

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2 August 2017

**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/1963/15/OL

**Parish(es):** Linton

**Proposal:** Outline application for residential development of up to 55 Houses

**Site address:** Land North and South of Bartlow Road, Linton

**Applicant(s):** Pembroke College, University of Cambridge and G W Balaam & Sons Ltd.

**Recommendation:** Delegated Approval

**Key material considerations:** Housing Land Supply, Principle of Development Character and Appearance of the Area, Density, Housing Mix, Affordable Housing, Developer Contributions, Design Considerations, Trees and Landscaping, Biodiversity, Highway Safety and Sustainable Travel, Flood Risk, Neighbour Amenity Heritage Assets

All of these matters were considered in the report presented to Planning Committee in March 2017, when Members resolved to grant planning permission. This report focusses on the implications of the Supreme Court judgement relating to the extent of Local Plan policies which are considered to affect the supply of housing.

**Committee Site Visit:** 6 September 2016

**Departure Application:** Yes

**Presenting Officer:** Karen Pell-Coggins, Principal Planning Officer

**Application brought to Committee because:** To consider the implications of the *Hopkins Homes* Supreme Court judgement relating to the extent of Local Plan policies which are considered to affect the supply of housing.

**Date by which decision due:** 28 February 2017 (Extension of Time)

## **Update**

### **Consultations – Update to paragraph 12**

1. **Linton Parish Council** – Continues to recommend refusal and has additional comments. Please see Appendix 1 to update.

### **Planning Assessment – Update to paragraph 110**

2. The Parish Council has commented that the River Granta is a Special Area of Conservation. The River Granta is a County Wildlife Site but the only Special Area of Conservation in the district of South Cambridgeshire is Eversden and Wimpole Woods. The Ecology Officer and Environment Agency comments in relation to the original application considered the impact of the development upon the River Granta in biodiversity and contamination terms.

## **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1963/15/OL

## **Report Author:**

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