

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee
AUTHOR/S: Director of Development Services

6th July 2005

S/0864/05/O - Papworth Everard
Erection of a Pair of Semi-detached Houses Following the Demolition of
Redundant Garages, Land Adjacent 43 Ridgeway for Papworth Trust

Recommendation: Approval
Date for Determination: 24th June 2005

Site and Proposal

1. The 0.083ha (0.21 acre) site is situated in the north east corner of the village, at the eastern end of a row of semi-detached dwellings. To the north and east is agricultural land and opposite detached houses.
2. There are 3 timber lock-up garages on the frontage of the site, much of which is overgrown with shrubs and trees. The rear part is used as additional garden by the adjoining house.
3. The outline application, received on 24th June 2005, proposes the erection of 2 semi-detached dwellings following the demolition of the wooden garages on the site. Siting, design, means of access, landscaping are reserved matters. The density equates to 24 dwellings per ha.

Planning History

4. The site has no planning history.

Planning Policy

5. The following policies are relevant:

Cambridgeshire and Peterborough Structure Plan 2003:

Policy P1/3 - Sustainable Design in Built Development

Policy P5/5 - Density

Policy P5/5 - Homes in Rural Areas

South Cambridgeshire Local Plan 2004:

Policy SE3 - Limited Rural Growth Settlements

Policy SE8 - Village Frameworks

Policy SE9 - Village Edges

Policy HG7 - Affordable Housing on Sites within Village Frameworks

Consultations

6. **Papworth Parish Council** objects:

1. "The application site is, in essence, a small wooded area, which forms a valuable terminal feature to the existing housing on the northern side of Ridgeway. This vegetation/foliage is well established. Any removal or lopping of trees would be detrimental to the environment of the area.
2. This is a small site, but it is extremely prominent in the wider landscape. The land falls away to the north and north-east, giving views of the site for many miles. The construction of two semi-detached houses would leave insufficient room within the site to provide adequate landscape screening to protect the countryside.
3. There is no need for this development. There are current proposals for over 400 additional houses in Papworth Everard, which will be built in more appropriate and carefully planned locations over the next few years.
4. The application area is essentially a 'green field site', where there has been no previous housing development. The Parish Council opposes development of this area in advance of the **redevelopment** of other available sites (for example, the sites of two prefabricated dwellings at the western end of Ridgeway which have stood vacant for many months)."
7. **The Trees and Woodlands Officer** has requested a tree survey and a site meeting has been held - a verbal report will be made.
8. **The Housing Development Manager** confirms there is an identified affordable housing need in the village and one of the proposed units should be affordable.

Representations

9. The owners of a house (No. 22) opposite the site have no objections to the development but are concerned about parking being generated on Ridgeway, a narrow road. A planning condition requiring onsite parking/turning is requested.

Planning Comments - Key Issues

10. There is a presumption in favour of residential development on unallocated land within the village framework, by virtue of Policy SE2 of the Local Plan. For reasons set out below it is not considered the site in its present form is essential to the character of the village. Although the proposed density does not achieve a minimum of 30 dwellings per hectare, it would be sensitive to and similar to the identity of existing development in Ridgeway. In principle development is acceptable.
11. The site is within the village framework, albeit on the north eastern edge and its development with two semi-detached dwellings can be argued is in keeping with character of Ridgeway and "rounds off" the development of this corner of the estate. The site is overgrown and the Trees and Woodlands Officer is unable to gauge whether there are trees that should be retained until some clearance of undergrowth has been undertaken. This is in progress and a verbal report will be made. It could be that a single dwelling would be more appropriate here if substantial boundary screening to the open countryside is to be retained.
12. The Parish Council wishes to see the site retained in its current state, but unless the Trees and Woodlands Officer concludes there are important trees which prevent the proposed development proceeding, I do not consider there are sufficient grounds to refuse the application as the site is not accessible to the public and essentially an

overgrown area which would have to be maintained. The 3 garages on the site are nearing the end of their lives and will become eyesores. The fact that there are other large residential developments in the pipeline and other smaller sites in greater need of redevelopment are not reasons to refuse the application.

13. If a pair of semi-detached houses can be built on the site without detriment to any trees which may have to be retained, Policy HG7 of the Local Plan requires that one house would have to be affordable.

Recommendation

14. Subject to the comments of the Trees and Woodlands Officer and to the prior signing of a Section 106 Legal Agreement concerning affordable housing, Approve with the following conditions:
 1. Standard Condition B (Reason B);
 2. No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority:
 - a) The siting of the dwellings;
 - b) Design and external appearance of the dwellings;
 - c) The means of access thereto;
 - d) The landscaping of the site.
 - + tree protection condition if required
 - + turning/parking conditions

Informatives

1. This permission is subject to a Section 106 Legal Agreement dated in regard to the provision of affordable housing.

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
 - P5/5** - Density
 - P5/5** - Homes in Rural Areas
 - **South Cambridgeshire Local Plan 2004:**
 - SE3** - Limited Rural Growth Settlements
 - SE8** - Village frameworks
 - SE9** - Village Edges
 - HG7** - Affordable Housing on Sites within Village Frameworks
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Loss of vegetation which serves an amenity function

- Impact on the countryside

3. The Environment Agency comments:

1. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDs approach.
2. In accordance with Approved Document Part H of the Building Regulations 2000, the first option for surface water disposal should be the use of sustainable drainage methods (SUDs) which limit flows through infiltration e.g. soakaways or infiltration trenches, subject to establishing that these are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries ground water pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.
3. Flow balancing SUDs methods which involve the retention and controlled release of surface water from a site may be an option for some developments at this scale providing balanced surface water flows exceed the minimum feasible discharge rate (approx. 5 litres/second/hectare). Flow balancing should seek to achieve water quality and amenity benefits as well as managing flood risk.
4. Further information on SUDs can be found in PPG25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems - design manual for England and Wales and the consultation draft Framework for Sustainable Drainage Systems (SUDs) in England and Wales. The framework consultation document provides advice on design, adoption and maintenance issues. This will form the basis of a Code of Practice on SUDs and is available electronically on both the Environment Agency's website at www.environment-agency.gov.uk and CIRIA'S website at www.ciria.org.uk.
5. Where it is intended that disposal be made to public sewer, the Water Company or its agents should confirm that there is adequate spare capacity in the existing system and that they would be willing to accept any increases to flows.

Note:

Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require Agency consent under the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River held on maps by the Environment Agency and DEFRA. For

further information see Procedure Key cell B25 in Excel version. Click on the attached hyperlink in HTML version [LDA 1991 - Consent Ordinary Watercourses.doc](#).

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/0864/05/O

Contact Officer: Bob Morgan - Planning Officer
Telephone: (01954) 713395