

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 June 2016

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

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**Application Number:** S/3190/15/OL

**Parish(es):** Orwell

**Proposal:** Outline planning application for up to 49 dwellings, community car park and coach drop-off facility, pumping station and associated infrastructure.

**Site address:** Land at Hurdleditch Road, Orwell

**Applicant(s):** K B Tebbit and Davidsons Development

**Recommendation:** Refusal

**Key material considerations:** The main issues are whether the proposed development would provide a suitable site for housing, having regard to housing land supply, the principles of sustainable development, scale of development and impact on townscape and landscape character, drainage issues, services and facilities, access and transport, heritage assets and ecology.

**Committee Site Visit:** 31 May 2016

**Departure Application:** Yes

**Presenting Officer:** Rebecca Ward, Senior Planning Officer

**Application brought to Committee because:** The application proposal raises considerations of wider than local interest.

**Date by which decision due:** 27 June 2016

**Update following correspondence from James Fisher (S106 Officer) on the Little Eversden Doctors Surgery :**

1. In order to accommodate more growth the Surgeries (Comberton and Eversden) would require the renovation of Eversden to create additional consulting rooms. The Surgery cannot afford to commission an architect to undertake these works therefore there are no firm details as to how this might be achieved or the exact cost.
2. We have not had a formal response from NHS England at the point of drafting the committee report and it is standard NHS England practice not to respond to planning consultations on developments smaller than 50 dwellings. That said there is evidence of need to increase GP capacity in the area therefore the Council will continue to explore this with the relevant bodies.

3. SCDC are in the process of pooling 5 primary healthcare contributions towards Comberton therefore should only make reference to Eversden Surgery and not Comberton.

*Other Matters*

4. The report makes reference on a number of occasions to the school title 'St Peters Primary School'. This reference should be amended to 'Petersfield Primary School'.

Report Author:	Rebecca Ward	Senior Planning Officer
	Telephone Number:	01954 713236