

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

<b>REPORT TO:</b>	Development and Conservation Control Committee	2 <sup>nd</sup> February 2005
<b>AUTHOR/S:</b>	Director of Development Services	

---

**S/1846/04/F - Longstanton  
Resubmission - Balancing Pond and Scheme of Ditch Widening to serve  
Approved Residential and Commercial Development,  
Land West of Longstanton for Persimmon Homes (East Midlands) Ltd.**

**Recommendation: Approval  
Date for Determination: 2<sup>nd</sup> December 2004**

**Introduction**

1. Members considered the report attached at **Appendix 1** at the meeting of 3<sup>rd</sup> November 2004. Members resolved to defer consideration of the item and to refer the proposal to the Land Drainage Advisory Group for comment.

**Subsequent Developments**

2. The Land Drainage Advisory Group met to consider the proposal on 14<sup>th</sup> December 2004. An extract from the Minutes of the meeting are attached at **Appendix 2**. The Land Drainage Advisory Group resolved to recommend to the Development and Conservation Control Committee that the planning application be **APPROVED** subject to:
  - (a) Agreement with the Council on suitable maintenance procedures for the future; and
  - (b) Payment of a commuted sum to the Council to cover the increased maintenance costs along the award drain as a result of the proposed development, to be secured by a section 106 agreement.

The Land Drainage Advisory Group requested that the Development and Conservation Control Committee note the legal reasons preventing the Environment Agency from maintaining the balancing pond.

3. This recommendation accords in principle with my recommendation to Committee in November.

**Recommendation**

4. Subject to payment of a commuted sum to the Council to cover the increased maintenance costs along the award drain as a result of the proposed development, to be secured by a section 106 Agreement. Approve subject to the conditions as set out in my report of 3<sup>rd</sup> November 2004.

**Informatives**

**Reasons for Approval**

## APPENDIX 1

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**Policy P6/4** (Drainage)
  - **South Cambridgeshire Local Plan 2004:**  
**Policy CS5** (Flood Protection)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Surface Water Disposal
  - Ecological Impact
  - Highway Safety

**Background Papers:** the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Agenda and Minutes of the Land Drainage Advisory Group 14<sup>th</sup> December 2004
- Planning Applications S/0682/95/O and S/1846/04/F

**Contact Officer:** Ray McMurray - Senior Planning Assistant  
Telephone: (01954) 713259