

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee

6<sup>th</sup> April 2005

**AUTHOR/S:** Director of Development Services

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**S/2069/04/RM - Longstanton**  
**Erection of 153 Dwellings and Ancillary Works on Land West of**  
**Longstanton**  
**(Phase 2 - Home Farm) for**  
**Cofton Ltd, Peter Stroude, George Wimpey East Anglia and Kings Oak Homes**  
**Ltd**

**Recommendation: Approval**  
**Date for Determination: 7<sup>th</sup> January 2005**

### Background

1. Consideration of this reserved matters application, received on 8<sup>th</sup> October 2004, was deferred at Committee on 2<sup>nd</sup> February 2005 in order that further consideration could be given to:
  - a) Design and layout of the local areas for play (LAPs);
  - b) Refuse collection points;
  - c) Drive-way lengths;
  - d) Design of house types; and
  - e) Ecological enhancement.

### Update

2. Following a series of meetings between relevant officers and the applicants, amendments were received on the 17<sup>th</sup> March 2005. In summary those drawings seek to address:
  - a) **LAP Details** - a simplification of the design, layout and ultimately maintenance if subsequently adopted by the Parish Council.
  - b) **Refuse Collection** - a layout plan has been submitted to show each refuse collection point, bin location and route between the two for every dwelling.
  - c) **Drive-way lengths** - I have contacted the applicant to clarify what changes have been made. Where necessary, garages have been changed to car ports to ensure that parked cars can be accommodated off the highway.

- d) **Design and Layout** - site layout and house design drawings have been submitted in response to the comments of the Council's Design Consultant. George Wimpey has submitted street scene elevations.
- e) **Ecology** - The applicants propose that the development will incorporate bird and insect boxes in a range of boxes to serve a number of species.

### **Consultations**

- 3. Consultations will be carried out with Longstanton Parish Council, Local Highways Authority and South Cambridgeshire District Council General Works Manager, Cultural Services Manager, Landscape Design Officer, Design Consultant and Ecologist.
- 4. I shall report comments orally, given that the receipt of the amended drawings coincided with the deadline for the preparation of this agenda report.

### **Recommendation**

- 5. Having regard to the discussions which have occurred and subject to the nature of comments from consultees, I anticipate recommending approval of reserved matters of siting, design, means of access and landscape structure (detailed scheme to be the subject of an additional condition).

### **Background Papers:**

- Reserved Matters Applications File Refs S/2069/04/RM and S/0696/04/RM
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Development Brief for Home Farm, Longstanton 1998

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