

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 January 2017

AUTHOR/S: Head of Development Management

Application Number / type of application:	S/1027/16/OL / Outline planning application
Parish(es):	Swavesey
Proposal:	Outline planning permission for the erection of up to 99 dwellings with associated access, infrastructure and open space. All matters reserved with the exception of the means of access
Recommendation:	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 183 of the report.
Material considerations:	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Ecology Provision of formal and informal open space Section 106 Contributions Cumulative Impact
Site address:	Land south of Fen Drayton Road, Swavesey
Applicant(s):	Bloor Homes Ltd
Date on which application received:	19 April 2016
Site Visit:	10 January 2017
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Swavesey Parish Council and approval would represent a departure from the Local Plan

Date by which decision due: 02 November 2016 (agreed extension)

A. Update to the report

Paragraph 17 of the report summarises the Highway Authority comments on the application. The Highway Authority do not require a secondary means of access for a development of this size – the point is that any means of access provided should meet safety standards and, in their opinion, that is not achieved by this proposed pedestrian access in this case.

Paragraph 111 of the report explains the concern of the Local Highway Authority with regard to the safety of the proposed pedestrian link. The Highway Authority have also highlighted that the north eastern corner of the site is also the termination point of an internal shared use pedestrian/cycle link route within the indicative proposal, making the proposed crossing arrangement more of a safety concern.

Paragraph 113 of the report states that the Local Highway Authority are maintaining their objection as their view is that the creation of an access on the land to the south of the development would not require hardstanding to be laid at the rear of the properties on Gibraltar Lane to provide the access and it would be possible to create a route with a width sufficient for adoption.

The Highway Authority has confirmed that it accepts that the covenant does preclude the creation of an access on the land shown outlined red in the covenant. Their request for refusal does not relate to the provision or otherwise of an access to the south of the site; it relates solely to the undue risks and hazards that the proposed pedestrian/cycle access onto Dry Drayton Road, presents to the most vulnerable highway users.

Paragraph 118 of the report contains a typographical error and should read ‘speed bumps.’

Paragraph 120 of the report relates to the Road Safety Audit submitted by the applicant in support of the planning application. In response to the Audit, the Local Highway Authority maintain their view that pedestrians are likely to walk along the highway verge as opposed to using the proposed pedestrian crossing facility, due to the need to cross the road 3 times to make the journey from the north eastern corner of the site to Gibraltar Lane. This safety hazard is the reason behind the Highway Authority’s objection.

Paragraph 133 of the main report covers the issue of surface water drainage. The report states that compliance with the flood risk assessment, including full details of all attenuation measures (including the mechanism for monitoring surface water levels on the site) can be secured by condition. Details of the management and maintenance of the mechanism to be installed to prevent the discharge of surface water from the site at certain times and the SuDS infrastructure to be installed shall be included in the Section 106 Agreement to ensure that these measures are secured in perpetuity.

C. Conclusion

No change to the conclusion in the main body of the report

D. Recommendation

Officers recommend that the Committee grants planning permission, subject to the following:

Section 106 agreement

Completion of an agreement confirming payment of the items outlined in Appendix 1 to the main report (with the addition of a commuted sum for footway improvements to be negotiated once a specific scheme has been identified) and the management and maintenance arrangements for the surface water drainage infrastructure to be installed;

and

The draft conditions listed in paragraph 183 of the main report.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

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