

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 August 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0747/14/FL
Parish(es):	Harston
Proposal:	Erection of 8 dwellings together with hard and soft landscaping and associated means of access
Site address:	Land rear of 168 High Street, Harston
Applicant(s):	Harston Developments LLP
Recommendation:	Delegated Approval
Key material considerations:	Principle of development, visual impact, highway safety, impact on trees, flood risk, affordable housing and infrastructure requirements
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Julie Ayre
Application brought to Committee because:	The Officer recommendation is contrary to the recommendation of Harston Parish Council
Date by which decision due:	29 May 2014

Site and Proposal

1. The application site lies within the Harston village framework on the east side of the High Street, a busy road with a speed limit of 30mph. The site extends to 0.38 hectares and comprises undeveloped and overgrown land to the side and rear of 168 High Street. The narrow part of the site between 168 and 172 High Street is approximately 15m wide by 55m long, opening out to 35m wide by 75m. The site is surrounded by detached houses and gardens sited within the High Street and London Road. An awarded watercourse runs along the site frontage.
2. The application proposes the erection of eight dwellings on the site. A vehicular access is proposed on the narrow part of the site adjacent to No.168 High Street, with

the proposed dwellings sited in a cul-de-sac arrangement within the enlarged open area to the rear.

3. The proposed development comprises a mix of detached and semi-detached brick and tile properties, ranging from 1½ to 2½ storeys in scale. The proposed mix of dwellings is as follows.
 - 4 x 2 bed (Plots 1-4)
 - 2 x 3 bed (Plots 7 and 8)
 - 2 x 4+bed (Plots 5 and 6)

Planning History

4. S/2068/02/O – 8 dwellings – withdrawn. This application was considered at Planning Committee in March 2003. Members granted delegated powers to approve the application subject to the prior completion of a Section 106 Legal Agreement to secure the provision of up to 50% affordable housing. The applicant was unwilling to sign the required S106 Agreement and, as a result, the application was withdrawn.
5. S/1996/91/F – House – approved.
6. S/2023/80/O – Dwelling – allowed at appeal.
7. S/1789/79/O – Residential development – approved.

Planning Policies

8. *National Planning Policy Framework 2012*
9. *Local Development Framework 2007*

ST/6: Group Villages

DP/1: Sustainable Development

DP/2: Design of New Development

DP/3: Development Criteria

DP/4: Infrastructure and New Developments

DP/7: Development Frameworks

HG/1: Housing Density

HG/2: Housing Mix

HG/3: Affordable Housing

NE/1: Energy Efficiency

NE/6: Biodiversity

NE/11: Flood Risk

NE/15: Noise Pollution

SF/10: Outdoor Playspace, Informal Open Space and New Developments

SF/11: Open Space Standards

TR/1: Planning for More Sustainable Travel

TR/2: Car and Cycle Parking Standards

Open Space in New Developments SPD

Trees and Development Sites SPD

Biodiversity SPD

District Design Guide SPD

Landscape in New Developments SPD

Affordable Housing SPD

10. *Draft Local Plan 2013*

S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development
S/5: Provision of New Jobs and Homes
S/7: Development Frameworks
S/10: Group Villages
CC/3: Renewable and Low Carbon Energy in New Developments
CC/4: Sustainable Design and Construction
CC/7: Water Quality
CC/8: Sustainable Drainage Systems
CC/9: Managing Flood Risk
H/7: Housing Density
H/8: Housing Mix
H/9: Affordable Housing
HQ/1: Design Principles
NH/4: Biodiversity
SC/6: Indoor Community Facilities
SC/7: Outdoor Play space, Informal Open Space and New Developments
SC/8: Open Space Standards
SC/11: Noise Pollution
TI/2: Planning for Sustainable Travel
TI/3: Parking Provision
TI/8: Infrastructure and New Developments

Consultations

11. *Harston Parish Council* – Recommends refusal for the following reasons:

- Traffic issue – access on the A10 is dangerous and busy enough today.
- Potential flooding on the road and to neighbour's gardens.
- Tree conservation – walnuts in particular.
- Number of houses on the plot – 8 is too much.

12. *The Trees Officer* – Overall, broadly supports the content of the Arboricultural report but shares some of the concerns expressed by the neighbour at No.16 London Road. Plot 5 is not situated outside the root protection area of T005 walnut as the report implies, but there is only a minor incursion and not enough to cause concern. Also, the tree protection plan shows temporary tree protective barriers to protect the majority of the RPA from damage during construction. The proposed dwelling on plot 5 is so close to the crowns of the trees in the garden of No.16 that they will cause nuisance and maintenance issues to future occupiers and lead to large portions of the crowns being lopped back to the boundary. The owner is also likely to be subjected to complaints about the trees. Plot 5 is too close to the trees and cannot be supported in its current form.

Any consent should be subject to conditions requiring the pre-commencement provision of a tree protection plan and method statement, including monitoring.

The plans have been amended and have addressed the Trees Officer's concerns, and this is explained in further detail in the 'planning comments' section of this report.

13. *The Landscape Design Officer* – No objections providing a landscaping condition is added to any consent.

14. *Affordable Homes* – The current Affordable Housing SPD states that, for a development of 2 or more dwellings, a minimum of 40% affordable dwellings should be provided. In this case, this amounts to 3 dwellings. Information has been provided demonstrating that at least 3 RP's have confirmed they are not able to acquire the units. A valuation has been carried out by Pocock and Shaw and, based on 3 x 2-bedroom dwellings, has advised that a commuted sum of £250,000 would be required.
15. *The Environmental Health Officer* – Raises no objections subject to the following conditions being added to any consent: hours of use of power-operated machinery during the construction period; details of driven-pile foundations; details of any external lighting; and prevention of bonfires/burning of waste during construction.
16. *The Environmental Health Officer (Contaminated Land)* – Raises no objections, stating that a condition relating to contaminated land investigation is not required.
17. *S106 Officer* – Advises that the following S106 contributions and triggers would be required:
 - Open space - £23,706.16 – prior to occupation of the 3rd dwelling.
 - Community facilities - £3,917.76 – prior to occupation of the 3rd dwelling
 - Household waste receptacles - £556 – prior to occupation of the 1st dwelling
 - S106 monitoring - £500 – prior to commencement of development.
18. *The Drainage Manager* – The surface-water proposals for the site appear reasonable. However, the objection raised by local residents offers compelling evidence of high groundwater levels during particularly wet winter weather. Infiltration testing indicates soakaways are likely to operate efficiently and replicate existing conditions, and the proposals offer below ground storage that will allow infiltration over an extended period. Following discussions with the consultants, they are now proposing a high level connection to the award drain along the High Street that will allow the site to drain in the event of failure of the infiltration system during particularly wet seasons. It is proposed to create an outfall to the award drain that will be placed above the top of the shallow soakaway and will be sized such that the downstream impact will be negligible. This outfall is only likely to be required in extreme conditions. Based on this, there are no objections providing a standard surface-water condition is added to any consent.
19. *The Local Highways Authority* – Raises no objections providing the following conditions are added to any consent: provision of 2.4m x 43m visibility splays each side of the vehicular access; traffic management plan; provision of 2m x 2m pedestrian visibility splays; construction of access from a bound surface and to prevent surface water draining from the site onto the highway.
20. *County Education* – States that the proposed development is within the catchment area of Harston and Newton Primary School and is expected to generate a demand for 1.6 primary school children. A contribution of £13,440 would be required based on a per-place contribution of £8400. The development would also generate a demand for 0.5 pre-school aged children and 1.1 secondary school places, but there is sufficient capacity in the area to accommodate the increase and no contribution is therefore required. A contribution is also sought from new dwellings in the County towards household waste recycling centres. The development falls under the Thriplow HWRC. Contributions are sought of £8.39 per dwelling, amounting to £67.12 in total.

Representations

21. Representations have been received from residents at the following properties – Nos. 16 London Road; and Nos. 164 and 172 High Street The main concerns raised are:
- The proposal constitutes overdevelopment of the site and a scale of development that is out of character with the locality.
 - Road safety – the access would result in a significant increase in traffic in close proximity to a traffic-light controlled junction. Most of these vehicles when exiting the site will be turning right/northwards.
 - Traffic in the area has an average speed exceeding 40mph.
 - Visibility from the proposed access road is poor.
 - Overshadowing and loss of light from the dwelling on plot 5 of No.16 London Road's garden.
 - Plot 1 would overlook No.172 High Street's house and garden.
 - 2 walnut trees within the garden of No.16 London Road, which are believed to be around 80 years old, would be impacted by the dwelling on plot 5.
 - Risk to localised flood management. The site and land in proximity is characterised by a number of shallow wells and a high water table. A level of 150mm below ground level has been observed by No.164 (as opposed to 550mm below as stated in the submitted information). The development would cause flooding to adjacent properties if run-off is directed to soakaways.
 - There is a watercourse along the whole of the east side of the High Street.
 - The environment survey is incorrect – the type of soil is perched aquifer and not chalk. This is a shallow 3m-5m depth of soil and permeable material above the gault clay layer. These are called perched aquifers as wells only have to be dug to the level of the gault clay. These areas are prone to flooding adjacent buildings and roads where run-offs go to soakaways.
 - The driveway would access a possible extension of the development to the rear of 158-164 High Street.

Planning Comments

Principle of development

22. The site measures 0.36 hectares in area. The erection of 8 dwellings would equate to a density of 22 dwellings per hectare. This would be lower than the minimum density of 30 dwellings per hectare required by Policy HG/1. However, this is not considered inappropriate given the existing site constraints.
- 23.. This proposed development would therefore have been acceptable having regard to adopted LDF and emerging Local Plan policies, had policies ST/6 and DP/7, not become out of date as a consequence of the Council not currently being able to demonstrate a five-year supply of deliverable housing sites.

24. In accordance with Policy HG/3 of the Local Development Framework, at least 40% of the dwellings are required to be affordable, which equates to three dwellings. Throughout the pre-application process and during the course of the application itself, the applicant has been in contact with Housing Associations to establish whether they would be interested in taking on any of the units. This has failed to find any interested RP's and, in accordance with the Affordable Housing SPD, the payment of a commuted sum in lieu has been accepted by Officers in consultation with the Housing Department. A valuation has been carried out by John Pocock and the required commuted sum calculated as amounting to £250,000. The applicant has confirmed acceptance of this.
25. Policy HG/2 of the LDF requires at least 40% of market dwellings in a scheme to provide small units of accommodation. In this instance, 50% of the proposed dwellings (4 no. units) would be 2-bed properties and the scheme therefore complies with the requirements of Policy HG/2.

Highway safety

26. Significant concerns have been raised by the Parish Council and local residents regarding the highway safety implications of the development. These concerns relate to a combination of the number of proposed dwellings, the extremely busy nature of the High Street, and the proximity of the proposed means of access to the traffic light controlled junction of High Street with London Road.
27. The application has been accompanied by a Transport Assessment. The Local Highways Authority has been consulted on the proposal and advised it has no objections subject to conditions requiring the provision of appropriate vehicle and pedestrian visibility splays. The submitted drawings demonstrate that these splays can comfortably be achieved.
28. The Parish Council and a local resident have contacted the Highways Authority directly, setting out their concerns regarding the proximity of the site to the traffic-light controlled junction and the average speed of traffic in the vicinity of the site.
29. Any further comments received from the Highways Authority in response to these concerns will be reported either in a written update or verbally at the meeting. It should be stressed that the section of the High Street off which the site is accessed is within a 30mph area. Contrary to the comments made by residents, the junction is not within 50 metres of the signals, but approximately 100 metres away from the site. The Highways Authority has requested vehicle visibility splays of 2.4m x 43m in both directions and this splay falls well short of the traffic signals.

Visual impact

30. The south-eastern side of the High Street comprises a mainly linear pattern of development but there are a number of small groups of dwellings served off single accesses that has resulted in some in-depth developments, ie – rear of No.148-152 High Street. The proposed development is not therefore considered to be out of keeping with the pattern of development along the High Street.
31. The siting of the dwellings is considered acceptable and has been amended in response to the pre-application response to incorporate the following changes:

- Plot 6 – this dwelling has been repositioned to the north to ensure the terminating vista is not dominated by parking, and redesigned to provide a landmark feature to the front.
 - Plot 1 – this dwelling has been reduced in scale (from 2 storeys to 1 ½ storeys) and repositioned deeper into the site to the east and the garage repositioned to the east side of the dwelling.
 - Plot 2 – designed as a detached dwelling.
 - Plot 8 – the garage has been situated to the west to provide a continuous street frontage.
32. In addition, the scheme has been amended during the course of consideration of the application to alter the garages to plots 1 and 2 to carports. This minor revision has been requested due to the short length of driveways to the front of these properties in order to prevent vehicles overhanging the shared access when opening garage doors.
33. The scale, height, form and design of the dwellings are not considered to harm the character and appearance of the area, and the development is considered acceptable in this respect.

Impact on trees

34. There are a number of trees on the site and the application has been accompanied by an Arboricultural Impact Assessment. The Trees Officer has raised no specific objections to the impact on trees on the site itself but does concur with concerns raised by the owner of No.16 London Road regarding the impact on trees within this neighbouring property's rear garden area.
35. In response to these concerns, the plans have been amended to relocate the dwelling on plot 5 a further metre away from the common boundary and outside the root protection area of the trees in question. The Trees Officer has confirmed that the amended drawing resolves his concerns, and that a refusal on tree grounds could no longer be sustained.

Residential amenity

36. The development is not considered to adversely affect the amenities of neighbours through being unduly overbearing in mass, through a loss of light, loss of privacy, or through an unacceptable rise in the level of noise and disturbance.
37. In response to concerns raised by No.172 during pre-application discussions, the dwelling on Plot 1 has been amended from two-storey to 1½ storey in scale, positioned deeper into the site and designed such that there are no first-floor openings looking directly into No.172's garden. No.172 has expressed concern about overlooking into bedroom windows from the ground floor lounge in the side elevation of the lean-to. Given that this would be upward overlooking, it would not be possible to see down into the bedrooms and there would also be a greater degree of reflection, and this impact is not considered significantly harmful.
38. The dwellings on plots 2-5 are sited in close proximity to the boundaries with neighbouring properties to the north in London Road. In order to avoid overlooking of neighbouring properties, plot 2 has obscure glazed rooflights in its rear elevation, whilst the windows in the rear elevations of plots 3 and 4 consist of obscure glazed bathroom windows and high level bedroom windows. The dwelling on plot 5 is

oriented in an east-west direction and the only first-floor windows proposed in the north-eastern side elevation serve bathrooms.

39. The owner of No.16 London Road has expressed concern regarding overshadowing from the plot 5 dwelling. Whilst this dwelling is sited to the south of No.16, it is sited a significant distance from the main rear elevation of No.16 and is not therefore considered to result in an unacceptable loss of light or outlook.

Drainage/flood risk issues

40. There is an Awarded Watercourse to the front of the site that runs along the east side of the High Street. Concerns have been raised by the Parish Council and local residents in respect of the surface-water drainage and flood-risk implications of the development. Concern is expressed that the information in the land survey is incorrect and that a water level of 150mm below ground level has been observed (this being much higher than the 550mm referred to in the submitted report).
41. The drainage report acknowledges the high groundwater levels on the site and recommends shallow infiltration solutions in the form of permeable paving. The concerns raised locally have been forwarded onto and considered by the Council's Drainage Manager. He has advised that the drainage strategy accompanying the application represents an efficient and satisfactory infiltration solution in normal circumstances. However, the addition of a high level overflow to the award drain is deemed necessary to cater for extreme wet-weather periods. The detailed design of said system can be secured through the imposition of a surface-water drainage condition.

S106/affordable housing/infrastructure requirements

42. All residential developments are required to contribute to the off-site provision and maintenance of open space, to the off-site provision of indoor community facilities, and towards the provision of household waste receptacles. The S106 officer has confirmed the contributions required, including recommended trigger points. The applicant's agent has confirmed agreement to this, as well as to the contributions required by Cambridgeshire County Council in respect of education provision and waste, and to the required commuted sum in respect of affordable housing.

Other matters

43. Concerns have been raised on the grounds that additional development is understood to be proposed to the rear of No.164 High Street, and that the access is intended to serve a further 7-8 dwellings. Each application must be determined on its own merits and the implications of possible future developments cannot be considered as part of this application.

Conclusion

44. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report, and the proposed development remains acceptable.

Recommendation

45. Delegated Approval, subject to the prior signing of a S106 Agreement to secure the following contributions:

- Affordable housing – £250,000
- Open space - £23,706.16 – prior to occupation of the 3rd dwelling
- Community facilities - £3,917.76 – prior to occupation of the 3rd dwelling
- Household waste receptacles - £556 – prior to occupation of the 1st dwelling
- S106 monitoring - £500 – prior to commencement of development
- Primary school contribution - £13,440
- Household waste recycling centres - £67.12

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon).
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan, P(90)01 Rev M, P(21)01 Rev K, P(21)02 Rev F, P(21)03 Rev D, P(21)04 Rev D, P(21) 05 Rev E, P(21)06 Rev D, P(21)07 Rev C
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority.
Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
5. Prior to the commencement of development, details of the hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

(Reason – To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
7. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
8. Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4 metres measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 43 metres measured along the nearside edge of the carriageway from the centre line of the proposed access road, as shown on drawing number TR008.
(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007)
9. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.
(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007)
10. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority.
(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
11. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

(Reason – To avoid displacement of loose material onto the highway in the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

12. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - i) Contractors' access arrangements for vehicles, plant and personnel;
 - ii) Contractors' site storage area(s) and compounds(s);
 - iii) Parking for contractors' vehicles and contractors' personnel vehicles;Development shall not be carried out other than in accordance with the approved details.
(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)
13. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
14. During the period of demolition and construction, no power operated construction machinery or plant shall be operated on the site and no construction related deliveries shall be taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
15. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
16. The proposed first floor windows in the rear elevations of plots 1, 2, 3, 4 and in the north-east side elevation of plot 5 shall be fitted with fixed, obscured glass up to a minimum height of 1.7 metres above the internal finished floor level.
(Reason – To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
17. No windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the rear elevations of plots 1, 2 3 and 4 and in the north-east side elevation of plot 5 at and above first floor level unless fitted with fixed, obscured glass up to a minimum height of 1.7 metres above the internal finished floor level.
(Reason – To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

18. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.

(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

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)
- Planning File Ref: S/0747/14/FL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251