

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

02 November 2016

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

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<b>Application Number / type of application:</b>	S/1566/16/OL / Outline planning application
<b>Parish(es):</b>	Bassingbourn
<b>Proposal:</b>	Outline planning permission for development of 26 dwellings, with associated vehicular access, pedestrian links, public open space, parking and landscaping
<b>Recommendation:</b>	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 155 of the report.
<b>Material considerations:</b>	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village edge and surrounding landscape Ecology Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Provision of formal and informal open space Section 106 Contributions
<b>Site address:</b>	Land to the west of the Cemetery and North of the Causeway, Bassingbourn
<b>Applicant(s):</b>	Mr R. Scott, M. Scott Properties Ltd and Parker Farms
<b>Date on which application received:</b>	01 July 2016
<b>Site Visit:</b>	01 November 2016
<b>Conservation Area:</b>	No
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	David Thompson, Principal Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation of approval conflicts with the recommendation of Bassingbourn Parish Council and approval would represent a departure from the Local Plan

**Date by which decision due:** 02 November 2016 (agreed extension)

#### **A. Update to the report**

**Paragraph 9** of the main report details the comments made by Bassingbourn Parish Council in relation to the initial consultation. Since that time the Parish Council were included in the re-consultation on the additional information received in relation to drainage and transport.

On 27 October 2016, the Parish Council submitted additional comments which are as follows:

The emerging Local Plan is now in its final stages, being examined by an Inspector and the policies within the document demonstrate a five year supply of housing land. Significant weight should therefore be attached to this in the decision making process. The site lies outside of the village framework as defined in the emerging Local Plan and should be refused.

Despite the development of Windmill Close, the site still forms a significant part of the green separation between the development frameworks of Bassingbourn and Kneesworth defined in both the previous and emerging Local Plan, particularly on the northern side of the Causeway. Applications for similar development have been refused due to the landscape harm of reducing this landscape gap and this applies in this case.

The site is approximately 30 metres from the Grade II Listed Chapels in Bassingbourn. Whilst the revision to retain the hedge on the full length of the western boundary is recognised, the proposal would still have an adverse impact on the setting of the adjacent listed building.

The proposal would result in further adverse impact on the capacity of the foul sewage network. There have been times when raw sewage has overflowed on the Causeway and the erection of more dwellings increases the likelihood of this happening again.

#### **C. Conclusion**

It is considered that the issues raised in these comments have already been addressed in detail in the main report. As such, officers consider that there is nothing further to add and the recommendation remains to approve planning permission, as per the committee report.

**Additional Background Papers:** the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

**Contact Officer:** David Thompson – Principal Planning Officer  
Telephone: (01954) 713250