

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

**EXTRACT FROM REPORT TO DEVELOPMENT AND CONSERVATION CONTROL**

**COMMITTEE**

2nd April 2003

5. **S/6179/02/F CAMBOURNE**  
**30 DWELLINGS AT AREA LC11, SWANSLEY LANE, LOWER CAMBOURNE, IN**  
**THE PARISH OF CAXTON, FOR CAMBRIDGE HOUSING SOCIETY LTD**

**SITE AND PROPOSAL**

This 0.81 hectare (2 acres) site lies at the north end of Swansley Lane in Lower Cambourne. It rises slightly from west to east and comprises rough ground. The site has frontages to Swansley Lane, which becomes a footpath into the adjacent boundary woodland, and is bound on its north and east sides by woodland and bridleway, beyond which is the business park. To the south is area LCO8 being developed by David Wilson Homes.

The application, received on 23<sup>rd</sup> December 2002 and amended on 24<sup>th</sup> January 2003, proposes the erection of 30 dwellings and associated highway works, parking etc. The dwellings would all be for rent, as the site forms part of Cambourne's social housing allocation. Four one-bedroom flats in the form of a two storey building would continue a terrace of houses from the adjacent site to the south east, with a footpath / cycleway linking the two sites. A further footpath / cycleway links the north west end of the site with the woodland beyond. Otherwise, the vehicular access into the site is a cul-de-sac off Swansley Lane. As well as the flats, the site provides 8 two-bed dwellings (2 of which would be bungalows), 16 three-bed houses and 2 four-bed houses. A LAP (Local Area for Play, open space) would be located at the centre of the site, and the scheme has been designed with the LAP as a tree'd area, linked to the woodland beyond by trees between the LAP and the footpath link.

55 parking spaces are provided, which calculates at 1.8 spaces per dwelling, or 1 space for each flat and one of the dwellings, and 2 spaces for each of the remaining houses.

**POLICY**

Local Plan 2 (as modified) Policies Cambourne 1 and 2 require development at Cambourne to accord with the Masterplan, Design Guide, and Government guidance on sustainability, etc.

**CONSULTATIONS**

The comments of the Cambourne MLC (forerunner to a Parish Council) are awaited.

Caxton Parish Council recommends refusal for "lack of parking".

Bourn Parish Council has no recommendation.

The Environment Agency has no objection.

English Nature recommends badger protection conditions.

The Police Architectural Liaison Officer raises concerns about pedestrian permeability, with paths providing escape routes for offenders; a lack of defensible space for some properties; visibility in shrub-planted areas; and a need for lighting in parking areas. He also points out the lack of windows in the flank elevation of plot 8 which is needed to overlook the adjacent parking area

The County Countryside Services Team requires the adjacent public footpaths and bridleway to be protected and kept available during construction.

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The British Horse Society requires protection of the adjacent bridleway during construction.

The Local Highway Authority recommends conditions to ensure visibility and the timely provision of parking and turning spaces.

The Council's Commercial Director advises that the Council will be introducing wheelie bins and this may affect refuse storage for the flats.

The Council's Ecology Officer suggests careful planting of trees in the LAP to ensure excessive shading, and hence grass failure, does not occur. Otherwise, enhancement opportunities exist for bats, birds and small mammals, given the edge of village location. Conditions are recommended.

The Design and Environment Group was pleased with the scheme, and the minor details raised have been incorporated into the application.

**REPRESENTATIONS**

The Project Director for the Consortium of housebuilders objects to the scheme as he considers the issues raised at the DEG have not been addressed. Clarification has been sought as to the exact nature of the objection.

**PLANNING COMMENTS**

The application generally accords with the design principles set out in the Masterplan, Design Guide and subsequent briefing plan, which require this site to be developed at a high density. It represents 37 dwellings to the hectare.

As with Area LCI6 which was reported to this Committee last month, the architect's plans include a discrepancy between the written schedule of parking spaces and the actual number drawn on the plan. The comments of Caxton Parish Council are therefore presumed to be based on a misunderstanding of the actual parking provision. There are more spaces provided on this site per dwelling than were approved for LCI6 last month, and as agreed for other social housing schemes such as CR01, GCO8 and LCO4. No parking problems have been experienced on those occupied sites with this level of parking.

There is often a conflict between the need for pedestrian permeability, as advocated by Government guidance to enable social interaction, more walking, etc, and the need to design out crime. In this case the Police Architectural Liaison Officer's comments can be addressed by conditions requiring additional windows for surveillance, and appropriate lighting.

There will be no impact on the adjacent footpath and bridleway during construction; refuse storage for the flats can be achieved by a condition either requiring space to be allocated or an amendment to the design of the cycle store.

**RECOMMENDATION**

Subject to a Section 106 Agreement for social housing, APPROVE subject to detailed conditions as described above.