

Application Number: F/YR12/0894/F
Major
Parish/Ward: Manea Parish Council
Date Received: 15 November 2012
Expiry Date: 14 February 2013
Applicant: Crestel Partnerships Ltd

Proposal: Erection of 38 dwellings comprising 2 x 4-bed houses; 16 x 3-bed houses; 16 x 2-bed houses and 4 x 2-bed bungalows and erection of 2.1 metre high fencing together with formation of estate road
Location: Land south west of Williams Way, Manea

Site Area/Density: 1.09ha / 35 dwellings per ha

Reason before Committee: The proposal is before the Planning Committee due to the level of opposition from local residents and given that the recommendation is contrary to the Parish Council recommendation.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 38 dwellings on land to the south west of Williams Way, Manea.

The key issues relate to:

- Principle and policy implications
- Access and parking
- Design and Layout
- Other considerations
- Section 106 requirements

Approximately half of the site is located within the earlier Development Area Boundary as shown on the 1993 Local Plan maps whilst the section of the site to the north west was not included.

The application is for affordable housing with a mix of dwelling types including 4, 3, and 2 bed houses and 2 bed bungalows. Evidence has been provided that there is a need for these houses within Manea and therefore the Local Planning Authority considers that, as an exception to policy, the scheme is appropriate and deliverable. There will be minimal impact on local residents due to the layout of the site and the Local Highway Authority do not raise any issues relating to highway safety.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|-----------------------------------|-----------------------------|
| 2.1 | F/YR06/0620/O | Residential development (0.55 ha) | Granted 17
November 2009 |
|-----|---------------|-----------------------------------|-----------------------------|

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Safe and suitable access to the site can be achieved for all people

Section 6: Delivering a wide choice of high quality homes.

Section 7: Requiring good design.

Section 8: Promoting healthy communities.

3.2 **Draft Fenland Core Strategy:**

CS1: A presumption in favour of sustainable development.

CS2: Facilitating health and wellbeing of Fenland residents.

CS3: Spatial strategy, the settlement hierarchy and the countryside.

CS4: Housing.

CS5: Meeting housing need.

CS12: Rural Areas Development Policy

CS13: Supporting and Managing the Impact of a Growing District.

CS16: Delivering and protecting high quality environments across the district.

CS17: Community Safety.

3.3 **Fenland District Wide Local Plan:**

H3: Development should be within existing settlements

E1: Development in rural locations

E8: Landscape and Amenity Protection

4. **CONSULTATIONS**

4.1 ***Parish/Town Council:***

Object on the basis that the village is unable to sustain a social housing scheme of this scale.

- 4.2 **Natural England:** Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. The nearby SSSI site does not represent a constraint in determining this application.
- 4.3 **Arboricultural Officer (FDC):** The trees noted for removal are generally of low value and do not merit a TPO. The submitted tree protection plan is acceptable but we would want to see all tree protection measures in place before site clearance. In addition any works within the RPAs should be supervised.
- 4.4 **Environment Agency:** Application falls within Cell F5 of the Environment Agency's Flood Risk Standing Advice Matrix and therefore wishes to make no further comments.
- 4.5 **Anglian Water:**
- There are no assets owned by AW or subject to an adoption agreement within the development site boundary.
- The foul drainage from this development is in the catchment of Manea Town Lots STW that at present has available capacity for waste water treatment.
- The sewerage system at present has available capacity for foul sewerage flows.
- Surface water disposal is not relevant to AW.
- 4.6 **Scientific Officer (FDC):** The Phase 1 and Phase 2 reports have been assessed and are acceptable. Therefore no further investigation is required to establish if there is any risk from residual contamination at the site. However evidence is still needed that any soils brought on to the site are clean and uncontaminated. Certificates should be forwarded to Environmental Protection.
- 4.7 **Environment & Leisure Refuse Section (FDC):** No objection to proposal.

- 4.8 **County Access Team:** Public footpath No.2 in Manea is located adjacent to northwest corner of the application site. It does not appear that this footpath will be affected by the proposed development and therefore raise no objection.
- 4.9 **Local Highway Authority (CCC):** Satisfied with the highway layout and raises no objections.
- 4.10 **Cambs Fire and Rescue:** Fire Authority would ask that adequate provision be made for fire hydrants the position of which is to be agreed.
- 4.11 **Middle Level Commissioners:** Oppose the application due to insufficient information relating to surface water disposal.
- 4.12 **Police Architectural Liaison Officer:** Supports approval of this application as meeting the crime preventative measures expected within residential developments.
- 4.13 **County Archaeology:** Our records show that the application site is roughly 100-150m to the south of an area of known Roman settlement - discovered through antiquarian field survey at the end of the 19th century (CHER ref MCB7359). Further to this, a significant Roman pewter hoard was recovered from ploughing and dyking at the north end of the same field (MCB7140). The extent of this settlement is unknown though we know that it was not present within the development area to the immediate east of the subject area of this consultation, proven by the negative results of a field evaluation in 2004.

We therefore consider that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition such as the model condition, number 55, contained in DoE Planning Circular 11/95.

4.14 **Local Residents:**

12 letters of objection from 9 households re:

- too many houses still for sale in village;
- issues with parking on road;
- should be turned into allotments;
- loss of wildlife;
- this land should be public open space;
- electricity supply is inadequate;
- internet connection is too slow;
- problems with sewerage system;
- too many cars using Williams Way;
- Manea railway station is inadequate with few trains stopping there;
- increase in traffic and noise;
- access too close to the existing play ground;
- poor public transport;
- school is not capable of taking more pupils;
- large development not in keeping with the village;
- access is off a private drive;
- bats on the site;
- issues with all properties being for rent and there should be a variety of tenure;
- development will alter the predominantly rural nature of the site contrary to Policy H3 and E8 of the Local Plan and CS10 and CS14 of the July 2012 Core Strategy;
- the area should be turned into parkland;
- doctor's surgery over subscribed.

5. **SITE DESCRIPTION**

- 5.1 The site is located to the south west of Nos. 48-84 Williams Way and is presently grassland. To the western side of the site is a smattering of properties off Westfield Road with the majority of the western boundary of the site against open garden land.

The area is characterised by mainly residential properties and access to the site is through an existing housing estate.

6. **SITE HISTORY**

Part of the site lies within the Development Area Boundary as shown on the 1993 Local Plan maps and outline consent was granted in 2009 for residential development.

7. **PLANNING ASSESSMENT**

The key considerations are:

- Principle and policy implications
- Access and parking

- Design and Layout
- Other considerations
- Section 106 requirements

Principle and Policy Implications

Part of the site is presently shown on the 1993 Fenland District Wide Local Plan Insets Map as within the Development Area Boundary. The emerging Core Strategy does not contain DAB's but seeks to deliver sustainable development in appropriate locations.

Policy CS3 identifies Manea as a growth village where development and new service provision either within the existing urban area or as small village extensions may be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.

Policy CS12 states that new development in villages will be supported where it contributes to the sustainable of that settlement and does not harm the wide open character of the countryside and sets out a range of criteria that development must comply with.

There is also a caveat within Policy CS12 which states that if a proposal within or on the edge of a village would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission) will increase the number of dwellings in the village by 10% or more then the proposal should have demonstrable evidence of strong local community support for the scheme. This proposal is for 100% affordable housing including shared ownership and the site is being considered as an exception site in this respect.

Access and parking

Access is via the existing estate roads leading from the High Street along Edwards Way and Williams Way into the site. It is proposed that a new 5 metre wide adoptable access road with footpaths is provided into the site leading to an adoptable shared surface road to service the dwellings. This access arrangement is in accordance with the Local Highway Authority requirements.

The development meets the requirement for a minimum of 2 parking spaces for each 2 and 3-bed dwelling and 3 parking spaces for 4 bed dwellings resulting in a total of 78 spaces. All parking spaces are a minimum of 2.5 m x 5 m with extra room to the side for opening car doors. There are 2 visitor spaces within the parking area to the bungalows.

Design and layout

The original mix of dwellings has been amended following initial consultation with the Parish Council to include 4 x 2-bed bungalows located in the northern corner of the site. All other dwellings are 2-storey in nature and consist of a variety of external finishes including red brick, buff brick and render. The elevations vary by way of some plots having central porches whilst other individual porches.

The layout has been informed by the existing properties on Williams Way to ensure there will be no adverse impact on existing occupiers. The distances between dwellings have been carefully considered with approximately 21 metres between windows back to back. Side elevations have also been carefully designed to accommodate only landing windows where possible and the use of obscure glazing also ensures there will be no direct overlooking.

The majority of the plots have a generous amount of private garden land which results in a spacious development in a well laid out pattern.

Flood Risk

The site falls within Flood Zone 1 and the Middle Level Commissioners have opposed the application based on insufficient information to assess whether all flood risk issues have been complied with relating to the disposal of surface water. A flood risk assessment has been submitted as part of the application and concludes that the site is at low risk of flooding however given the concerns raised by the MLC it is considered necessary, in this instance, to impose a surface water condition relating to the submission of further information prior to the commencement of any development on the site.

Other considerations

Local residents have raised a number of objections and issues relating to this development as set out above. This development is different to open market development in that local need has been assessed and the housing provider considers there is a local housing need assessment of 41 applicants who have a rural connection to Manea, 46 applicants who have a rural connection with villages within a 6 mile radius and 115 applicants who have declared Manea and villages within a 6 mile radius as a place they would like to live.

There is a large fully equipped play area immediately opposite the access into the site and therefore it is considered that a contribution be sought in lieu of providing public open space within the site and this will be a requirement of a Section 106 agreement. The contribution equates to £1,200 per dwelling resulting in an overall contribution of £45,600.

A highway statement has been submitted for the 38 dwellings to assess the impact of the development on the current road layout. This assessment shows a predicted daily trip rate (both arrivals and departures) of 196 trips. Taking into account the existing outline consent, which envisaged 19 dwellings, the increase in traffic associated with a further 19 dwellings would be half the predicted trip rate of 196 trips. Given the predicted traffic generation from the proposed development it is not considered that any capacity calculations are required at the site access junction or any other junctions on the surrounding road network. The Local Highway Authority has not raised any objection to the number of dwellings proposed.

With regards to the existing infrastructure in Manea, a contribution will be required from the developer for the promotion and publicity of the Community Rail Partnership.

An independent ecological site audit has been undertaken which concludes that there are no features of geological importance on the application site or any that may be affected by the development during or post construction works. All existing trees on the site to be retained will be protected during construction work.

Section 106 requirements

The site will be subject to a Section 106 obligation for the following:

Affordable Housing

38 (100%) units to be providing as Affordable Housing

Education Contributions

Primary

In accordance with the Supplementary Planning Guidance, as this site is wholly affordable housing, no primary education contribution is being sought

Secondary

In accordance with the Supplementary Planning Guidance, as this site is wholly affordable housing, no secondary education contribution is being sought

Pre-School

In accordance with County Council policy, as the site is wholly affordable housing, no pre-school education contribution is being sought

Cambridgeshire County Council Waste Contribution

In accordance with County Council policy, as the site is wholly affordable housing, no waste contribution is being sought

Public Open Space

A contribution is sought in accordance with the Supplementary Planning Guidance.

38 dwellings @ £1,200 = **£45,600**

Fenland District Council Waste Contribution

This is a flat rate contribution payable on all dwellings; this contribution enables the Council to provide Waste Containers for the development.

38 dwellings @ £60 = **£2,280**

Fenland Rail Development Contribution

In accordance with the emerging Core Strategy the District Council requires a contribution of £500 for the promotion and publicity of the CRP. This project is an identified project in the Fenland Rail Development Strategy 2011-2031, adopted by FDC Cabinet in April 2012

Section 106 Monitoring Contribution

This is an administration fee required to enable the Council to monitor the development from commencement to completion. The fees is charged at £500 per schedule, i.e. £1,000 (Affordable Housing and Public Open Space)

8. CONCLUSION

- 8.1 This development is for 38 affordable homes on land to the south west of Williams Way. It is a comprehensive development with good existing road links to the High Street and the development will not have an adverse impact on neighbouring properties or the environment.

Policy CS12 supports development in villages where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. However in order to control the number of new dwellings in villages, should the proposal increase the number of dwellings within the village by more than 10%, then that proposal should have demonstrable evidence of strong local community support.

Evidence has been provided that there is a housing need in Manea for affordable homes and in reaching a recommendation of approval for the site weight has been given to the previous consent on the land which would have provided 19 houses. The extra land included in this application which doubles the amount of houses will address a local need for affordable homes and the extra traffic generation can be accommodated within the existing estate roads and the High Street.

In light of the above the Local Planning Authority considers that as this is a fully affordable housing scheme and that evidence has been provided that there is a need for such housing, this site can be treated as an exception to policy and can be supported accordingly.

9. RECOMMENDATION

Grant subject to the completion of a S106 agreement and suitable conditions:

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-**
- a) proposed finished levels**
 - b) means of enclosure**
 - c) hard surfacing, other hard landscape features and materials**
 - d) existing trees, hedges or other soft features to be retained**
 - e) planting plans, including specifications of species, sizes, planting centres number and percentage mix**
 - f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife**
 - g) details of siting and timing of all construction activities to avoid harm to all nature conservation features**
 - h) management and maintenance details**

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.

- 3. Prior to the occupation of the development, a highway and landscape management and maintenance plan, within the development site shall be submitted to and approved by the Local Planning Authority in writing. The highway and landscape management and maintenance plan shall be carried out as approved in accordance with the specified schedule contained therein.**

Reason - To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site.

- 4. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

- 5. Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

Reason - To ensure that retained trees are adequately protected.

- 6. All vegetation clearance at the site shall only take place outside the bird breeding season of March to August inclusive.**

Reason - To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation.

- 7. Prior to the commencement of development, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.**

Reason - In order to ensure adequate safety and security on site.

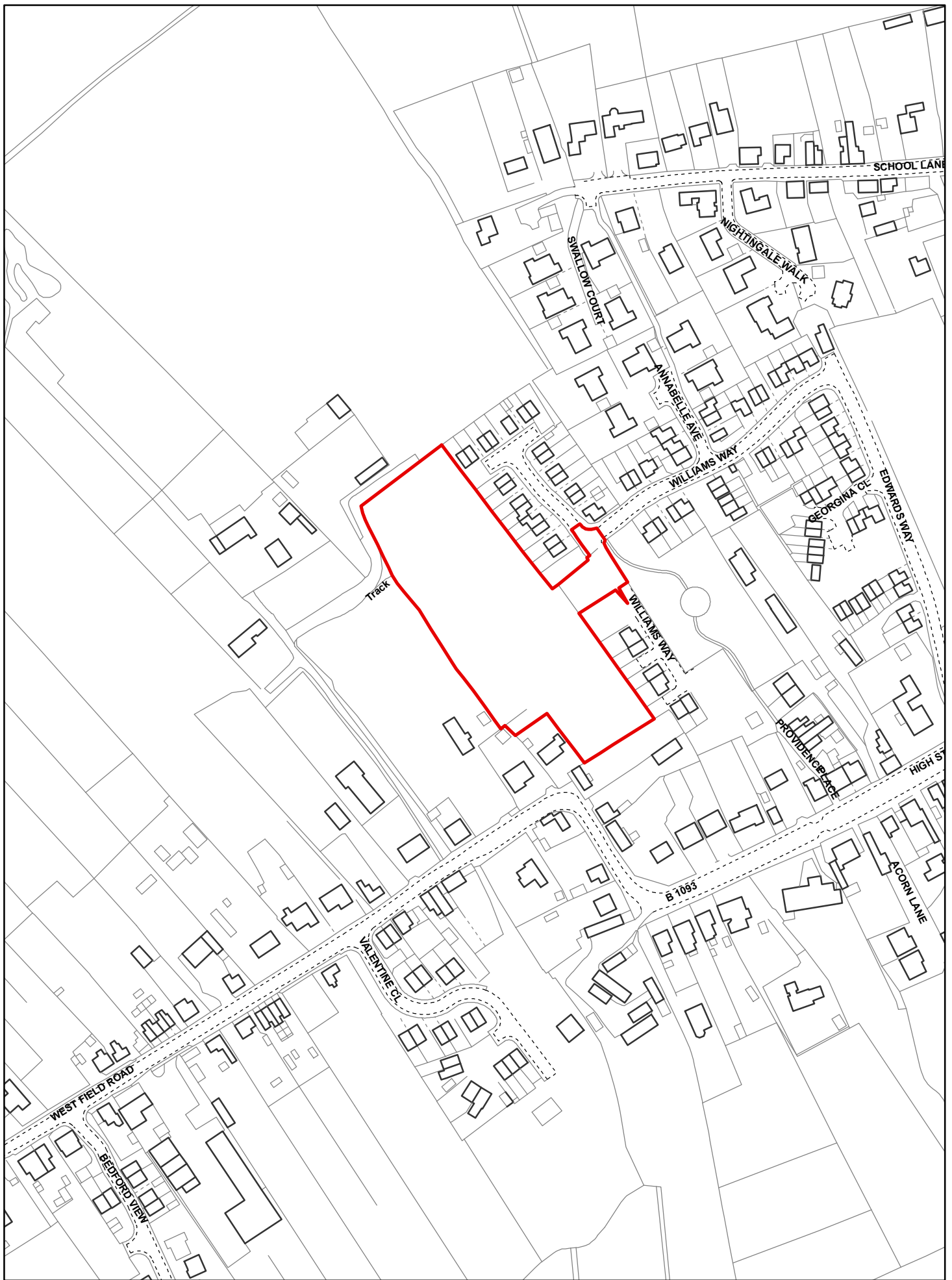
- 8. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.**

Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy E7 of the Fenland District Wide Local Plan.

- 9. Prior to the first occupation of the development hereby approved, the proposed on-site parking shall be demarcated, levelled, surfaced and drained in accordance with the approved plan(s). Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents / occupiers of the approved scheme, and shall not be used for any other purpose.**

Reason - In the interests of highway safety.

- 10. Approved plans.**



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Scale = 1:2,500



DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



SITE PLAN 1:250



Plan Key:

- Proposed location of wheelite bin storage (3nr per dwelling)
- Indicative location of 210 litre water but
- Indicative location of 220 litre compost bin
- Timber garden shed to provide cycle storage for a min. of two cycles and 1m² are tool storage
- Possible air source heat pumps if required to meet Building Regulations or Code for Sustainable Homes
- Indicative location of rotary clothes drier
- 1m high hoop top railings with matching gates where indicated.
- 1.2m high close boarded fencing topped with 600mm trellis to act as vision panel to parking
- 1.8m high close boarded fence. Gates to have min. 900mm clear opening and shall be lockable to Secured by Design standards.
- 1.8m high close boarded fencing topped with 300mm trellis
- Visibility plays - 2x2m pedestrian visibility plays / Vehicular visibility plays
- Proposed Affordable Dwellings
- New adoptable access road and footpaths.
- Block paved adoptable shared surface.
- 100 x 200 block pavers in 90 degree herring bone pattern.
- Tarmac paving to private drives.
- 450x450mm paving slabs
- Rumble strip formed with 100x100mm sets
- Existing trees
- Proposed specimen tree to approval of Local Authority
- Proposed landscaping to approval of Local Authority. Any landscaping within vision plays to be low level planting which does not exceed a height of 600mm

Development Summary:

Bungalow	2 Bedroom	3 Person	62.69m ²	4	Plots 27-30
House	2 Bedroom	4 Person	76.3/76.6/76.9m ²	16	Plots 1-5, 12-15, 22, 23, 26, 32-34, 37
House	3 Bedroom	5 Person	87.15/93.89m ²	16	Plots 6-11, 18-21, 24, 25, 31, 35, 36, 38
House	4 Bedroom	6 Person	110.96m ²	2	Plots 16, 17
				TOTAL	38 Dwellings

Site Area approx. 1.087Ha
 Development Density 35 dwellings per Hectare
 80 parking spaces

Revisions		
Suffix	Date	Amendments
A	Nov 12	Planning Validation Updates
B	Nov 12	Planning Validation Updates
C	Dec 12	Highways Updates - Consultation Response 05.12.12
D	Feb 13	Plots 27-30 Changed to Bungalows

The Design Partnership
 The Design Partnership (Ely) Ltd.
 100 High Street, Chatters
 Cambridgeshire PE16 6NN
 Tel: 01354 693111
 Fax: 01354 694672

Job Title
Proposed Housing Development at Williams Way, Manea for Crestel Partnerships

Drawing Title
PLANNING SUBMISSION Site Plan

Date	Scale	Drwn	Dwg. No.	Rev.
Oct 12	1:250 @ A1	GL	CR-583-P01	D