

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

13th May 2005

AUTHOR/S: Director of Development Services

**S/6227/03/RM - Cambourne
30 Dwellings at Area GC22, Great Cambourne
For Granta Housing Society**

**Recommendation: Approval
Date for Determination: 5th March 2004**

Site and Proposal

1. The site, which comprises 0.9 hectares (2.2 acres), is located in the southern part of Great Cambourne, in phase 5 of the development.
2. The reserved matters application, received on 5th December 2003, proposes 30 affordable dwellings at a density of 33 dwellings per hectare. These have been designed to provide a variety of styles and types, ranging from bungalows to 1 ½ and 2 storey houses and 2 storey flats.
3. The dwellings provided would be 4 x 1 bed flats, 4 x 2 bed bungalows, 17 x 2 bed houses and 5 x 3 bed houses. Most of the houses are for rent, but 6 are for shared equity ownership.

Planning History

4. This site is allocated in the Masterplan as an area for affordable housing identified as GC22. In the original Masterplan, this area was allocated a notional 26 units.
5. Cambourne has outline planning permission for 3300 houses. Under the terms of the s106 agreement, the developers are required to provide 37 acres of free, serviced land for affordable housing, allocated in tranches throughout the site, with the total number of dwellings on that land not exceeding 650. During the course of the development of Cambourne, it has emerged that the number of affordable housing units allocated in the Masterplan on that 37 acres only numbered 516, a shortfall of 134 units. The number of units on this site has increased from the notional 26 to 30 which helps address the shortfall in overall number of affordable units.
6. The application was reported to this Committee in February 2004 when Members gave delegated powers of approval, subject to the signing of a Section 106 Agreement to cover the affordable housing, and the addressing of some minor points of detail in the design. Since then, the Section 106 Agreement has been completed but other planning issues have arisen as a result of finalising the plans, in particular in providing a service strip and hammerhead as required by the Highway Authority. As a result, further neighbour notification has resulted in objections, hence my report back to this committee.

Planning Policy

7. **South Cambridgeshire Local Plan 2004:** Cambourne 1 requires development in accordance with Cambourne Masterplan; Cambourne 2 requires development in accordance with Cambourne Design Guide; SE7 requires development in accordance with Cambourne Masterplan and Design Guide; SE2 governs development in Rural Growth Settlements.
8. **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 – Sustainable Design in Built Development.

Consultation

9. Since the last time this application was reported to Committee, the following consultation replies have been received;
10. **Cambourne Parish Council** makes no recommendation.
11. The **Local Highways Authority** states that the road through the site should be a collector road, and the junction should be changed so that the route to the allotments appears as a spur, not as the main route through the site.
12. The **Landscape Design Officer** notes a reduction in tree planting in the amended plans and suggests locations for additional trees.
13. The **Police Architectural Liaison Officer** requests a window in the side elevation of plot 20, a gate to the footpath between plots 20 and 21, leading round to the rear gardens, and defensive planting to the parking court to the flats.

Representations

14. Since the original Committee report, the following representations have been received concerning the first set of amended plans:
15. The occupier of 22 Granary Way is concerned about higher density; possible exacerbation of waterlogging in his and neighbouring gardens and the site itself; associated finished floor levels; overlooking from full height first floor lounge window of flat at plot 30; overbearing roof pitch to flats.
16. The occupier of 16 Granary Way objects to the moving back of the houses on plots 7 and 8: “this will increase the views into our garden and house. The current layout has increased the space at the front of the house at the expense of the back garden, unnecessarily reducing our privacy. It also provides for a smaller back garden: undesirable if the tenants have young children.”
17. In response to the second set of amended plans, the occupier of 22 Granary Way remains concerned about the floor levels and associated ground levels of plots 1-4 which he feels will result in water runoff into his garden.
18. The occupier of 20 Granary Way agrees with the occupier of 22, having also suffered considerable waterlogging.

Planning Comments – Key Issues

19. With regard to the issue of numbers, it is acknowledge that there are more units here than in the ‘notional’ allocation in the original Masterplan. However it is important that

schemes are design led and I am mindful that (as explained above in paragraph 5) this will actually assist with making up the overall shortfall.

20. The comments of the Landscape Design Officer, Highway Authority and Police Architectural Liaison Officer can be addressed by conditions.
21. The first amended plans pushed two of the units back towards existing dwellings by 5m, although still retaining a rear garden length of 17m. I have obtained a second set of amended plans that move the houses further forward again (as far as possible in the circumstances of the changes to the road) which now leave a 20m back garden depth to plots 7 and 8. I am satisfied that this will not result in undue overlooking.
22. Waterlogging and floor / ground levels. I am satisfied that there will not be a significant change in levels that would exacerbate this problem, but will add a condition requiring levels to be agreed prior to work commencing on site.
23. Roof pitches, overall heights and their proximity to existing development were addressed at the last Committee.
24. In terms of possible overlooking from the first floor lounge windows of the flats, these are not orientated in a way that will overlook the existing property to the north (3 Granary Way). The oblique view across the road is 17m to the nearest back garden (22 Granary Way) and 28m to the rear of the house. I am satisfied that this will not cause undue overlooking.

Recommendation

25. Approve, subject to conditions addressing, inter alia, the following matters:
26. Highway changes, landscaping and boundary treatment, prevention of windows in certain elevations to avoid overlooking, levels, drainage, materials, lighting, construction access, contractors' compound.

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development);
 - **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements), Cambourne 1 and 2 and SE7 (development in accordance with Cambourne Masterplan and Design Guide)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including overlooking issues
 - Highway safety
 - Visual impact on the locality

3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the reserved matters application.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: **S/6227/03/RM**

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