should also be included.

### **Representations**

29. The local member for Hauxton has concerns over flooding, parking along the High Street, and the terms of a legal agreement in relation to open space.
30. Five letters have been received from neighbours in the High Street or close to the site. The main concerns raised are in respect of flooding; overlooking leading to a loss of privacy; the loss of the hedge along the frontage; the level of car parking and increased parking along the High Street; safety issues from the access and footpath to Plot 8; traffic generation from the development; and the possible future development of the adjacent site.

### **Planning Comments – Key Issues**

31. The main considerations in the determination of this application relate to the principle of development on the site; the impact of the development upon the Green Belt and countryside; the impact of the development upon the character and appearance of the area; the impact of the development upon highway safety, the impact of the development upon the amenities of neighbours; flooding; contamination; and provision of public open space.

### ***Principle of Development***

32. The site lies outside the Hauxton village framework and within the countryside. Residential developments of market dwellings are unacceptable

in principle in such locations. However, the proposal comprises the erection sixteen affordable dwellings to meet local housing needs as an exception to normal planning policies. It will be reported to an affordable housing panel on 1<sup>st</sup> December 2009. An update will be provided.

33. Hauxton is identified as a Group Village. The site is considered suitable for the proposed development, as it adjoins the village framework to the south; it is not considered to harm the rural landscape, it would be well related to the built-up area of the settlement; the scale of the scheme is appropriate to the scale and character of the village and level of facilities available; the number, size, design, mix and tenure of the dwellings would be confined to local need; and the development would be subject to a legal agreement that would ensure that the dwellings remain affordable in perpetuity.
34. The site measures approximately 0.44 of a hectare in area. The erection of sixteen dwellings would equate to a density of 36 dwellings per hectare. This is considered to be appropriate in relation to Policy HG/1.
35. The mix of dwellings proposed would not comply with the normal requirement for market dwellings under Policy HG/2. However, it is considered acceptable given that the site comprises 100% affordable housing that has to be tailored specifically to meet local needs.

#### ***Impact upon the Countryside/ Green Belt***

36. The layout of the development proposes approximately 2 metres of garden land to Plots numbers 11 to 16 in the Green Belt. Such an encroachment would, by definition, be harmful to the Green Belt in policy terms. Amended plans have been sought to reduce the site area to ensure that only the landscape buffer remains in the Green Belt.
37. The scale and design of the dwellings are not considered to adversely affect the visual amenity of the surrounding Green Belt. However, there is some concern over the erection of 1.8 metre high close boarded fences to define the boundaries to the north of Plots 11 to 16. Amended plans have been sought to find a more appropriate solution.

#### ***Impact upon the Character and Appearance of the Area***

38. The layout, design and external appearance of the scheme and its impact upon the setting of the adjacent listed building, conservation area and surrounding village character will be determined by the conservation officer and urban design team and reported in the update.

#### ***Impact upon Highway Safety***

39. The High Street is the main through road from the A10 to Little Shelford. It is a fairly straight road that has a speed limit of 30 miles per hour.
40. The level of traffic generated from the proposed development is not considered to be detrimental to highway safety, given the nature of the road and that the access would need to be constructed in accordance with Local Highway Authority standards.
41. The width of the road to be adopted and the width of the shared access are considered acceptable. The provision of vehicular splays from the main access point and pedestrian visibility splays from each plot onto the access can be achieved and would be conditions of any consent.

42. The provision of 29 vehicle parking spaces on the site would comply with the Council's standards that require an average of 1.5 spaces per dwelling. However, the layout shows all 29 spaces allocated to plots and the five visitor spaces need to be unallocated on the site and include one disabled space. Amended plans have sought to address this issue.
43. Each plot has rear access to allow cycle parking within the rear gardens. However, no secure covered areas have been proposed. Details of such buildings would be a condition of any consent.
44. The Local Highway Authority has not requested that the northern side of the High Street has parking restrictions. This is not considered to be a requirement of the scheme, given that there are no such restrictions at the current time and there would be adequate on-site parking.

#### ***Impact upon Neighbour Amenity***

45. The proposal is not considered to harm the amenities of the neighbour at no. 33 High Street. This is a nursery school that has one small ground floor secondary window serving a baby room in its side elevation that would face towards the rear garden of Plot 16. The main outside area is to the rear of the building and situated an adequate distance from the site to avoid overlooking from Plot 16.
46. The front elevations of the properties on the southern side of the High Street would be situated a minimum of 22 metres away from the new dwellings. Such distances would not lead to a significant loss of privacy and it should be noted that these are not private areas, as they are visible from the road.
47. The first floor bedroom window in the north elevation of Plot 8 is considered to overlook the rear garden of Plot 9. Amended plans have been sought to address this issue. The relationship between the other dwellings is considered to be acceptable.

#### ***Other Matters***

48. The loss of the existing hedge and its replacement with a new hedge is considered acceptable. The submission of a landscape plan will be a condition of any consent.
49. The proposal is required to provide areas of formal and informal children's play space and informal public open space. An area of public open space measuring 316 square metres has been provided on the site. This would result in a shortfall of 92 square metres. The exact details of each particular area of recreation need to be submitted. A legal agreement would be a condition of any consent to secure the particular amount of on-site and off-site provision of open space and its management.
50. The development is not considered to significantly increase the risk of flooding to the site and surrounding area. Information is awaited from the Drainage Manager in relation to the Award Drain. It will also be necessary for the developer to demonstrate that soakaways are an effective method for this site to deal with water run-off.
51. A water conservation strategy and renewable energy statement have been requested. A condition requiring a scheme to provide 10% of the site's energy requirements through renewable technologies is recommended.

52. Confirmation is awaited as to whether land contamination in relation to the natural environment is an issue. This could be dealt with via planning condition if found to be the case.
53. The design and layout of the development is considered to minimise the opportunities for crime. First floor windows should be provided in the side elevations of Plots 11 and 12 to provide surveillance to the area of public open space.
54. No public art scheme forms part of the proposal. The applicant will be requested to consider this issue to comply with Policy SF/6 and the adopted Public Art SPD.

### **Recommendation**

55. Delegated approval subject to the awaited comments of Hauxton Parish Council, Drainage Manager, Scientific Officer, Conservation Officer, Urban Design Officer, Ecology Officer, County Archaeology and Cambridgeshire Fire and Rescue, the receipt of amended plans that address the issues raised above, and the advertisement of the application as a departure.

### **Conditions**

1. Standard Condition 1 - Full planning permission time limit.
2. Sc13- Samples of materials.
3. Sc5- Landscape.
4. Sc6- Landscape Implementation.
5. Sc9- Retention of hedge.....point of access and as shown on drawing number CA-390-P101.
6. Sc12- Boundary Treatment.
7. Sc15- Car Parking.
8. Sc16- Cycle/ powered two wheeler parking.
9. Sc20- Vehicular visibility splays measuring 2.4 m x 70m from and along the highway boundary in accordance with drawing no. 011.
10. Sc22- Pedestrian visibility splays within the curtilage of each parking space.
11. SC24 - Surface water drainage.
12. Sc29- Permitted development rights.
13. Sc38- Noise.
14. Sc63- Provision of affordable housing and recreational infrastructure.
15. Sc72- Archaeological investigation.
16. Closure of existing access from adjacent farmland.
17. Construction of footway prior to occupation of dwellings.
18. Construction of access to County Council specification.
19. Construction of access with adequate drainage measures
20. Wheel washing facilities for vehicles visiting the site during construction.

### **Informatives**

1. Works to the public highway
2. Re-location of public utility apparatus
3. No bonfires or burning of waste
4. Pile driven foundations
5. Culverting of a watercourse
6. Surface water drainage



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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents 2009:
  - South Cambridgeshire Local Development Framework:
  - Open Space in New Developments
  - Development in Conservation Areas
  - Listed Buildings
  - Trees and Development Sites
  - Biodiversity
  - Public Art
- Planning Policy Guidance Note 2 (Green Belts)
- Circular 11/95 Circular (The Use of Conditions in Planning Permissions) and Circular 05/2005 (Planning Obligations)
- Planning File references S/1465/09/F, S/554/08/F, S/2503/87/O and S/1887/86/O.

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