

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2<sup>nd</sup> July 2008

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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### **S/0686/08/F - COTTENHAM**

#### **Erection of Thirteen Dwellings at Land North of Orchard Close For Kelsey/Dominion Housing Association**

**Recommendation: Delegated Approval**

**Date for Determination: 9<sup>th</sup> July 2008 (Major Application)**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because it is for affordable housing on an exception site outside the village framework.**

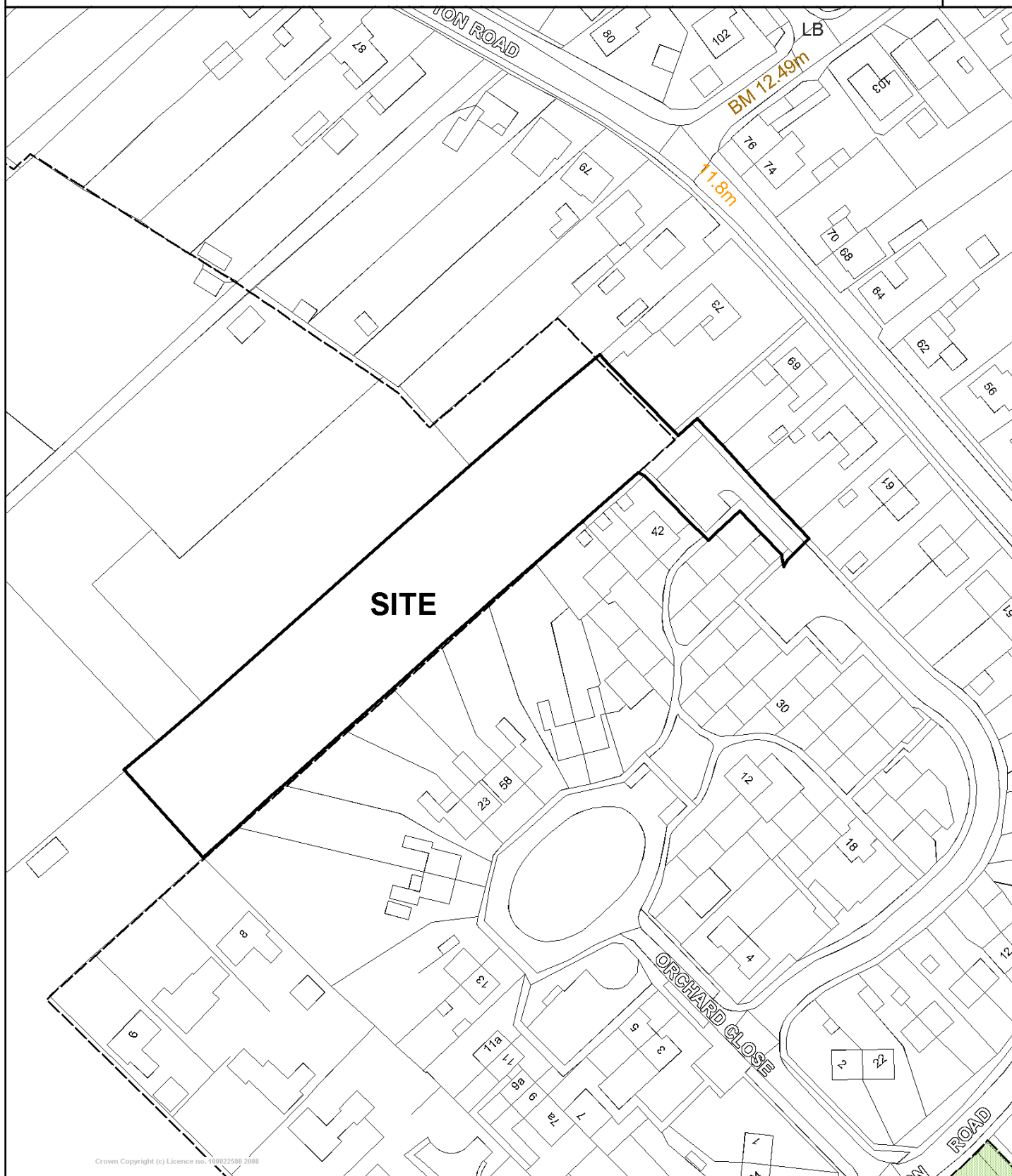
**Members will visit this site on 2<sup>nd</sup> July 2008**

#### **Site and Proposal**

1. The application site, measuring 0.46 hectares, is a field to the north of Orchard Close on the western side of the village. It comprises an existing roadway serving a small car parking area and an arable field. There are gardens adjoining to the southeast, northeast and the northwestern end of the site. Orchards and fields beyond the site to the northwest and southwest bound the remainder of the site. The site is accessed via the car parking court off Orchard Close. A small number of trees mark the car park edge and a field hedge to the northwestern boundary. A post and rail fence marks the southwestern boundary.
2. This full planning application received on 9<sup>th</sup> April 2008 proposes the erection of thirteen affordable homes at a density of 28.26 dwellings per hectare (dph), comprising:
  - 6 no. 2-bedroomed houses;
  - 4 no. 2-bedroomed flats;
  - 2 no. 3-bedroomed houses and;
  - 1 no. 4-bedroomed house.

The application did not specify the mix of rented and/or shared equity. This will depend largely upon the extent of grant funding received and the perceived need for each type of tenure, dependent on the results of the recent village needs survey.

Access will be via the existing point off Orchard Close and will require the alteration of the existing access point and re-provision of 5 resident parking spaces. 25 parking spaces to serve the development are proposed. Two trees (including a Norway maple) would be removed.



3. The application was discussed at an affordable housing panel on 18<sup>th</sup> June 2008 and, following this discussion and the submission of representations, will be amended. Members will be updated verbally at committee.
4. The application is accompanied by a Design Statement, Disabled Access Statement, Sustainability Appraisal, Water Conservation Strategy Statement, Health Impact Assessment, Affordable Housing Statement, Renewable Energy Statement and a Tree Report.

### **Planning History**

5. The existing residential development at Orchard Close extended a post-war scheme of housing, approved in the 1970s under planning permission ref. **S/0846/74/O**.

### **Planning Policy**

#### **South Cambridgeshire Local Development Framework 2007**

6. **Policy ST/5 – Minor Rural Centres** identifies Cottenham and states development and re-development of up to thirty dwellings will be permitted within village frameworks. For larger schemes of 9 or more houses, a Section 106 agreement may be used to secure contributions towards appropriate village services.
7. **Policy DP/1 - Sustainable Development** states development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form.
8. **DP/2 Design of New Development** requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate. It also sets out the requirements for Design and Access Statements.
9. **DP/3 Development Criteria** sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.
10. **DP/4 Infrastructure and New Developments** requires that development proposals should include suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. It identifies circumstances where contributions may be required e.g. affordable housing and education.
11. **Policy HG/1 - Housing Density** is set at a minimum of 30 dph unless there are exceptional local circumstances that require a different treatment in order to make best use of land. Higher densities of 40 dph will be sought in the most sustainable locations.
12. **Policy HG/2 - Housing Mix** - Affordable housing should be of an appropriate mix to respond to identified needs at the time of the development in accordance with HG/3.
13. **Policy HG/3 - Affordable Housing** occupation will be limited to people in housing need and must be available over the long-term. The appropriate mix in terms of housing tenures and house sizes of affordable housing will be determined by local circumstances at the time of planning permission, including housing need and the achievement of mixed and balanced communities. In order to ensure sustainable

communities, affordable housing will be distributed through the development in small groups or clusters.

14. **Policy HG/5 - Exceptions Sites for Affordable Housing** states:

1. As an exception to the normal operation of the policies of this plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages. The following criteria will all have to be met:
  - (a) The development proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in housing need;
  - (b) The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need;
  - (c) The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village;
  - (d) The site is well related to facilities and services within the village;
  - (e) The development does not damage the character of the village or the rural landscape.

15. **Policy SF/6 - Public Art and New Development** states in determining planning applications the District Council will encourage the provision or commissioning of publicly accessible art, craft and design works. The Policy will apply to residential developments comprising 10 or more dwellings.

16. **Policy SF/10 - Outdoor Play Space, Informal Open Space and New Developments** states all residential developments will be required to contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities) and Informal Open Space to meet the additional need generated by the development in accordance with the standards in **Policy SF/11**.

17. **Policy SF/11 - Open Space Standards** states the minimum standard for outdoor play space and informal open space is 2.8ha per 1000 people, comprising:

- (a) Outdoor sport 1.6ha per 1000 people.
- (b) Children's Playspace - 0.8ha per 1000 people.
- (c) Informal Open Space - 0.4ha per 1000 people.

18. **Policy NE/1 - Energy Efficiency** states development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new buildings, for example through location, layout, orientation, aspect and external design.

19. **Policy NE/3 - Renewable Energy Technologies in New Development** states all development proposals greater than 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirement.

20. **Policy NE/6 - Biodiversity** requires new developments to aim to maintain, enhance, restore or add to biodiversity. The District Council will refuse development that would have an adverse significant impact on the population or conservation status of protected species, priority species or habitat, unless the impact can be adequately mitigated by measures secured by planning conditions. Previously developed land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to include measures that maintain and enhance important features whilst incorporating them within any development of the site.
21. **Policy NE/9 - Water and Drainage Infrastructure** indicates that planning permission will not be granted where there are inadequate water supply, sewerage or land drainage systems to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of necessary infrastructure.
22. **Policy NE/12 - Water Conservation** states that development of more than 1000m<sup>2</sup> or more than 10 houses will be required to submit a water conservation strategy prior to the commencement of the development to demonstrate how this is to be achieved.
23. **Policy TR/1 - Planning for More Sustainable Travel** states planning permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel modes. The amount of car parking provision in new developments should be minimised, compatible with their location. Developments should be designed from the outset with permeable layouts to facilitate and encourage short distance trips by cycle and walking. Safe and secure cycle parking shall be provided.
24. **Policy TR/2 - Car and Cycle Parking Standards** states car parking should be provided in accordance with the Council's maximum standards, to reduce over reliance on the car and to promote more sustainable forms of transport.
25. **Policy TR/4 - Non-motorised Modes** states the District Council will use its planning powers by ensuring that all new developments are designed at the outset to facilitate and encourage short distance trips between home, work, schools and for leisure.

### **Consultation**

26. **Cottenham Parish Council** – recommend refusal. It lists as its concerns:
- (a) Potential adverse impact upon the amenities of Rampton Road properties due to the location of the access road to the rear causing noise and disturbance by vehicular movements.
  - (b) Plot 1 will be sited 12 metres from 73 Rampton Road – the bulk and mass will result in loss of light and privacy. It notes a similar relationship to no. 75 Rampton Road. It will therefore be contrary to Policy DP/3 of the Local Development Framework.
  - (c) Impact on mixed hedge (not just hawthorn) along the garden boundary of no. 75 Rampton Road with the site.
  - (d) Proximity to nos. 38, 40, 42, and 46 Orchard Close, resulting in an adverse impact upon the amenities of Rampton Road properties due to the location of

the access road to the rear, causing noise and disturbance by vehicular movements.

- (e) Loss of parking for existing residents, including removal of dropped kerb for a disabled person at 42 Orchard Close.
- (f) The site is known to frequently have standing water on it.
- (g) The narrow width of 3.5m for the access road adjacent to 38 and 40 Orchard Close is below the 5 metre standards acceptable carriageway. This is totally inadequate and unacceptable.
- (h) Lack of footway beyond 38 and 40 Orchard Close – residents will have to share the same space as the vehicular traffic.
- (i) The access arrangements will be harmful to the amenities of occupiers of the existing and proposed dwellings and will compromise highway safety, contrary to Policy DP/3 of the Local Development Framework.
- (j) Lack of infrastructure provision required under policies DP/4, SF/10 and SF/11 (these relate to public open space).

27. **Environmental Health Officer** – recommends conditions relating to the hours of use for power driven machinery during construction, location of extraction equipment and pile driven foundations. An informative relating to bonfires during construction is also suggested. Concern that the parking layout relies on double parking, which is likely to increase incidents and resentment between neighbours that may manifest themselves in complaints is also raised.

28. **Trees and Landscape Officer** – “has met the occupiers of 73 Cottenham Road in respect to:

“The Maple which is at the proposed access to the site is significant when viewed from the rear of 73 Cottenham Road. While it is unrealistic to retain the tree, this rear boundary will require significant screening to buffer the new development.

In the rear garden/ boundary of 73 Cottenham Road there are two young Oak trees with the potential to grow into mature specimens. Plot 1 is very close to the boundary of 73 to accommodate the future growth of these trees. I would like to see the footprint of Plot 1 moved further away from this boundary and/or reduced in size with details of any proposed driveway and foundations designed to accommodate the future growth of these trees. The visual impact of the gable end will require screening and I would suggest a line of pleached hornbeams, which would provide a narrow green screen.

75 Cottenham Road shares a part of the north western boundary of the proposed development site. This rear boundary encroaches into the site significantly; details of the boundary treatment to be considered and submitted as to reduce the hedge back to the boundary will potentially be detrimental to the existing hedge.

While I have no objections to the proposal, areas that need to be reconsidered due to their impact on the neighbouring properties and trees are:

- (a) Size and Location of Plot 1, including screening; and
- (b) North western boundary treatment.”

29. **Ecology Officer** – “I wish to place a holding objection to request further investigation of the arable plants upon this site. I believe that I have observed:
- (a) Pheasants eye - Nationally rare; species of conservation concern and UKK BAP priority species
  - (b) A penny cress - species have varying distribution from widespread to nationally rare
  - (c) Rough poppy - local distribution
  - (d) Prickly poppy - local distribution
  - (e) Corn marigold - widespread

This site needs urgent investigation by an experienced botanist”.

30. **Landscape Design Officer** – “I have no objections to these proposals. I should like to see a landscape plan in due course”.

31. **Local Highway Authority** – No objection raised and requests conditions relating to:

- (a) The development shall not be occupied until the car parking area indicated on the approved plans (the vehicular hardstandings shall have minimum dimensions of 2.5metres x 5metres) including any parking spaces for the mobility impaired has been hard surfaced (the vehicular hardstandings shall have minimum dimensions of 3.5 metres x 5metres) sealed and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.
- (b) Two 2.0 x 2.0 metres visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage of each new car parking space that is to exit directly onto the proposed adopted public highway. One visibility splay is required on each side of the access, measured to either side of the access, with a setback of two metres from the highway boundary along each side of the access. Please also show the splays for each parking space or block thereof. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
- (c) No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- (d) The access shall be laid to a gradient not exceeding 4% for the first 6 metres from the highway boundary and not exceeding 8% thereafter.
- (e) Prior to commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.
- (f) The carriageway of the proposed estate road shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access. The carriageways and footways shall be constructed up to and including binder course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway.

It requests an amended drawing showing the above requirements be forwarded to the Highway Authority for approval prior to determination of the application.

An informative regarding works within the public highway is also requested.

32. **Cambridgeshire Archaeology (Cambridgeshire County Council)** – Notes that the site lies within an area of high archaeological potential. An archaeological evaluation of the site is required prior to determination of the application.
33. **Cambridgeshire County Council** – If all the houses are affordable the County Council will not require any education contributions.
34. **Arts Development Officer** – “The development falls under the scope of the public art policy. As the development is small and art interventions limited, [the] developers may prefer to contribute a sum – no less than £6,500 – to a public art scheme within the village through the work of the local arts Development Manager based at Cottenham Village College”.
35. **Building Control Surveyor** – There are no flood risks for this site.
36. **Architectural Liaison Officer (Cambridgeshire Constabulary)** – Recommends:
  - (a) To better facilitate surveillance of the road into the site, re-orientate plots 2 and 3 through 90° with frontages and front doors onto the road and swap flats (plots 4-7) with the houses (plots 12-13).
  - (b) Where sheds are close to boundaries (plots 9-11) they should be moved away to prevent climbing.
  - (c) Rear boundary fences should be 1.8m high fences/walls topped with trellis to provide additional security.
  - (d) Lighting to the road should be by way of column mounted downlighters to BS 5489: Code of practice for outdoor lighting.
  - (e) Utility meter cupboards should be sited externally, on or as close as possible to, the front elevations and where they can be overlooked from public viewpoints.

### **Representations**

37. **Cottenham Village Design Group** – “This is an edge of village location where it will be important to protect and enhance the external view of the village. We support the intention to include a native hedgerow/buffer on boundaries exposed to open farmland although find the application lacking details of this planting and note that no drawing showing this external elevation has been provided.

We find the proposed buildings acceptable in this location although feel that more could be done to acknowledge their Cottenham context.

A development of this size will have some impact on the local community; consideration should be given to providing some contribution to local infrastructure costs.”



38. **Councillor Bolitho (Local Member)** – “I represent Cottenham as a District Councillor and OPPOSE this development for the following reasons:

- (a) The development takes advantage of SCDC access land marked with a red grid on the map. It seems to be vital to the project as it is the only available access. Yet it seems that SCDC will receive no remuneration whatsoever for allowing use of this access area. SCDC land is a valuable commodity and should not be given away for nothing. This is a ransom strip that has to be paid for. The last ransom strip sold off in Cottenham that I know about was sold for £500,000;
- (b) The site abuts a potential 700 house development. This site was one of 140 exemption sites viewed by two inspectors between November and March. In a letter dated 25 April 2008 to Mr Miles, SCDC Planning Policy Manager, the inspectors specifically stated that none of the 140 sites should be deleted. The land at Orchard Close should not be developed because existing house owners and occupiers need a green gap/lung between themselves and the mega development coming. If the proposed development is built on, the land north of Orchard Close will become one of the biggest housing estates in South Cambridgeshire;
- (c) I support the building of affordable housing. As affordable housing can be built outside the village framework or envelope, I suggest that houses be built on the pony paddock the other side of the line of poplar trees along Oakington Road. The site is well back from the road and, like both the Orchard Close site and the mega site is not, as far as I am aware, on green belt land.
- (d) I also propose that the builder of any development which increases traffic along Oakington Road (between Cottenham and Oakington) should be responsible for introducing and paying for robust traffic calming measures along that road. It is an extremely dangerous road already and will become more dangerous if more vehicles access it from new developments. Most of the road is flat and straight and I am sure that speeds well in excess of 100mph are possible with no traffic calming until the very edge of the village.

39. Letters of objection have been received from 15 local residents at:

- (a) 18, 38 and 46 Orchard Close
- (b) 55, 67, 69, 73, 75, 83 and 101 Rampton Road
- (c) 1, 2, 4, 5 and 8 The Rowells.

They raise as their concerns:

- (a) Additional traffic to the rear of properties on Orchard Close (nos. 18).
- (b) Children use the access road to play on, as all other areas have been planted up with plants and shrubs.
- (c) The road will become a race track and unsafe for older residents on Orchard Close.
- (d) The road is very narrow and not designed for use as a proper road.
- (e) The road is too narrow for two cars to pass each other.
- (f) Noise and pollution from extra traffic.
- (g) Use of Orchard Close to access properties on Rampton Road.

- (h) Loss of Greenfield land, further eroding the boundary between Cottenham and the new town at Northstowe.
- (i) The density is too high.
- (j) The development will back onto a very attractive double fronted period property on Rampton Road.
- (k) The services in Cottenham are already stretched.
- (l) The positioning, access and size of the parcel of land itself are ill suited to the development proposed.
- (m) Risk of increased flooding to the Rowells due to building on surrounding land and inadequate drainage provision.
- (n) Water stands on this field and does not drain away easily.
- (o) Increased traffic on Oakington Road – increased highway danger due to it being a busy, narrow and fast road.
- (p) Vehicular parking on Orchard Road blocks the narrow road and causes hold-ups, particularly on bin days.
- (q) Issues of HGVs accessing the site.
- (r) Several residents of Orchard Close use the road for mobility vehicles as the pavements get parked on.
- (s) Increased traffic on Rampton Road and loss of the only safe route.
- (t) Ownership of the access road – there may be a need for agreement of additional land owners who adjoin the road.
- (u) Potential loss of a fine Norwegian Maple and subsequent loss of bird habitat.
- (v) Increased pedestrian traffic past elderly persons' homes – noise and disturbance, fear of strangers.
- (w) Loss of 50% of resident parking spaces, especially a disabled space reserved for a disabled resident.
- (x) Loss of mature trees.
- (y) Noise and disturbance from car doors and comings and goings.
- (z) Increased traffic on Oakington Road due to Northstowe.
- (aa) Loss of peaceful countryside feel to the area that is currently enjoyed by residents.
- (bb) Loss of views due to erection of 1.8m boundary fence to existing gardens.
- (cc) Plots 1 and 3 overlook the garden of no. 75, resulting in loss of privacy.
- (dd) Loss of light to the garden of no. 75 Rampton Road.
- (ee) Overlooking from first floor windows of no. 75 Rampton Road's garden.
- (ff) The scale, form, massing and appearance would physically dominate much of the rear of the property at 75 Rampton Road.
- (gg) The thorn hedge to be cut back is in fact plum trees within the garden of 75 Rampton Road that form an important feature.
- (hh) Two trees shown for removal are the property of 75 Rampton Road.
- (ii) Concern that 75 Rampton Road is not shown on the site layout plans.
- (jj) A young walnut tree with the garden of 75 Rampton Road will be impacted.

- (kk) Inadequate access for emergency vehicles.
  - (ll) Lack of provision for play facilities – notes removal of green play area due to problems and to provide car parking.
  - (mm) Lack of visitor car parking within the scheme, increasing car parking problems.
  - (nn) Overlooking of The Rowells.
  - (oo) Inadequate soakaways mean that The Rowells are often boggy and insect filled.
  - (pp) Overlooking and proximity to 8 The Rowells, plus noise and light pollution.
  - (qq) Concern that bedroom windows may face 8 The Rowells.
  - (rr) Loss of light and visual intrusion to properties on Rampton Road.
  - (ss) Overlooking of 73 Rampton Road.
  - (tt) Development beyond the village edge, which is designed to protect the village from sprawl.
40. A petition signed by 36 local residents objecting to the development has been received. No reasons are put forward.

#### **Planning Comments – Key Issues**

41. The key issues in determining this planning application are: affordable housing provision; layout and design; neighbouring amenities; trees, landscaping and ecology; highways and car parking; public open space; drainage; and archaeology.

#### ***Affordable housing provision***

42. An Affordable Housing Panel meeting was held on the 18<sup>th</sup> June 2008. The key points arising **from** the discussion were:
- (a) The need and tenure (50% social rented/50% shared equity) were discussed and agreed as acceptable.
  - (b) Plots 2 and 3 should be no more than one and a half storeys. Plot 1 should be single storey if developed.
  - (c) Could the acer tree in the verge of the existing car park be moved or the road layout re-adjusted to accommodate its retention, as it is a valued specimen?
  - (d) Is the access to the site i.e. Orchard Close public highway or privately owned? This could require notice being served on all affected land owners.
  - (e) There should be a wall to the rear boundaries adjoining the access road.
  - (f) Soakaways will have to be verified if they are to work, as the site is known to have standing water on it frequently?
  - (g) Anglian Water should be consulted to check if it is possible to connect to the main foul drain, as this is known to be inadequate as it is?
  - (h) A gate should be provided to the existing path that provides access to the rear gardens of nos. 42, 44 and 46 Orchard Close?
  - (i) The Parish Council's preference is, ideally, for the scheme to be reduced to twelve and dwellings moved further away from the boundary with properties on Rampton Road.

43. The mix and tenure will be secured through a condition requiring a scheme to be submitted (usually a Section 106 agreement). As an exception site the dwellings will be occupied by families with a tie to Cottenham and not to meet the wider, district, need.

#### ***Layout and design***

44. The layout is dictated to a degree by the shape of the site, being long and narrow. Amendments have, however, been requested to address a number of issues in relation to the layout and design and a verbal update will be given to Members at the meeting. It is **anticipated** that these will address the points raised at the Affordable Housing Panel.

#### ***Neighbouring amenities***

45. A number of concerns relating to neighbouring amenity have been raised. While the scheme is generally considered to be acceptable in terms of amenity, revised plans should address the relation of plot 1 to nos. 73 and 75 Rampton Road; the impact on short rear **gardens** to nos. 42, 44 and 46 Orchard Close is to be minimised by providing a greater landscaped buffer to the boundary with these and a boundary wall. It is suggested that plots 2 and 3 be replaced by single or one and a half storey dwellings to reduce the visual impact upon these dwellings. The access road, for the majority of its length runs to the end of long rear gardens and noise and disturbance from its use is considered to be minimal subject to appropriate boundary treatment.

#### ***Trees, landscaping and ecology***

46. Generally the scheme is acceptable, however a detailed survey of the site by an ecologist is required and consideration given to the retention of boundary trees and acer. A verbal update will be given on these matters.

#### ***Highways and car parking***

47. The road has been designed, having sought pre-application advice from the Local Highway Authority. Subject to the consideration of the access in the area of the acer this is considered to be acceptable. The layout has been designed to reduce traffic speeds and to ensure that the access is safe for pedestrians and vehicle users. A car parking space will be allocated to an existing disabled tenant and a reduced number of parking spaces re-provided. The scheme is provided with 25 car parking spaces, 3 of which are reserved for visitors. The revisions will address the crime prevention officer's comments and more car parking will be provided in small courts rather than on plot. The level of parking equates to 1.9 spaces per dwelling.

#### ***Public open space***

48. The site layout currently does not provide on-site open space. The agent accepts the requirement for public open space and is to confirm how it is intended to provide play space i.e. on site or off-site. A verbal update will be given.

### ***Drainage***

49. The area is not in an area of high or medium flood risk. Soakaways are proposed. However the suitability of these is yet to be confirmed. Building Control has not flagged this as a concern, although further clarification on this issue will be sought. Anglian Water will be consulted regarding the suitability of connection to the main foul sewer. These matters could be addressed through planning conditions requiring detailed schemes to be submitted.

### ***Archaeology***

50. The agent has been advised of the County Council's requirements for pre-determination assessment of the site. This could delay the issue of a decision beyond the statutory 13-week period. A verbal update on this matter will be given.

### ***Other matters***

51. The adjacent objection site (No. 15) for housing is not a material planning consideration in determining this application. It is to be assessed on its planning merits against the adopted local development framework as part of the site specific policies.

### **Recommendation**

52. Delegated approval is sought subject to the satisfactory resolution of outstanding issues set out in the report above, no new material planning considerations arising from consultation on amended plans, appropriate safeguarding conditions, including schemes to secure the affordable housing provision and public open space infrastructure provision.

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

- South Cambridgeshire Local Development Framework Core Strategy 2007
- South Cambridgeshire Development Control Policies DPD 2007
- Planning File Refs: S/0686/08/F and S/0846/74/O
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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