

Application Number: FYR12/0907/F
Major
Parish/Ward: Whittlesey/Benwick/Coates/Eastrea
Date Received: 20 November 2013
Expiry Date: 19 February 2013
Applicant: Stepford Homes
Agent: Stepford Homes

Proposal: Erection of 14 x 2-storey dwellings with associated parking comprising of 7 x 2-bed, 6 x 3-bed and 1 x 4-bed, and additional garden and parking amenity for Nos 16 and 18 Wype Road.
Location: Land South of 14 – 24 Wype Road, Eastrea.

Site Area/Density: 0.4 hectares / 35 dwellings per ha.

Reason before Committee: The level of objections received, the Town Council comments being contrary to Officer Recommendation and the application is being considered along with the application at The Dale with regards to the Section 106 Agreement.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application is a full application for 14 x 2-storey dwellings on land to the South of 14 – 24 Wype Road in Eastrea. The site currently comprises vacant land which is somewhat overgrown. The site is within the main settlement area of Eastrea and will be accessed off Wype Road. The mix of dwellings comprises 7 x 2-bed dwellings, 6 x 3-bed dwellings and 1 x 4-bed dwelling.

The key issues to consider are:

- Relevant Policy
- Layout, Design and Impact on Residential Amenity.
- Section 106 Requirements

The proposal seeks full planning permission for residential development on the existing vacant site. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be in line with Policy. Therefore the application is recommended for approval.

2. HISTORY

No recent relevant applications.

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.

3.2 **Draft Fenland Core Strategy:**

CS1: Presumption in favour of sustainable development.

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS5: Meeting Housing Need.

CS16: Delivering and Protecting High Quality Environments across the District.

3.3 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

E8 – Proposals for new development.

4. **CONSULTATIONS**

4.1 ***Town Council***

Reject the application on the grounds of over intensification of the site, lack of footpaths, concerns over the bin collections, houses are out of character with the area, concern over the access location.

4.2 ***Middle Level Commissioners***

No response received at the time of writing this report.

4.3 ***CCC Highways***

Initial comments requested further information in relation to visibility splays, access road width and turning areas.

4.4 ***Police Senior Architectural Liaison***

The crime rate in this area is low. The layout of the scheme provides good surveillance. Requires a condition relating to external lighting.

4.5 ***CCC Archaeology***

The site lies in an area of high archaeological potential. Requires an archaeological evaluation prior to the granting of planning permission.

4.6 ***FDC Section 106 Officer***

Following this an Aerial Photographic Assessment has been submitted and further comments from CCC Archaeology awaited.

4 (30%) of units to be provided as Affordable Housing. This will be provided off site as part of The Dale, Elm (F/YR12/0903/F). An education contribution of £18,500 is sought. Cambridgeshire County Council Waste contribution of £92.68 is sought. FDC Waste Contribution of £840 is sought. S106 Monitoring Contribution of £1500 is sought.

4.7 ***FDC Contaminated Land Officer***

Requests the contaminated land condition be attached to any permission given.

4.8 ***FDC Housing Strategy***

No response received.

4.9 ***Local Residents:***

10 letters of objection concerning (in summary):

- Devaluation of existing dwellings;
- The site will be overcrowded;
- The application is for 2-storey dwellings and the surrounding dwellings are bungalows.
- No current access wide enough for emergency vehicles.
- Wype Road is often congested.
- No objections to single-storey dwellings on the site.
- Wype Road has seen an increase in traffic using it as a rat run.
- Parked vehicles will obscure visibility to exit the site.
- Concerns over highway safety with the additional traffic.
- The site is barely 50m from the A605.
- The existing bungalows will be overlooked.
- Loss of privacy to the surrounding dwellings.
- Lack of existing amenities in the village.
- The housing should be moved further away from the bungalows.
- There is no shop in Eastrea.
- There are inaccuracies in the Design and Access Statement in relation to the existing fencing and facilities in the area.
- Concerns over the existing poor drainage.

5. **SITE DESCRIPTION**

- 5.1 The site currently comprises an area of vacant and somewhat overgrown land which sits centrally within an existing area of residential development. The site is accessed off Wype Road and the existing dwellings along Wype Road and Thornham Way back onto the site. The site is within the existing main settlement of Eastrea. The site is approximately 0.4 hectares in size and the application seeks permission to develop this site for 14 dwellings.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Relevant Policy
 - Layout, Design and Impact on Residential Amenity
 - Section 106 Requirements

Relevant Policy

This application has been assessed in line with the Policies listed at the beginning of this report.

The NPPF advises that LPAs should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. (Paragraph 50)

The site lies within the existing built-up area of Eastrea. Residential development within the built up area is supported by Policy H3 in the adopted Fenland District Local Plan and also by Policy CS3 in the Core Strategy – February 2013. Policy C3 defines Eastrea as a small village where development will be considered on its merits but will normally be limited to residential infilling of an appropriate scale. The principle of housing development in this location is, therefore, considered to be acceptable subject to satisfactory scale, design, layout, access and impacts on residential amenity and the surrounding area.

Layout and Design and Impact on Residential Amenity

This application seeks full planning permission for the erection of 14 x 2-storey dwellings with associated parking, comprising of 7 x 2-bed, 6 x 3-bed and 1 x 4-bed dwellings, including additional garden and parking amenity for Numbers 16 and 18 Wype Road. The layout of the site shows the dwellings situated in a mix of terraced, semi-detached and detached arrangements. Plots 1 – 3 are terraced dwellings, Plots 4 – 11 and Plots 14-13 are semi-detached properties and Plot 12 is a detached dwelling. Access to the site is between the existing dwellings Numbers 16 and 18 Wype Road. All of the dwellings are to be 2-storey with associated rear private residential amenity space and parking spaces/driveways. The development includes bin storage spaces and a shed for each property. The design of the dwellings represents a traditional style with slight variations and different materials to break up the uniformity of the scheme but retain a sense of comprehensiveness in the development as a whole.

It is acknowledged that the proposal is for 2-storey dwellings and the site is bounded predominantly by bungalows. This has been taken into consideration and the character of the wider surrounding area has been assessed. There are a mix of dwelling types, designs and scales in the surrounding area with bungalows to the East and Southern boundaries of the site, a mix of houses and bungalows to the North, and 2-storey dwellings to the other side of Wype Road to the North and East, although not directly adjacent. In addition there is a piece of land that acts as a buffer to the East between the existing dwellings and the proposed, resulting in the proposed dwellings themselves being at a distance of approximately 15 metres at the closest point to the rear gardens of the dwellings to the East. The distance between the rear elevations of the dwellings along the South of the site are approximately 11 metres from the rear gardens of the bungalows on Thornham Way at the closest point. Therefore, it is considered that, on balance, the proposed 2-storey dwellings would be acceptable in this instance given the wider character of the area and the separation distances between the existing dwellings and their gardens.

The access for the development will run between the existing dwellings, numbers 16 and 18 Wype Road. The existing access will be widened and therefore to compensate for the loss of some of their existing side gardens, additional garden space has been provided for these two dwellings.

Initially Highways' commented on the proposal requesting further information as detailed at the beginning of this report. This has been provided and the LHA have been reconsulted and their response will be updated at the Planning Committee meeting. In addition, conditions relating to the access arrangements, drainage and visibility splays will be imposed to reinforce the Highway requirements. Each plot has sufficient parking facilities. The road is to be a private road, however the Applicants have agreed to enter into indemnity agreements to ensure that the bin collection lorries will enter the site to collect the bins.

Initial works have been carried out in relation to the archaeological investigation within the site and the County Council have been consulted further on this. Their comments will be updated to the Planning Committee meeting.

Section 106 Requirements

Policy CS5 of the Emerging Core Strategy requires all sites of 10 or more dwellings to provide 25% Affordable Housing on-site. CS5 goes on to state 'Affordable Housing shall be provided on-site unless the developer can demonstrate exceptional circumstances which necessitate provision on another site...'

The applicant working with a Registered Provider of Affordable Housing intends to deliver the site as 100% Affordable Housing. Under normal circumstances the Council would seek to secure only 25% of the site as Affordable Housing, to protect the policy position, leaving the applicant with 'free choice' on the remainder of the site. However, difficulties have arisen in relation to site viability.

Under the emerging policy this development is required to provide 4 of the dwellings as Affordable Housing. Whilst maintaining the requirements of the policy it is proposed that the Affordable Housing element of the scheme shall be provided off-site at The Dale, Elm (F/YR12/0903/F)

The Homes and Communities Agency ('HCA') have provided the necessary grant funding to facilitate the delivery of this site. However, in order to deliver the site, the applicant must realise a certain plot value. Securing Affordable Housing through Section 106 Agreements has a significant impact on those plot values. In order for the applicant to overcome issues relating to viability the following proposal has been negotiated and subsequently agreed by officers:

The Section 106 Agreement will seek to secure the financial contributions (detailed in Section 4.6) and shall, for the purpose of delivering Affordable Housing, link the site within The Dale, Elm, namely by:

The applicant shall deliver the 4 Affordable Housing units off-site identified [yellow] on Plan [a]

In order to ensure that the Affordable Housing is delivered off-site the applicant has agreed that no dwellings shall be occupied on this development until the Affordable Housing units are constructed and ready for occupation at The Dale, unless the applicant can demonstrate to the Council that they are being occupied as Affordable Housing units.

Officers feel that the applicant has demonstrated that site viability warrants exceptional circumstances that necessitate delivery off-site, albeit solely for the purposes of the Section 106 Agreement, and that the current proposal protects the policy requirements by securing the Affordable Housing off-site.

By supporting this approach to delivering Affordable Housing, the Council is adhering to both National and Local policies to facilitate the delivery of housing growth as well as delivering, much needed, Affordable Housing in sustainable locations. Furthermore, the Government is encouraging Councils to be more flexible in the way Section 106 Agreements are being negotiated and to take into consideration development viability. It is believed that this approach is the most appropriate mechanism to secure growth for the District within the realms of viability.

7. CONCLUSION

- 7.1 The proposal has been assessed in line with the National and Local Policies listed at the beginning of the report. The proposal is considered to be acceptable in terms of layout, scale, design and impacts on the character of the area and neighbouring residential amenity and therefore is recommended for approval. This is subject to the completion of a Section 106 in line with the details within the Section 106 part of this report.

8. RECOMMENDATION

Grant Subject to the LHA and CCC Archaeology accepting the amended/further details, conditions and a Section 106 Agreement as detailed in the Section 106 section above.

- 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. 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 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.

3. Prior to the commencement of the 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 the occupation of any dwellings and retained thereafter in perpetuity.

Reason: In order to ensure that the site meets the crime prevention guidelines.

4. Prior to the commencement of the development hereby approved adequate temporary facilities, details of which shall be submitted to and agreed in writing with the Local Planning Authority, shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles during the period of construction.

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway.

5. Prior to the commencement of the use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to
 - (a) park clear of the public highway
 - (b) enter, turn and leave the site in forward gearshall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.

Reason: In the interests of satisfactory development and highway safety.

6. Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m measured along the centre line of the proposed access from its junction with the channel line of Wype Road and 43m measured along the channel line of Wype Road from the centre line of the proposed access. The splays must be maintained free from any obstruction exceeding 0.6m above the level of the carriageway of Wype Road.

Reason: In the interests of highway safety.

7. The access road shall be a minimum width of 5.0m for a minimum distance of 20.0m measured from the near channel line of the carriageway of Wype Road.

Reason: In the interests of highway safety.

8. Prior to the first occupation of the development the access bellmouth shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety.

9. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

10. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

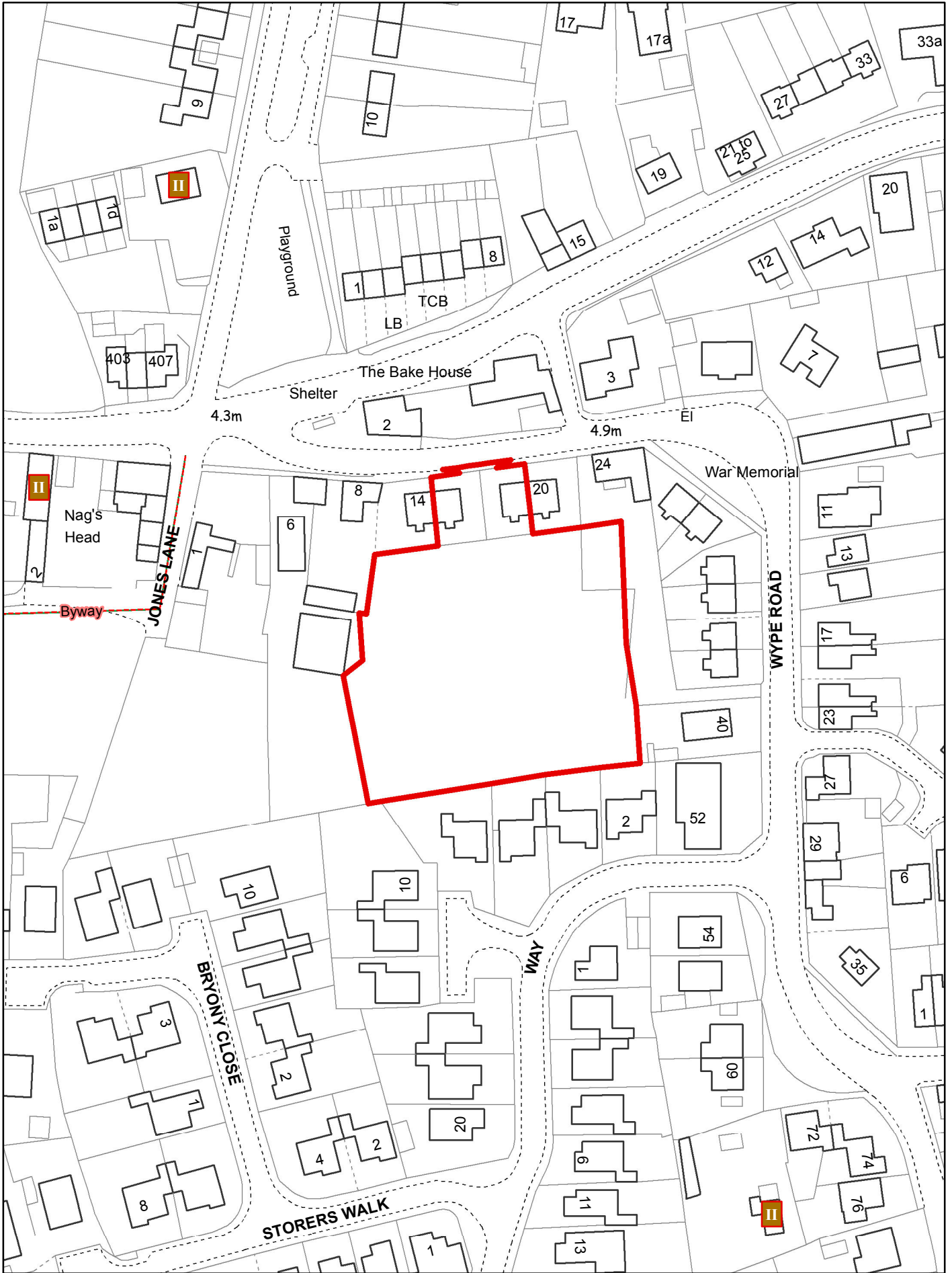
(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.

Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

Reason - To control pollution of land or water in the interests of the environment and public safety.

- 11. Any conditions required by CCC Archaeology**
- 12. Any additional conditions required by CCC Highways**
- 13. Approved Plans**



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F/YR12/0907/F

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Scale = 1:1,250



proposed site layout

scale 1:500

Scale 1:500

2.4m x 4.8m
Visibility splay

WYPE ROAD

WYPE ROAD

Schedule of dwellings

Plot Number	Number of Beds	Number of Persons	Gross Internal Floor Area sq. m	Gross Internal Floor Area sq. ft.
1	4 Person	4 Person	72 sq. m	776 sq. ft.
2	4 Person	4 Person	72 sq. m	776 sq. ft.
3	4 Person	4 Person	72 sq. m	776 sq. ft.
4	4 Person	4 Person	72 sq. m	776 sq. ft.
5	4 Person	4 Person	72 sq. m	776 sq. ft.
6	6 Person	6 Person	82 sq. m	878 sq. ft.
7	6 Person	6 Person	82 sq. m	878 sq. ft.
8	6 Person	6 Person	82 sq. m	878 sq. ft.
9	6 Person	6 Person	82 sq. m	878 sq. ft.
10	4 Person	4 Person	72 sq. m	776 sq. ft.
11	4 Person	4 Person	72 sq. m	776 sq. ft.
12	4 Bed	4 Person	106 sq. m	1140 sq. ft.
13	5 Person	5 Person	82 sq. m	878 sq. ft.
14	5 Person	5 Person	82 sq. m	878 sq. ft.

AP - standard affordable housing for rent

Rev	Description	Date
E	Road line altered	18.11.12
D	Uncontrolled pedestrian crossing added	08.11.12
C	Visibility splay altered	30.10.12
B	Road Layout altered	23.10.12
A	Road Layout altered	32.08.12

stepfordhomes

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Project:

Housing Development at:
Land off Wype Road,
Eastrea

Scale:

1:500 @ A3

Date:

June 2012

Drawing No.:

0067/E/001 E

Title:

Proposed Site Layout

Drawn:

888C

