

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 March 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2379/13/FL
Parish(es):	Orwell
Proposal:	Erection of 15 affordable dwellings including associated external works, roads and parking
Site address:	Land adjacent to 13 Hurdleditch Road, Orwell SG8 5QG
Applicant(s):	Joseph Mulhare, Hill Partnerships Limited
Recommendation:	Delegated Approval
Key material considerations:	Impact on amenity of nearby residents
Committee Site Visit:	4 March 2014
Departure Application:	No
Presenting Officer:	Ross Leal
Application brought to Committee because:	Application of local interest and concern
Date by which decision due:	19 February 2014

Executive Summary

1. This proposal seeks permission for 15 affordable units as an exception site under policy HG/5.
2. The proposed development meets locally defined housing needs and is considered to be acceptable in principle. The parish council generally supports the application and its detailed concerns can be largely dealt with by appropriate conditions. Other matters raised by consultees can also be mitigated through the use of conditions.
3. This is considered to be an instance where the benefits of the proposal are such that planning permission should be granted.

Planning History

4. **S/0938/88/F** – Erection of 12 houses – Refused, 26.07.88. Reason(s): Development outside settlement framework. Development in excess of what is appropriate for Orwell. Unacceptable relationship with existing development.

5. **S/2092/99/F** – Erection of 8 dwellings – Withdrawn, 10.01.2000. Reason(s): Not indicated on file.

Planning Policies

National Planning Policy Framework

6. Paragraph 2 – Introduction

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Paragraphs 6 to 10 – Achieving sustainable Development

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraphs 11 to 16 – The presumption in favour of sustainable development

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.

At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **decision-taking** this means:

- approving development proposals that accord with the development plan without delay; and

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Paragraph 17 – Core Principles

Included in these 12 principles are that planning should:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraphs 47 to 55 – Delivering a Wide Choice of Quality Homes.

Amongst other things, the NPPF in particular states at paragraph 50 that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

Paragraphs 56 to 68 – Requiring Good Design

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraphs 186 and 187 – Decision taking

Decision taking should be approached in a positive manner. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraphs 196 to 198 – Determining applications

The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

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Paragraphs 203 to 206 – Planning Conditions and obligations

Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

7. *Local Development Framework, Core Strategy*

Strategic Vision for South Cambridgeshire
ST/2 Housing Provision
ST/6 Group Villages

8. *Local Development Framework, Development Control Policies*

Development Principles – Objectives

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and New Development

DP/7 Development Frameworks

Housing Objectives – HG/a and HG/b

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 Plan Space, Informal Open Space and New Developments

SF/11 Open Space Standards

NE/1 Energy Efficiency

NE/2 Renewable Energy Technologies in New Development
NE/4 landscape Character
NE/6 Biodiversity
NE/8, NE/9, NE/10, NE/11 and NE/12 Water and Flooding
TR/1 Planning for More Sustainable Transport
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

9. *Emerging Proposed Submission Local Plan*

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/10 Group Villages
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Development
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
HQ/1 Design Principles
HQ/2 Public Art and new Development
NH/2 Protecting and Enhancing Landscape Character
NH/4 Biodiversity
H/10 Rural Exception Site Affordable Housing
SC/4 Meeting Community Needs
SC/6 Indoor Community Facilities
SWC/7 Outdoor Plan Space, Informal Open Space and New Developments
TI/2 Planning for Sustainable Transport
TI/3 Parking Provision

10. *Supplementary Planning Document(s)*

District Design Guide 2010
Affordable Housing SPD 2010
Proposed Revised Affordable Housing SPD 2014

Consultations

11. **Parish Council** – The Parish Council (PC) recommends approval and but also raised a number of issues:

1. It is difficult to assess the impact on the adjoining dwelling as it is not shown as extended and altered. The PC wishes to be assured that recent changes to that property have been taken into account and that there is no adverse impact on the property.
2. Clarification is requested as to the open space proposed. Is it to be landscaped or grassed as there are concerns about use for ball games.
3. The PC is also concerned about longer term maintenance of the site and whether it will be the responsibility of the Housing Association (HA). The PC has concerns about maintenance should the HA cease to trade. The

PC is concerned it might become responsible for maintenance or upkeep of the site or part of it now or in the future.

4. The PC wishes to be certain that water quality is monitored and maintained and that the Environment Agency is satisfied with sewage and drainage.
 5. There is concern as to heating of the dwellings since natural gas is mentioned. The village is not connected to a gas main however.
 6. There is also concern that construction traffic movements should not conflict with school drop off and pick up times.
12. **Police Architectural Liaison Officer** – Comments in respect of parking and surveillance and landscaping to prevent anti-social behaviour. These comments were raised with the applicant and the scheme has been satisfactorily revised to address them as far as is reasonably possible.
 13. **SCDC Landscape** – No objections subject to conditions relating to full details of hard and soft landscaping, maintenance, surface materials, street furniture, recycling, cycle parking and bat bricks/boxes.
 14. **Environment Agency** – Raises no objection in principle. Disappointed that a connection to public foul water is not proposed and comments that the applicant will be required to demonstrate that a connection is not available and the suitability of any alternative methods. Recommends a condition relating to foul drainage.
 15. **Anglian Water** – Anglian Water has previously advised the applicants in respect of drainage options for the site and the most feasible method. This was identified as being an on-site treatment plant for reasons of cost and sustainability. The cost is circa £26,000 compared to either £170,000 or £363,000 to achieve an on-site pumping station and connection to the Meadow Craft Way pumping station.
 16. **County Archaeologist** – Recommends a post consent archaeological condition requiring investigation prior to commencement of development, as the site is in an area of high archaeological potential.
 17. **Ecology Officer** – No objections.
 18. **Housing Officer** – Comments that having completed an analysis of the housing register I can confirm that the current local housing need for Orwell is 11 households. This is for rented accommodation only. I can confirm that the mix as proposed by the applicant is one that we would support as the demand is presently highest for 2/3 bed accommodation in this location.

I note that the Cambs Acre Housing Needs Survey in 2009, was quoted in support of the application and showed a large % of 1 bed being required. However having reviewed the housing register that need has changed and what is proposed on the planning application currently matches the need that we have identified.

We also note that there is a proposal for 2 x 2 bed bungalows. It is proposed that one of these units will be adapted fully to meet a local need that has been identified through our research. This is very much welcomed and supported and all of the adaptations that are to be considered will be made to suit that individuals specified need.

7 of the 15 units being proposed will be made available on a shared ownership basis. It is intended that in relation to all of the 15 units priority will be given to those with a local connection to Orwell. Initial tranches of the shared ownership units will be available from 30%-50% and they will be restricted to 80% thereafter allow them to remain affordable in perpetuity.

19. **Local Highway Authority (LHA)** has recommended that conditions be attached to any planning permission to address:
- i. Construction works traffic.
 - ii. Access construction, including no water draining to the public highway.
 - iii. Access materials to ensure no debris spreading onto the public highway.
 - iv. Parking space depths and details.
 - v. Parking space visibility splays.

The LHA has advised that any private water from the area in the vicinity of the turning head which the Highway Authority is not intending to adopt will need to be drained into a private system.

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.

Representations

20. Letters have been received from Petersfield C.E. Primary School and the occupier of an adjoining dwelling. Also a letter/email in respect of the submitted Housing Needs Survey being out of date.
21. The School has commented that it welcomes the provision of affordable housing in the village but that it has the following comments/concerns:
- i. School buses reverse into the school car park entrance 2 times a day. This is only possible when the road is clear of parked cars. Access to plots 12 to 15 will be from a shared drive opposite the school access and may be problematic.
 - ii. The bell mouth to the main access road to the housing will require the ditch to be culverted. The proposed road layout and tandem parking provision is likely to result in on-street parking provision. Parking associated with the school and with the new development will result in conflict. Bus turning provision and adequate parking provision should be considered.
 - iii. It would be prudent to move the current 30mph restriction along the road to take in the development for highway safety reasons.
22. The County Highway Engineer has advised in response to the concerns of the school that:
1. The proposed access will ease the ability of buses of school buses to enter the school as it will create unobstructed carriageway width for reversing into the

school. The impact of manoeuvring buses is more a matter of inconvenience than highway safety. The design is such that domestic motor vehicles can enter and leave satisfactorily.

2. Culvert design is important if the development is offered for adoption. But it will have to be approved by the County Council to meet current standards. The use of tandem parking is widespread throughout the County and in this small lightly trafficked development is unlikely to result in difficulties. Impact on the nearby lay-by from on-street parking is unlikely.
 3. Road design is such that it can readily accommodate on-street parking and service vehicles such as refuse vehicles and also visitor parking.
 4. The majority of schools nationally experience some difficulties during pick up and drop off times. However it is difficult to see any justification that the proposed development will make this situation any worse and it will not be possible to seek measures to address an already existing situation. The development can provide visibility splays for the speed of the road and it is not therefore possible to insist that the speed limit be moved.
23. The adjoining occupier objects on the grounds that:
- i. Their home has been recently extended and this may not have been taken into account. The dwelling now has a bedroom window overlooking the field and are concerned that plot 15 will be able to see directly into the bedroom and thus affecting privacy. Also that users of the proposed open space may be able to see into their property.
 - ii. The public open space proposed will give rise to noise and disturbance particularly at night.
 - iii. Plot 11 may be able to see into the back of their property.
 - iv. Plot 15 may affect light to their kitchen and bedroom windows.
 - v. The Affordable Housing Survey (2009) may be out of date and needs may have changed.
 - vi. Previous planning history has not accepted development and question what has changed.
 - vii. There has been village and Parish Council concern over sewage and flooding issues connected with drainage and concerned that the development will cause further problems in this area.
24. Whilst concern has been separately expressed as to the submitted Housing Needs Survey being out of date, consideration of this application has been based on up to date information and it has been confirmed by SCDC Housing that having reviewed the housing register that need has changed and what is proposed on the planning application currently matches the need that has been identified.

Planning Comments

25. This application relates to a part of an arable field adjacent to the developed area of Orwell. The application site adjoins, but is outside of the Development Framework for Orwell and is therefore a part of the open countryside. The application site boundaries to the north-west and south-west are open and unenclosed, facing out onto the open field which the site forms a part of. To the south-west the site boundary is formed for the most part by a substantial hedgerow, although this hedgerow is absent in a limited area beside 13 Hurdleditch Road. To the front of the site are limited a number of small trees which do not provide any meaningful screening of the

site from the road. The site has an existing field access adjacent to the boundary with no.13.

26. To the south west of the site and on the same side of the road are dwellings. The closest are a two-storey semi-detached pair. Opposite the site is farmland. To the south west and on the opposite side of the road is Petersfield C.E. Primary School.
27. The development proposed is the erection of 15 dwellings, together with the road serving them. The dwellings to be erected would be 13 two-storey houses and 2 bungalows. The two-storey dwellings will be for the most part semi-detached, with a single small 3 unit terrace. The 2 bungalows will be semi-detached. The scheme includes landscaping and enhanced boundary screening on all boundaries. Frontage dwellings will have hipped roofs to reflect the existing character of the area and materials will match existing buff brick and slate roofs in the area. The design of the dwellings seeks to be complimentary to the appearance of existing development in the immediate area. The layout of the scheme has been revised to accommodate as far as possible comments from the Police Architectural Liaison Officer.
28. An area of public open space is proposed within the site (580 sqm). This is to be the subject of a S106 Agreement relating to contributions and it is to be offered for adoption. It is intended that the Parish Council should not be required to accept a transfer of the on-site open space area.

	Head of Terms
Community facilities:	£6,417.24 To be paid prior to the occupation of the 9 th dwelling
Public art:	A scheme for the provision and timetable for public art works to be submitted to the Council for approval prior to the commencement of development. The value of the public art scheme is to be not less than £7,500 In the event that the public art scheme cannot be agreed prior to the occupation of the first dwelling the applicant is required to pay the sum of £7,500 to the District Council
Public open space:	Offsite open space contribution of £14,134.88 To be paid prior to the occupation of the 9 th dwelling Onsite public open space to be laid out and available for use prior to the occupation of the 9 th dwelling
Transport:	£0
Waste receptacles:	£1,042.50
Section 106 monitoring:	£1,500

District Council legal fees:

To be confirmed. Requirement to verify title ownership may result in additional legal fees being incurred.

29. The development will be served by a sewage treatment plant located at the north-west front corner of the application site. This will be of an underground type and will be screened by hedging and fencing to meet Anglian Water requirements. Clean water along with surface water will be discharged to the existing watercourse adjacent.

30. The application is supported by the following:

- i. Flood Risk Assessment
- ii. RECAP Waste Management Design Guide
- iii. Site Waste Management Plan
- iv. Affordable Housing Statement
- v. Design and Access Statement
- vi. Planning Policy Statement
- vii. Cambridgeshire ACRE Housing Needs Survey, April 2009
- viii. Energy Statement
- ix. Arboricultural Impact Assessment
- x. Code for Sustainable Homes, Ecology Report
- xi. Preliminary Ecological Appraisal
- xii. SAP Report, Proposed Dwellings

31. The key issues for this application are:

- i. The impact of the development on the appearance of the area.
- ii. The impact of the development on highway and pedestrian safety.
- iii. The impact of the development on the amenity of nearby occupiers.
- iv. Whether the development meets local housing needs.
- v. Whether drainage arrangements proposed are satisfactory.
- vi. Whether the development is consistent with policy.

The impact of the development on the appearance of the area.

32. The site is a part of a wider area of arable field and is relatively flat in terms of topography. There is limited frontage screening provided by small trees. Development will therefore be readily visible on the approach to the village. The proposed dwellings are set out so that they become closer to the frontage northwards and on leaving the village. The development will be clearly visible on approaching and leaving the village, however it will be read visually against the backdrop of the existing development. The development proposed is of a sympathetic design to that which exists on the immediate area, which also includes hipped and pitched roofs. Taken in its context, the development proposed is not considered to be unduly prominent and is well related to existing development. Landscaping associated with development will also mitigate visual impact. The development is considered to be acceptable in terms of impact on the appearance of the area.

The impact of the development on highway and pedestrian safety.

33. Given the absence of objection from the LHA and the recommendation of conditions which would satisfactorily ensure that there was no adverse impact, it is not considered that there is likely to be adverse impact on highway or pedestrian safety. Concerns expressed in relation to the school have been addressed in the response of the LHA referred to earlier in this report. It is considered that the development proposed is acceptable in highway and pedestrian terms.

The impact of the development on the amenity of nearby occupiers.

34. The proposed development includes the introduction of dwellings alongside no.13 Hurdleditch Road. The pair of dwellings proposed are largely set forward of no.13 and only slightly overlap the side elevation of that dwelling. The proposed dwellings are also to the north of that existing dwelling. The side of the new dwellings are separated from the adjoining dwelling by a distance of 6.3m and from the joint boundary by 4.2m. The proposed dwelling design includes a small window at ground floor in the side elevation facing no.13 and this is located towards the front of the dwelling and serves the entrance hall/bottom of the stairs. At first floor, a small window is proposed to light the landing.
35. It is considered that given siting and orientation of the proposed dwellings, the separation between proposed and existing and the nature of the small windows proposed, there will not be any unduly adverse impact on the amenity of the occupiers of number 13 in terms of privacy or overlooking or light.
36. In respect of the open space, this will be screened by a 1.8m high fence on the site boundary adjoining the existing hedgerow on the site boundary. It is not considered that there would be adverse impact from the open space adjoining no.13, given existing and proposed screening.
37. Plot 11 would have a gable facing the very bottom of the rear garden of no.13 and the front elevation would be set at a right-angle to the rear garden of no.13. The side elevation includes a very small secondary first floor bedroom window and this is not considered likely to give rise to overlooking or privacy loss given the nature of the room. The larger front first floor bedroom window is set at right angles to the rear garden of no.13 and again is not considered likely to give rise to overlooking or privacy loss given the nature of the room.
38. Whilst the proposed development will result in some limited impacts on amenity, these are not significant and nor are they particularly adverse. The development is therefore considered to be acceptable in terms of impact on nearby occupiers.

Whether the development meets local housing needs.

39. The Housing Officer has confirmed that the proposed development meets current housing needs for Orwell having reviewed the housing register that need has changed since the Acre Survey and what is proposed on the planning application currently matches the need identified.
40. It is also worth noting that the proposal includes 2 x 2 bed bungalows and that it is proposed that one of these units will be adapted fully to meet a local need that has been identified through research. This is very much welcomed by the Housing Officer and supported and all of the adaptations that are to be considered will be made to suit that individual's specified need.

41. Units proposed to be made available on a shared ownership basis will be subject to priority for those with a local connection to Orwell. Initial tranches will be available from 30%-50% and they will be restricted to 80% and this will avoid stair casing out and to that extent should allow them to remain affordable in perpetuity.

Whether drainage arrangements proposed are satisfactory.

42. It is clearly evident that the drainage arrangements for this site have been the subject of careful consideration by the applicant prior to submission of the planning application. The Environment Agency (EA) has raised no objection in principle, but has requested that the applicant demonstrates that a connection is not available and the suitability of any alternative methods. In this case, the applicant has discussed matters with Anglian Water and in respect of the most feasible method of drainage for the site. The solution is on-site treatment for reasons of cost and sustainability. The cost of the drainage solution would be significantly greater for a sewer connection and would impact on the viability of the scheme. The solution proposed is considered to be justified in terms of ensuring viability of the scheme and delivery of affordable housing. Drainage can be satisfactorily delivered by the method proposed and the EA does not object.

Whether the development is consistent with policy.

43. SCDC Housing has confirmed that this scheme meets known local needs and is satisfied with the mix and type of housing proposed and a tenure split of 8 dwellings for rent and 7 for shared ownership. Clearance of the affordable housing condition will deal with the development generally meeting the criteria of the Councils Affordable Housing policy.
44. In this case, a standard condition can be utilised with some minor modifications relating to the site circumstances. The main modification being to permit a start on site so as not to delay development and prejudice funding of the affordable housing. This would allow the contractor(s) to start on site at an early stage but not allow development beyond damp proof course for the dwellings. Affordable Housing would therefore not be the subject of a Section 106 Agreement (S106). A S106 will however be required to deal with the other matters set out in the Heads of Terms. These are waste, art, community facilities, open space and monitoring. The wording of this planning condition is set out below:

No development above damp proof course level shall take place until a scheme for the provision of the affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing outlined below.

The scheme shall include:

- i) the numbers, type and tenure of the affordable housing provision which shall comprise of all of the 15 dwellings
- ii) the timing of the construction of the affordable housing
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

For the purpose of this condition, the following definitions apply:

Affordable housing is:

Affordable housing includes Social rented, Affordable rented and Intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households.

Social rented housing is:

Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

Affordable rented housing is:

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 percent of the local market rent, provided that the rental levels of any individual affordable housing dwelling shall not exceed the Local Housing Allowance Level (or any equivalent benefit level) for that dwelling unless otherwise firstly agreed in writing by South Cambridgeshire District Council or unless Government Policy dictates.

Intermediate affordable housing is:

Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared ownership/equity products (e.g. HomeBuy) and intermediate rent but does not include affordable rented housing.

Other matters

45. In respect of the specific issues raised by the PC, the applicant has responded as follows:

- 1) Party Wall Agreements and Loss of Light has been taken into consideration and not seen as a concern in this instance.
- 2) It is our clients preference to have the open space area adopted however this would be confirmed within the section 106 agreement.
- 3) Roads and footpaths are to be adopted as part of a section 38 agreement.
- 4) The sewage system which is to be used will be remotely monitored, in the same way a pumping station would, and should a problem be detected the maintenance company would be contacted to rectify any problem.

5) The properties are to be heated using Air Source Heat Pumps and will be the same as those used on a similar scheme at Ashwell Road, Steeple Morden.

6) Site delivery times will be subject to planning conditions and would have to be adhered to.

Conclusions

46. The proposed development is consistent with policy in terms of scheme proposed and does not give rise to detrimental impacts such that planning permission ought to be refused.
47. The balance of the benefits of the proposed scheme for the local community and the changing funding circumstances and justification provided by the NPPF mean that it is reasonable for the Council to conclude that planning permission ought to be granted.

Recommendation

48. Delegated Approval subject to:

Section 106 agreement securing the obligations set out in this report.

Conditions to include:

- (i) Time Limit (3 Years)
- (ii) Approved Plans
- (iii) Landscape Scheme and implementation
- (iv) Surface Materials
- (v) Street Furniture
- (vi) Foul and Surface Water Drainage and details of Treatment Plant
- (vii) Archaeology
- (viii) Construction Works Traffic
- (ix) Access Construction and materials
- (x) Tree and Hedge Protection
- (xi) Details of Open Space and implementation plan
- (xii) Boundary Treatment
- (xiii) Vehicle Parking
- (xiv) Cycle Parking
- (xv) Vehicle Visibility
- (xvi) Restriction of Permitted Development rights – Extensions
- (xvii) Restriction of Permitted Development rights – Windows
- (xviii) Glazing (Obscure)
- (xix) Noise During Construction
- (xx) Levels
- (xxi) Contractors access and compound
- (xxii) Recycling
- (xxiii) Bat Bricks/Boxes
- (xxiv) Affordable Housing

Informative(s)

- (i) Works in Public highway

Background Papers

The following list contains links to the documents on the Council's website or elsewhere at which copies can be inspected.

- National Planning Policy Framework
- Local Development Framework, Development Control Policies, Adopted July 2007
- South Cambridgeshire Local Plan, Proposed Submission July 2013
- South Cambridgeshire District Design Guide March 2010
- South Cambridgeshire District Affordable Housing SPD
- South Cambridgeshire District Affordable Housing SPD, Proposed Revisions

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