



Planning Committee Date Report to	14 th September 2022 South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference Site	20/04906/OUT Agricultural Building And Land To The Rear Of 38 Histon Road, Cottenham, CB24 8UD
Ward / Parish Proposal	Cottenham/ Cottenham Outline planning application for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt with all matters reserved except for access from Histon Road.
Applicant Presenting Officer	Prime Crest Homes Ltd Steve Fraser-Lim
Reason Reported to Committee	Major application
Member Site Visit Date	
Key Issues	1.Principle of affordable housing exception site 2.Design / character of the area 3.Drainage 4.Ecology
Recommendation	APPROVE subject to conditions / S106

1.0 Amendment Report

- 1.1 Paragraph 8.9- Additional sentence at the end of the paragraph: *“Regard has also been given to policy COH 2-1 of the Cottenham Neighbourhood plan which states that new development will be concentrated within the development framework. Development outside of the framework, can be supported, provided that they accord with national and local planning policy”*.
- 1.2 Paragraph 8.10- Additional wording to sentence as follows: *“The principle of the development is considered to be acceptable and in line with Policies S/6, S/7 and H/11 of the Local Plan, and policy COH 2-1 of the Cottenham Neighbourhood Plan”*.
- 1.3 Paragraph 8.15- Additional sentence at the end of paragraph: *“The Cottenham Neighbourhood Local Plan (Para 5.11) notes that there could thus be a need for around 91 “locally-affordable” homes in Cottenham over and above those already identified or permitted”*.
- 1.4 Paragraph 8.16- Clarification: the acronyms ‘F/H’ and ‘B’ within the table stand for ‘Flat / house’ and ‘Bungalow’.
- 1.5 Paragraph 8.51- Additional sentence at the end of paragraph: *“Cottenham Neighbourhood Plan polices COH/1-1 and COH/1-5 are also of relevance and require that new development retains and enriches the local village character”*.
- 1.6 Paragraph 8.69- Additional wording / deletion to first sentence: *“The entrance to the site has been identified as Grade 1 Agricultural Land. ~~the rest of the site is identified as urban land.~~”*
- 1.7 Paragraph 8.102- Additional wording / deletion to sentence: *“This level of separation would ~~not~~ be ~~fully~~ in accordance with the above guidance and ~~but~~ would be sufficient to ensure no undue impacts in terms of daylight, sunlight, overlooking /privacy to adjoining properties, in accordance with policy HQ1”*.