

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 October 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/3543/16/FL

Parish(es): Great Abington

Proposal: Full application for 45 dwellings, community orchard and children's play area

Site address: Land to the south of Linton Road, Great Abington

Applicant(s): Hill Residential Ltd

Recommendation: Delegated approval (to complete section 106 agreement and agreement from the County Council of the archeologically investigation study)

Key material considerations:

- Five year supply of housing land
- Principle of development
- Density of development
- Affordable housing (including viability considerations)
- Loss of agricultural land
- Impact on the character of the area and landscape
- Highway safety
- Noise from adjacent dog kennels
- Residential amenity of neighbouring properties
- Surface water and foul water drainage
- Trees
- Ecology
- Provision of formal and informal open space
- Section 106 Contributions
- Cumulative impact when taken with other committed schemes in the area and prematurity

Committee Site Visit: Yes 3 October 2017

Departure Application: Yes (advertised 4 January 2017)

Presenting Officer: Rebecca Ward, Principal Planning Officer

Application brought to Committee because: Approval of the planning application would represent a departure from the Local Development Framework.

Date by which decision due: 06 October 2017 (Extension of time agreed)

Update to Report

Consultation

Affordable Housing Officer – There are currently 14 people on the housing register in Great Abington. There are currently approximately 1,800 applicants on the housing register in the district of South Cambridgeshire. Predominantly, the largest need is for 1 and 2 bedroom dwellings, both locally and district wide.

The developer has been in touch with us and we have agreed a housing mix that is reflective of both local and district housing need.

The agreed mix is as follows: 6 x 1 Bed Houses, 4 x 2 Bed Houses, 8 x 3 Bed Houses. 13 properties should be for Affordable Rent and 5 for Intermediate/Shared Ownership. There, is generally a higher demand for 2 and 3 bedroom properties for Shared ownership. So, we would expect more of the 3 bed properties to be available for this tenure type.

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/3543/16/FL

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