

Application Number: F/YR13/0466/F

Major

Parish/Ward: Newton Parish/Roman Bank Ward

Date Received: 19 June 2013

Expiry Date: 18 September 2013

Applicant: Roddons Housing Association

Agent: Mrs G Lawrence, The Design Partnership (Ely) Ltd.

Proposal: Erection of 12 x 2-Storey and single-storey dwellings comprising of 10 x 2-bed and 2 x 3-bed dwellings.

Location: Land West of 1B – 17 Colvile Road, Newton.

Site Area/Density: 0.36 hectares / 33.3 dwellings per hectare.

Reason before Committee: The application is a departure from the Development Plan and the Parish Council's recommendation is contrary to Officer recommendation.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application is a full application for 12 dwellings at Land to the West of 1B – 17 Colvile Road in Newton. The site adjoins an existing area of residential development and currently comprises agricultural land. The development comprises of 10 x 2-bed dwellings and 2 x 3-bed dwellings.

The key issues to consider are:

- Relevant Policy
- Layout and Design
- Affordable Housing

The proposal relates to an area of land that adjoins an existing residential estate. 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 subject to a Section 106 Agreement.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|-------------|---|--|
| 2.1 | F/92/0704/F | Erection of 14 terraced houses (comprising 11 x 2-bed and 3 x 3-bed) (Land South of Colvile Road) | Granted 3 rd January 1993. |
| 2.2 | F/0765/89/F | Erection of 18 houses and 4 bungalows. | Granted 10 th November 1989 |

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that applications 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 55: Avoid isolated homes in the countryside unless there are special circumstances.

Paragraph 109: Conserving and enhancing the natural environment.

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.

CS12: Rural Areas Development Policy

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

3.3 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

H14 – Affordable Housing Rural Exceptions.

E8 – Proposals for new development.

4. **CONSULTATIONS**

4.1 ***Parish Council***

Concerned over the extra traffic and also the sewage problems as the plans are in a wet area.

4.2 ***Environment Agency***

In the absence of an acceptable FRA they object to the granting of planning permission and recommend refusal.

Further to these comments the Agents have carried out and submitted a full Flood Risk Assessment. The EA have been reconsulted on this and their further comments are awaited.

4.3 ***North Level IDB***

No objections in principle however have some concerns over the use of soakaways for a development of this nature. Would prefer to see the water discharged directly into an open drain. A development levy will then be required.

4.4 ***FDC Environmental Protection***

No objections to the proposed development as it is unlikely to have a detrimental effect on local air quality or the noise climate. Contaminated land is not considered to be an issue.

- 4.5 **CCC Highways**
- The existing road network is considered capable of accommodating the proposal therefore no objections. The highway should be delineated on the submitted plan for the avoidance of doubt. A change from a traditional road to a shared surface carriageway should include an appropriate transition in the form of a 1.2m ramp. A link must be provided from the existing footway network to convey pedestrians to the shared surface past the ramp. Within part of the existing highway, 5 visitor spaces are proposed; these parking areas and drive serving them must be stopped up under Section 247/248 of the Town and Country Planning Act 1990. Pedestrian visibility splays of 2.0m x 2.0m (min 1.5m x 1.5m) should be provided.
- 4.6 **Police Architectural Liaison**
- Has been involved in pre-application discussions on the site. The crime profile for Newton is low to medium. The design has been progressed to a stage where PALO is satisfied that with suitable conditions relating to fencing and external lighting the proposal is acceptable.
- 4.7 **Housing Strategy/Enabling Officer**
- Support the application. The homes proposed will be allocated in accordance with a local lettings policy to ensure that people with the strongest local connection are given priority. In 2009, Cambridgeshire ACRE undertook a housing needs survey of households in Newton which identified a need for 15 affordable homes. This application will deliver 12 affordable rented homes which will help to address the housing needs of people with a local connection to Newton. The proposed provision meets the need identified in the SHMA and the mix of housing proposed is also consistent with this. The homes delivered will be included in Roddon's/Circle Anglia's HCA Framework Delivery Agreement and will therefore meet quality design standards.
- 4.8 **Local Residents:**
- 4 letters of objection received concerning (in summary):
- Chartwell House adjoins the site and the development will impact negatively on the existing character and environment, and also the lives of the existing residents.

- Goodens Land and Colvile Road were not designed for high levels of traffic and 12 dwellings will make the situation worse.
- There have been recent issues in Goodens Lane with residents' vehicles blocking the road.
- The site is outside of the building lines of the village.
- The area is not connected to mains sewerage.
- There are better areas of land within the village.
- 12 dwellings will overload the eastern end of the village and the amenities are at the west end.
- The need for housing should not be the only concern.
- Concerns over the retention of land as a field access.
- Loss of privacy and noise disturbance from the parking areas, particularly late at night.
- The 24 proposed cycle spaces will not be used and will probably be vandalised.
- There are existing problems with the sewerage system and flooding.
- Local residents have not been involved in the discussions around developing this site.

5. **SITE DESCRIPTION**

- 5.1 The site currently comprises an area of agricultural land which adjoins a large area of existing residential development within Colvile Road in Newton. The site physically adjoins the existing built up settlement of Newton, which runs to the East and South of the site. The site itself is flat and open to the North and West. To the East of the site is the Colvile Road estate which leads on to Goodens Lane and encompasses a mix of dwelling types and styles. These include terraced and semi-detached dwellings adjacent to the site with detached as you travel further South. In addition, a residential care home facility sits to the South of the site.

6. **PLANNING ASSESSMENT**

- 6.1 This is a full application for the erection of 12 dwellings. The applicant is Roddons Housing Association and the proposal is for the site to provide 100% Affordable Housing to serve the housing need identified in Newton.

The proposal will see a development of 10 x 2-bed dwellings and 2 x 3-bed dwellings in both terraced and semi-detached arrangements. There will be a mix of single and two-storey properties.

The key considerations for this application are:

- Relevant Policy
- Layout, Design
- Section 106 Requirements

Relevant Policy

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

The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is further supported by the policies within the Local Plan and Emerging Core Strategy where it is determined that new development in villages will be supported where it contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside. 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)

Policy H14 of the Fenland District Wide Local Plan, 1993 advises that the district council will 'in exceptional circumstances consider releasing unallocated land outside development area boundaries for the provision of affordable housing to meet special local needs.' The policy includes a number of criteria for the provision of affordable housing which includes the retention of the dwellings as affordable and availability for local people, the capability for long term management, and the need for the site to adjoin a settlement where there are adequate local services and facilities. The Policy advises that the scheme should meet highway requirements and the development must be subject to appropriate legal agreements. The site sits adjacent to the main built up settlement of Newton. A section 106 agreement will need to be entered into to secure the entire site as affordable housing in perpetuity.

Layout and Design

The proposed layout of the site involves a block of 4 terraced dwellings to the South of the site and 4 pairs of semi-detached dwellings to the North and centrally within the site. All will have their own private amenity space which includes a shed and bin storage. The dwellings are arranged around 2 limbs of a shared private drive, with an adoptable standard road running to a central point within the site to allow access for refuse vehicles. A parking area is proposed to the front of the terraced dwellings which will provide 2 spaces per dwelling, with the semi-detached dwellings each having 2 spaces within their own curtilages. In addition to these spaces, 5 visitor spaces are proposed adjacent to the existing Colvile Road development, as you enter the proposed site. It is considered that the layout of the site is acceptable and that the 12 dwellings can be comfortably accommodated on the site with ample parking and amenity space. The concerns of residents in relation to the increased level of traffic generated are noted and have been considered and the Local Highway Authority have advised that the road network is capable of accommodating the additional traffic.

The comments in relation to the positioning of the visitor spaces are noted however it is considered that these are sited an acceptable distance from the nearby dwellings, and this area forms an existing hardstanding which could lend itself to parking currently.

The designs of the proposed dwellings comprise of both single and two-storey dwellings. The terraced dwellings have a mix of facing brick and render in order to break up the continuous façade of the housing group. The design includes solar panels to the roof of the dwellings. The designs show a slight variation in fenestration and appearance which read together as a comprehensive group but add some variety to the development as a whole. No objections or concerns are raised in relation to the design of the development.

There is currently an objection from the Environment Agency in relation to flood risk and they have requested further information in relation to this development. The applicants have submitted further information for their Flood Risk Assessment and this is being assessed by the EA at present. Their further comments will be updated when received. The site falls within Flood Zones 2 and 3 and the NPPF advises that if a development is required in a higher flood risk this should be demonstrated that the development provides wider sustainability benefits to the community. As such, it is considered that, subject to the EA being satisfied with the further FRA, the proposal is acceptable in this location given the level of affordable housing it will provide to the community of Newton.

Affordable Housing

In relation to this site the applicant has proposed to provide 100% affordable housing however the Council can only require 25% under the current Policy. Any additional provision is a matter for the applicant.

The proposal has been designed to accord with the findings of the 2009 Cambridgeshire ACRE (the rural housing enabler) housing needs survey which identified a need for 15 affordable units in Newton. The proposal is in accordance with the SHMA in terms of the number, mix and tenure of the dwellings proposed. The occupation of these properties will be allocated in accordance with the local lettings policy which will ensure that priority is given to those with local connections to Newton.

The level of affordable housing proposed has been considered on balance with the layout, design and principle of the development in this location. It is considered that, as the proposal meets the identified housing need for Newton, this carries significant weight in determining the application. As such the proposal has been assessed to be acceptable in this location and will be subject to a Section 106 agreement.

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 Agreement for the provision of affordable housing.

8. RECOMMENDATION

Grant Subject to:

- (i) conditions**
- (ii) the removal of the Environment Agency objection**
- (iii) a Section 106 Agreement for Affordable Housing.**

- 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. Notwithstanding the submitted information, prior to the commencement of the development hereby permitted, details of the 1.2m ramp at the junction of the conventional road and footway with the shared surface areas shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be constructed on site in accordance with the approved details.**

Reason – In the interests of highway safety.

- 4. Prior to first occupation of the development hereby approved pedestrian visibility splays shall be provided at the private drive access junctions with the maintenance strips to the shared surface carriageway and shall be a minimum of 1.5 metres x 1.5 metres and maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.**

Reason - In the interest of highway safety.

5. **Prior to the commencement of the development, a scheme for the provision of external lighting of the private drives and public areas of the site 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: For the visual amenity of the area together with the reduction of crime risk and fear of crime.

6. **Notwithstanding the submitted information, a scheme for the securing of dwelling boundaries shall be submitted to and approved in writing by the Local Planning Authority, the approved details shall be installed for each dwelling prior to its occupation.**

Reason: For the visual amenity of the area together with the reduction of crime risk and fear of crime.

7. **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.

8. **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 park clear of the public highway shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.**

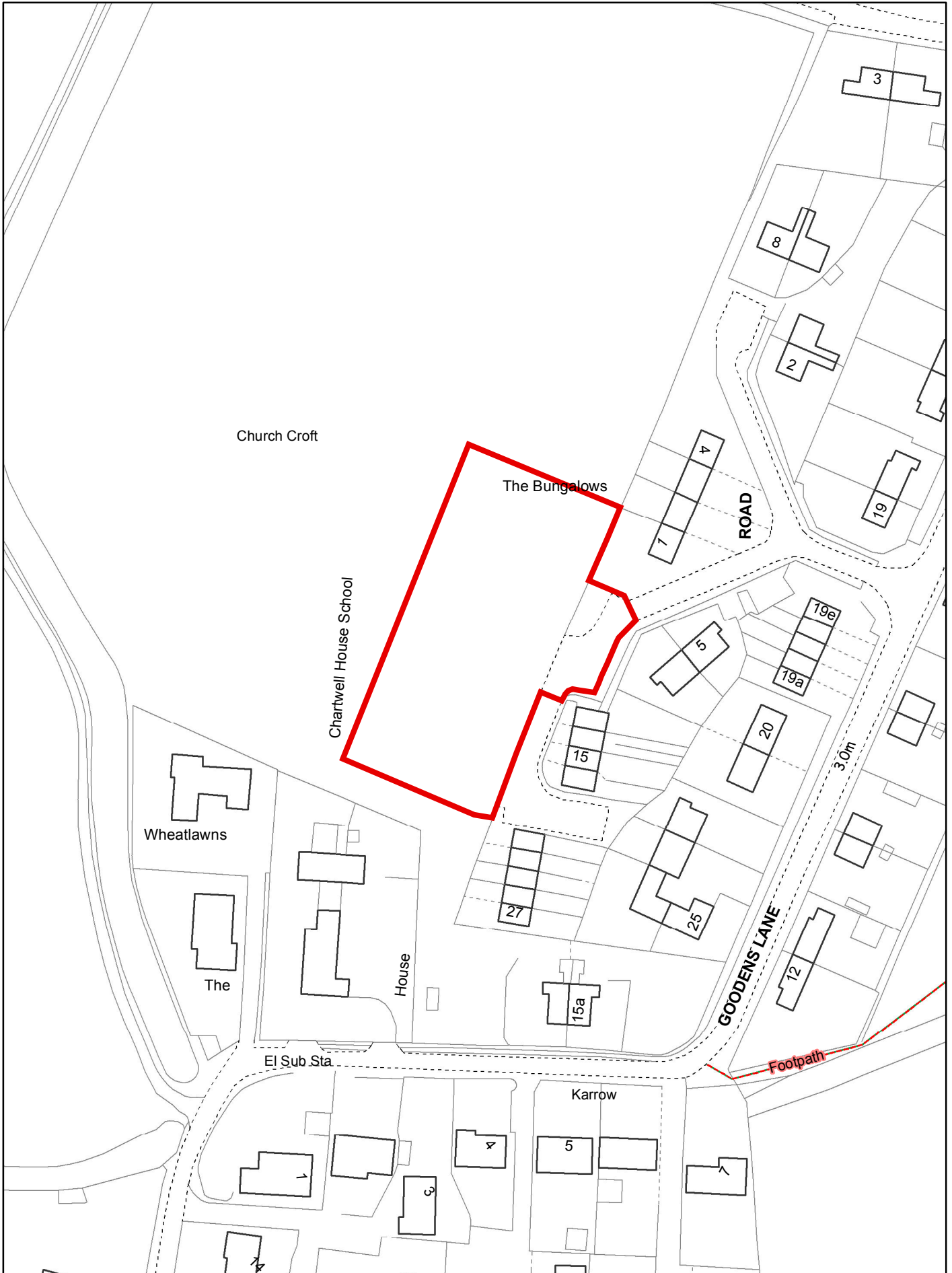
Reason: In the interests of satisfactory development and highway safety.

9. **Prior to the commencement of any development, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specifications at such time as may be specified in the approved scheme and thereafter retained in perpetuity.**

Reason: To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

10. **Any additional conditions required by the Environment Agency or LHA.**

11. **Approved Plans**



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