

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

1 June 2016

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2510/15/OL

**Parish(es):** Caldecote

**Proposal:** Outline planning permission for up to 140 residential dwellings (including 40% affordable housing), removal of existing temporary agricultural structures, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road, and associated ancillary works. All matters to be reserved with the exception of the main site access.

**Site address:** Land East of Highfields Road, Highfields, Caldecote

**Applicant(s):** Gladman Developments Ltd

**Recommendation:** Minded to Refuse

**Key material considerations:** The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development and impact on character and landscape, residential amenity, drainage issues, services and facilities, access and transport, heritage assets and ecology.

**Committee Site Visit:** Tuesday 31 May

**Departure Application:** Yes

**Presenting Officer:** Paul Sexton, Principal Planning Officer

**Application brought to Committee because:** The application is a significant departure to planning policy.

**Date by which decision due:** 28 December 2015

### **Update to Report –**

### **Consultations - Paragraphs 163-166**

#### *NHS England*

1. A further response has been received from NHS England, which replaces the

comments in the main report. A full copy of the response is attached as Appendix 1

2. It concludes that the proposed development is likely to have an impact on the services of Comberton Surgery, which does not have capacity for the additional growth resulting from this development, which is expected to generate 343 residents.
3. A developer contribution of £47,040 is therefore sought towards mitigation of the impacts of the proposal, which would be by way of extension, refurbishment or reconfiguration at Comberton practice.

### **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 Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/2510/15/0L

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