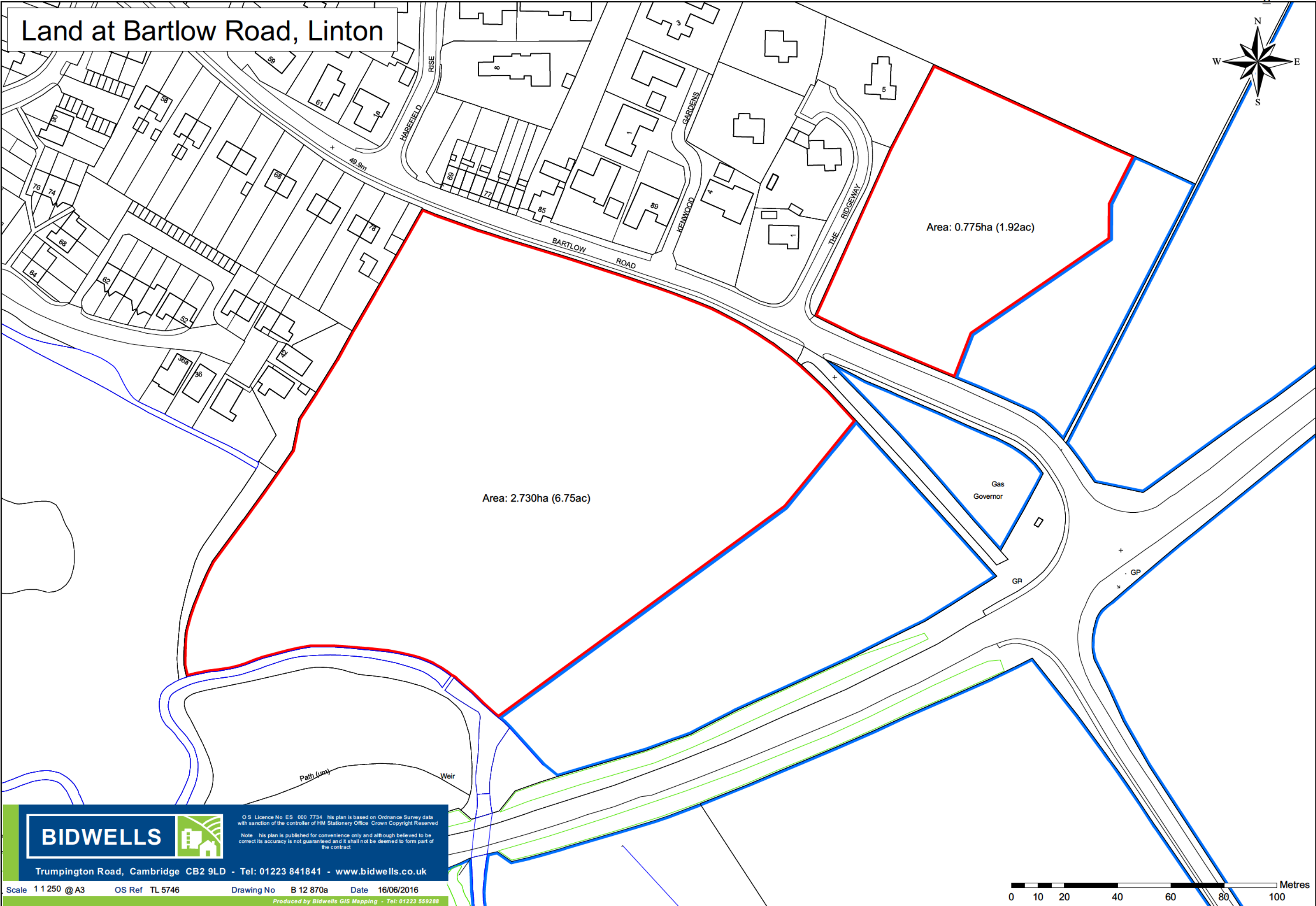
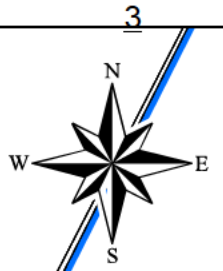


Appendices

Appendix 1: Site Location Plan

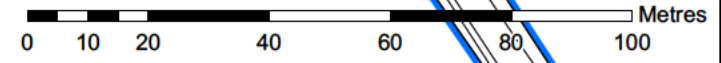
Land at Bartlow Road, Linton



O/S Licence No. ES 000 7734 his plan is based on Ordnance Survey data with sanction of the controller of HM Stationery Office. Crown Copyright Reserved
Note his plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract

Trumpington Road, Cambridge CB2 9LD - Tel: 01223 841841 - www.bidwells.co.uk

Scale 1:1250 @ A3 OS Ref TL 5746 Drawing No B 12 870a Date 16/06/2016
Produced by Bidwells GIS Mapping - Tel: 01223 559288



Appendix 2: Decision Notice S/1963/15/OL

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE

Form 4
Ref. S/1963/15/OL

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

Jake Nugent
Bidwells
Trumpington Road
Cambridge
CB2 9LD

The Council hereby grants permission for residential development for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road

At: Land to North and South of and immediate, Linton, Cambridgeshire
For: Pembroke College, Un. of Cambridge, & GW Balaam & Sons Ltd.

In accordance with your application dated 31-Jul-2015 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
(Reason - The application is in outline only.)
3. The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
4. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers B.12,870a, UDS32001-500-2000-1402 and 101 Revision
Revision A.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
5. No development shall take place until full details of both hard and soft landscape works have been 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

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

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 along the north eastern, south eastern and south western boundaries hatched green on drawing number UDS32001-500-2000-1402 shall be carried out prior to the commencement of construction of the dwellings. The remainder of the landscape 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. Visibility plays shall be provided on both sides of the two accesses in accordance with the measurements shown on drawing number 101 Revision A prior to the occupation of the dwellings. The plays shall be kept clear from obstruction over a height of 600mm and thereafter maintained. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

8. The development shall not be occupied until a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

9. No development approved by this permission shall be commenced until: -

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

c) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

(Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

Local Development Framework 2007.)

10. Prior to the commencement of any development, a detailed scheme for the provision and implementation of flood risk and surface water drainage mitigation shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency, Lead Local Flood Authority and Linton Parish Council. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 30% an allowance for climate change. The submitted details shall be in accordance with the Flood Risk Assessment reference 151077 dated July 2015 by Rossi Long Consulting and provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. The scheme shall take into account any subsequent changes in any revised flood map produced by the Environment Agency between approval and implementation of the scheme. 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.)

11. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage to connect to manhole 7501 via a pumped regime 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 reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

12. No construction work and or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by 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.)

13. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application pursuant to this outline approval shall be accompanied by a Waste Management & Minimisation and Refuse Strategy (WMMFS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

place until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and thereafter.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Supplementary Planning Document 2012 (or as superseded) and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and contributing to sustainable development. The WMMS should include as a minimum:

- i) A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- ii) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- iii) Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- iv) Highway vehicle tracking assessment and street widths / dimensions
- v) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- vi) Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- vii) A timetable for implementing all proposals
- viii) Provision for monitoring the implementation of all proposals

The approved facilities shall be provided prior to the occupation of any building and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

(Reason - To ensure that waste is managed sustainably during the occupation of the development in accordance with objectives of Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD 2011.)

14. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

15. No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by 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.)

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

16. Before any development is commenced, a scheme for protecting the proposed dwellings from noise from the A1307 road shall be submitted to and approved in writing by the local Planning Authority and all works which form part of the approved scheme shall be completed before any one of the permitted dwelling is occupied.

(Reason - To minimise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

17. No development shall take place until an Ecological Design Strategy (EDS) addressing compensation, enhancement, and restoration have been submitted and approved in writing by the local planning authority. The EDS shall set out the following: -

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long term maintenance.
- i) Details of monitoring and remedial measures.
- j) Details for disposal of any wastes arising from the works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner and should specifically include: -

- i) The protection, enhancement, and restoration of the area in the vicinity of the County Wildlife Site adjacent to the southern Boundary.
- ii) Compensation for the loss of any species rich hedgerow
- iii) Incorporation of retained hedgerows into prescribed management scheme
- iv) Provision of suitable compensatory habitat for breeding birds and Roman snails.
- v) Provision of suitable drainage features (attenuation ponds etc.)
- vi) Details of native species planting schedules and other biodiversity enhancement features (bat and bird boxes etc.).

(Reason - To maintain and enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

18. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during which construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

competent person.

h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority and specifically include the following: -

i) Provide mitigation for the avoidance of disturbance of breeding birds

ii) Avoidance of harm to Roman snails

iii) Avoidance of accidental trapping of badgers in trenches and pipes

iv) Provision of a 30 m buffer to protect any potential otter holts from disturbance.

v) Provision of tree, hedge and other retained habitat protection zones.

(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and their protection under the Wildlife and Countryside Act 1981.)

19. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Approval of a Written Scheme of Investigation to include the excavation and recording of archaeological remains and an appropriate outreach element;

(ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;

(iii) Completion of a Post-Excavation Assessment report (PXA) and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

(iv) Completion of the programme of analysis and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

v) Production of an archive report and the preparation of site archive for deposition at the Cambridgeshire Archive facility, or another appropriate store approved by the Planning Authority; Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

20. No development shall commence until a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, has been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare) and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details.

(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.)

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

21. No development shall commence until a renewable energy statement has been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/3 of the adopted Local Development Framework 2007.)

22. No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

(Reason - To ensure an adequate water supply is available for emergency use.)

23. As part of any reserved matter application details of the housing mix (including both market and affordable housing) shall be provided in accordance with local planning policy or demonstration that the housing mix meets local need shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details

(Reason: To ensure an appropriate level of housing mix, both market and affordable housing in accordance with policies H/8 and H/9 of the South Cambridgeshire Local Plan Submission March 2014.)

Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 17 August 2017.

General

1. Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
5. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

may be applied. Details for both procedures are available on the Council's website or on request.

8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ

Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 01 September 2017

NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix 3: Decision Notice S/2501/19/RM 15th November 2019

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Decision Date: 15 November 2019

Ms Rachel Bird,
Impact Planning Services Ltd
Unit 1 The Courtyard
Copse Farm
Lancaster place
South Marston Park
Swindon
Wiltshire
SN3 4UQ

The Council hereby APPROVES details of reserved matters for the Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/1963/15/OL for residential development for up to 55 dwellings with landscape buffer and new vehicular access from Bartlow Road

At: Land to the North and South of Bartlow Road, Linton, CB21 4LY
For: Abbey Developments Ltd

In accordance with your application dated 22 July 2019 and the plans, drawings and documents which form part of the application and in accordance with outline planning permission dated 1 September 2017, reference S/1963/15/OL.

All of the conditions, contained in the above mentioned outline planning permission, continue to apply so far as the same are capable of taking effect but subject to the additional conditions set out below.

ADDITIONAL CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Dwelling Schedule NC Architects
 - Affordable Housing Layout - P-1552-106G
 - Site Layout GF Level 1552-101R
 - Site Layout Roof Level 1552-102N
 - FOG 1 1552-110E
 - FOG 2 1552-111D
 - House Type B2 1552-112F
 - House Type C2 1552-113E
 - House Type D3 1552- 114F
 - House Type D3 (WF) and D3 (Bay) 1552-115C
 - House Type CL5 1552-116E
 - House Type K3 1552-119E
 - House Type M3 1552-120E
 - House Type S25 1552-122C
 - Maisonette HAF10 1552-123C
 - House Type C2A 1552-124B
 - House Type P3 1552-125B
 - Farmstead 1 Plot 44 1552-126B

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Decision Date: 15 November 2019

Farmstead 2 Plot 55 1552-127A
House Type R4 1552-128A
Carports 1552-151
Double Garages 1552-152A
Farmstead 2 Car Barn 1552-153
Northern Site Garages 1552-153B
Northern Site Levels Layout E17-084-130 P5
Site Tracking Northern Site E17-084-132 P6
Southern Site Levels Layout E17-084-140 P5
Site Sections Sheet 1 - 1552-1007 B
Site Sections Sheet 2 - 1552-1008 B
LEAP Proposals ABBEY 21606 25
Tree Protection Plan ABBEY21606-04
Soft Landscape Proposals ABBEY21606-21-SHEET 1
Soft Landscape Proposal ABBEY21606-21-SHEET 2
Soft Landscape Proposals ABBEY21606-21-SHEET 3
Soft Landscape Proposals ABBEY21606-21-SHEET 4
Soft Landscape Proposals ABBEY21606-21-SHEET 5
Site Drainage Layout - E17-084-141 Rev P9
Site Tracking Southern Site E17-084-142 P6
Site Visibility E17-084-176 P5
Southern Site Levels Layout E17-084-140 P5
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

2. No development above foundation level shall take place until details of external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The 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 HQ/1 of the adopted Local Plan 2018.)
3. Prior to the first occupation of each dwelling, pedestrian visibility splays measuring 2 metres x 2 metres shall be provided each side of all driveway(s) serving that particular dwelling measured from and along the edge of the carriageway/footway as relevant within the site area. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adopted public highway.(Reason - In the interest of highway safety in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
4. No development above foundation level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
(Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Decision Date: 15 November 2019

5. All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the adopted public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided).
(Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)
6. All accesses including driveways shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.
(Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)
7. No development shall be occupied until details of the cycle stores have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development.
(Reason – To provide adequate cycle parking in accordance with Policy TI/3 of the adopted Local Plan 2018).
8. No development above foundation level shall take place until details of the pumping station have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
9. No development shall take place until details of the proposed Local Equipped Area of Play to including the location, number and types of pieces of play equipment have been submitted to and approved in writing by the Local Planning Authority. The play area shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority and thereafter retained for such purposes.
(Reason - To ensure the Local Equipped Area of Play is satisfactory in accordance with Policy SC/7 of the adopted Local Plan 2018.)
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E and F of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
11. Apart from any top hung vent, the proposed first floor windows, western elevation of Plot 9, northern elevation of Plot 24 and northern elevation of Plot 31 of the development, hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut unless the opening section is at least 1.7 metres above finished floor level. The development shall be retained as such thereafter.
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Decision Date: 15 November 2019

the adopted Local Plan 2018.)

Informatives

1. If any trees of low bat roost potential are felled, guidance as detailed in Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition (Collins Editor, 2016) will need to be followed.

General

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambbs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambbs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission

TOWN AND COUNTRY PLANNING ACT 1990**APPROVAL OF RESERVED MATTERS****Decision Date: 15 November 2019**

granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

4. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
5. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. The approved plans for this application are as originally submitted unless otherwise specified in this Decision Notice. The development should be completed strictly in accordance with these plans. Any amendment to these approved plans must be first agreed in writing by the Local Planning Authority.
8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please complete our [Customer Service Questionnaire](#)

Stephen Kelly

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 92(2) OF THE

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE**

**Form 6
Ref. S/2501/19/RM**

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

Decision Date: 15 November 2019

TOWN AND COUNTRY PLANNING ACT 1990 AND ARTICLES 4 AND 22 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

SEE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1990**APPROVAL OF RESERVED MATTERS****Decision Date: 15 November 2019**

NOTES**Appeals to the Secretary of State**

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix 4: Condition Discharge Schedule

Condition Discharge Update

Bartlow Road Linton

18.11.21

S/1963/15/OL Condition Discharge Status				
Outline Condition	Requirement	SCDC Application Reference	Status	Appeal Status
5	Pre commencement. Details of a hard and soft landscaping scheme	S/1963/15/COND5	Not discharged	Appeal Dismissed 8/11/21 APP/W0530/W/21/3267781
		S/1963/15/CONDF	Discharged 13/08/21	
9	Pre commencement Details of investigation and recording of contamination and remediation details.	S/1963/15/COND9	Discharged 20/01/21	
10	Pre commencement. Details of flood risk and surface water drainage mitigation	S/1963/15/COND10	Not discharged	Appeal Allowed 8/11/21 APP/W0530/W/21/3267791
		S/1963/15/CONDG	Refused 06/10/21	
11	Pre commencement. Details of a foul water drainage scheme	S/1963/15/COND11	Refused 20/01/21	
		S/1963/15/CONDE	Discharged 17/09/21	Note this relates to a connection to MH 7501 which is not ADL's preferred location.
13	Pre commencement. Details of a waste management and minimisation scheme and refuse strategy	S/1963/15/COND13	Discharged 29/10/2020	
14	Pre commencement. Programme to minimise the spread of airborne dust	S/1963/15/COND14	Discharged 11/01/2021	

15	Pre commencement. Details of a construction programme	S/1963/15/COND15	Not discharged	Appeal submitted APP/W0530/W/21/3267765 Withdrawn 26/07/21
		S/1963/15/CONDB	Discharged 21/05/2021	
16	Pre commencement. Details of a scheme to protect dwellings from noise from the A1307	S/1963/15/COND16	Discharged 20/01/2021	
17	Pre commencement. Details of an Ecological Design Strategy	S/1963/15/COND17	Not discharged	Appeal submitted APP/W0530/W/21/3267764 Withdrawn 26/07/21
		S/1963/15/COND17	Discharged 21/05/2021	
18	Pre commencement Details of a Construction Environmental Management Plan	S/1963/15/COND18	Not discharged	Appeal submitted APP/W0530/W/21/3267768 Withdrawn 26/07/21
		S/1963/15/CONDC	Discharged 21/05/2021	
19 i) and ii)	Pre commencement. Parts i) and ii). Details of a Written Scheme of Investigation and the completion of field work in accordance	S/1963/15/COND19 – Archaeology (pre-commencement with phased discharge criteria)	Discharged 11/01/2021	
19 iii)	Details of a Post Excavation assessment report	S/1963/15/CONDA	Refused 18/01/2020	Appeal Allowed 8/11/21 APP/W0530/W/21/3269789
		S/1963/15/CONDH	Discharged 13/08/2021	
20	Pre commencement. Details of a lighting scheme	S/1963/15/COND20	Discharged 29/10/2020	
21	Pre commencement. Details of a renewable energy statement	S/1963/15/COND21	Discharged 29/10/2020	

S/2501/19/RM Condition Discharge Status				
Reserved Matters Condition	Requirement	SCDC Application Reference	Status	Appeal Status
2	Development above foundation level. Details of external materials.	S/2501/19/COND2	Refused 12/01/2021	Appeal Dismissed 8/11/21 APP/W0530/W/21/3271548
4	Development above foundation level Details of proposed arrangements for management and maintenance of proposed streets.	S/2501/19/COND4	Not Discharged	
7	Occupation of development Details of cycle stores	S/2501/19/COND7	Discharged 29/10/2020	
8	Development above foundation level. Details of pumping station.	S/2501/19/COND8	Not Discharged	
9	Pre commencement. Details of proposed LEAP.	S/2501/19/COND9	Discharged 29/10/2020	

**Appendix 5: Extract from 5 Year Housing Land Supply Statement –
April 2020**



Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

Published 1 April 2020



Land north and south of Bartlow Road, Linton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1963/15/OL	55 dwellings	Outline	11 August 2015	2 August 2017	1 September 2017
S/2073/19/OL	55 dwellings	Outline	13 June 2019	-	-
S/2501/19/RM	55 dwellings	Reserved Matters	22 July 2019	13 November 2019	15 November 2019
Total	55 dwellings	-	-	-	-

C.432. The site has detailed planning permission for 55 dwellings with a landscape buffer, which was approved in November 2019. At February 2020, some works had started on clearing the site however none of the 55 dwellings had been started. The development is being marketed by Abbey Homes as [The Poppyfields](#) and their website says that the development is coming in spring 2020. The housebuilder (Abbey Homes) has advised that they cannot advise on their delivery programme until they know when their discharge of conditions applications will be determined by the Council (see Response 80 in Appendix D), however they are able to mobilise and start works relatively quickly. The Council is working with the housebuilder to resolve the issues to enable delivery of this development.

C.433. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2020, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023.

C.434. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 55 dwellings fall into part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a developer (Abbey Developments), and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

South of Thompsons Meadow, Trap Road, Guilden Morden *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3077/16/OL	16 dwellings	Outline	16 November 2016	02 August 2017	24 October 2017
Total	16 dwellings				

Response 80: Land north and south of Bartlow Road, Linton

From: Abbey Developments Ltd
Sent: 10 March 2020 09:52

We submitted pre-commencement planning conditions at the end of last year, the determination date has been and gone and there are still consultee responses outstanding.

We would be able to mobilise relatively quickly but until we know when these conditions will be cleared I cannot advise on programme.

The questions sent to Abbey Developments Ltd were as follows:

1. What progress has been made towards delivery of 55 dwellings on the site?
2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?
4. You previously advised that construction would start on site in 2019. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?
5. You previously advised that the first dwelling(s) would be completed in 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?
6. When will the development be completed?
7. What is the anticipated annual build out rate for the development?
8. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Appendix 6: Extract from 5 Year Housing Land Supply Statement – April 2021



Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

Published 1 April 2021



Table C1b: Housing Trajectory for Cambridge - Actual and Predicted Completions

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals	
Actual Completions ^	344	473	1,322	719	897	1,181	1,120	868	459	-	-	-	-	-	-	-	-	-	-	-	-	
Predicted Completions	-	-	-	-	-	-	-	-	-	291	762	698	519	550	461	685	808	680	709	583	-	
Cumulative Completions	344	817	2,139	2,858	3,755	4,936	6,056	6,924	7,383	7,674	8,436	9,134	9,653	10,203	10,664	11,349	12,157	12,837	13,546	14,129	14,129	
Annualised Housing Target over Plan Period	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14,000
Annualised Housing Target taking Account of Actual / Predicted Completions	719	732	698	696	683	647	611	590	602	633	618	608	621	633	667	663	614	582	454	-129	-	-
Comparison of Actual / Predicted Completions against Annualised Housing Target	-356	-227	622	19	197	481	420	168	-241	-409	62	-2	-181	-150	-239	-15	108	-20	9	-117	-	-

Notes:

^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) at 31.03.20	Outstanding Dwellings (net)	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	Post 2041	Total: 2020-2031	Total: 2020-2041	Total in Five Year Supply: 2021-2026
Land rear of 131 The Causeway, Bassingbourn cum Kneesworth	S/1199/13/OL (20 dwellings) & S/2253/16/RM (20 dwellings)	0.95	20	0	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	20
18 Boxworth End, Swavesey	S/0875/15/OL (30 dwellings) & S/2900/18/RM (30 dwellings)	1.69	30	0	30	0	25	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30
East of New Road, Me bourn	S/2791/14/OL (up to 199 dwellings) & S/2590/17/RM (199 dwellings)	10.52	199	70	129	45	47	30	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	129	129	84
Former CEMEX Cement Works, Haslingfield Road, Barrington	S/2365/14/OL (up to 220 dwellings), S/0057/17/VC, S/1394/18/FL (demolition of former cement works), S/485/18/RM (220 dwellings), S/1427/19/RM (220 dwellings), 20/02528/S73 & 20/02529/S73 (pending)	33.50	220	0	220	0	20	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	220	220	220
Land off Haden Way, Willingham	S/2456/15/OL (up to 64 dwellings) & S/4441/18/RM (61 dwellings)	2.04	61	0	61	0	30	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	61	61
East of Spring Lane, Bassingbourn	S/1745/16/OL (up to 30 dwellings) & S/0905/19/RM (30 dwellings)	2.87	30	0	30	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30
Rear of 7 37 Station Road, Foxton	S/2148/16/OL (up to 22 dwellings) & S/2583/18/RM (22 dwellings)	0.83	22	0	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	0
Land west of Mill Road, Over	S/2870/15/OL (up to 55 dwellings) & S/3683/17/RM (53 dwellings)	1.59	53	0	53	0	25	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	53	53
South of West Road, Gamlingay	S/2367/16/OL (up to 29 dwellings), S/1338/15/OL (up to 29 dwellings) & S/3868/18/RM (pending, 29 dwellings)	1.32	29	0	29	0	0	20	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29	29
Land at 22 Linton Road, Balsham	S/2830/15/OL (up to 29 dwellings), S/0255/17/OL (36 dwellings) & S/2729/18/RM (36 dwellings)	1.83	36	2	34	8	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34	26
Monkfield Nutrition, High Street, Shingay cum Wendy	S/2224/16/OL (up to 10 dwellings) & S/1877/19/RM (10 dwellings)	2.00	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
Hallmark Hotel, Bar Hill	S/0851/16/FL (40 dwellings)	2.94	40	0	40	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40
Land off Rampton Road, Cottenham	S/2413/17/OL (demo tion of dwelling and up to 200 new dwellings), S/4116/18/VC, S/2549/19/RM (demo tion of dwelling and up to 200 new dwellings) & S/2679/19/RM (dup icate, demo tion of dwelling and up to 200 new dwellings)	14.19	199	0	199	2	29	39	43	43	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199	199	197
Land east of Highfields Road, Caldecote	S/2510/15/OL (up to 140 dwellings) & S/4619/18/RM (66 dwellings)	102.20	66	0	66	0	27	36	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	66	66
Land at Hurdleditch Road, Orwell	S/3190/15/OL (up to 49 dwellings) & S/3870/18/RM (49 dwellings)	3.80	49	16	33	25	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	33	8
Land rear of 130 Middlewatch, Swavesey	S/1605/16/OL (demo tion of a dwelling and up to 70 new dwellings) & S/1896/19/RM (demo tion of a dwelling and 70 new dwellings)	2.80	69	0	69	0	12	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	69	69
Land south of 1b Over Road, Willingham	S/2921/15/OL (26 dwellings)	0.92	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land north and south of Bartow Road, Linton	S/1963/15/OL (up to 55 dwellings), S/2501/19/RM (55 dwellings) & S/2073/19/OL (pending, up to 55 dwellings)	4.83	55	0	55	0	0	20	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	55	55
South of Thompsons Meadow, Trap Road, Guilden Morden	S/3077/16/OL (up to 16 dwellings) & 20/03151/REM (pending, 16 dwellings)	1.76	16	0	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	16
West of Grace Crescent, Hardwick	S/1694/16/OL (up to 98 dwellings) & S/4551/17/RM (98 dwellings)	4.40	98	60	38	16	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	22
Rear of 18 28 Highfields Road, Highfields Caldecote	S/2047/16/FL (71 dwellings)	2.91	71	66	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Teversham Road, Fulbourn	S/0202/17/OL (up to 110 dwellings) & S/3290/19/RM (pending, 110 dwellings)	6.83	110	0	110	0	0	0	0	0	0	10	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	110	110	0
Land off Bartow Road, Castle Camps	S/0415/17/OL (up to 10 dwellings) & S/4299/17/RM (10 dwellings)	0.55	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
Lion Works, Station Road West, Whittlesford Bridge	S/0746/15/OL (residential development)	1.17	59	0	59	0	0	0	0	0	0	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59	59	0
South of 279 St Neets Road, Hardwick	S/3064/16/OL (demo tion of 2 dwellings and up to 155 new dwellings) & 20/02728/REM (demo tion of 2 dwellings and up to 155 new dwellings)	7.44	153	0	153	2	30	45	60	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	153	153	155
Land at Oakington Road, Cottenham	S/1606/16/OL (up to 126 dwellings) & S/2281/18/RM (121 dwellings)	4.68	121	7	114	48	50	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	114	66
Rear of 79 High Street, Meldreth	S/1124/17/OL (18 dwellings) & S/0067/20/RM (18 dwellings)	1.05	18	0	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	18
Land at Belsar Farm, Willingham	S/3145/16/FL (25 dwellings)	1.31	25	0	25	0	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	25
Land adjacent Longstanton Road, Over	S/2383/17/FL (26 dwellings) & S/4201/18/VC	0.94	26	0	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	26
Land at Meldreth Road, Shepreth	S/3052/16/FL (25 dwellings) & 20/02116/CL2PD	1.19	25	0	25	0	0	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	25
Land off Grafton Drive, Caldecote	S/2764/16/OL (up to 58 dwellings) & S/3835/19/RM (58 dwellings)	4.31	58	0	58	0	36	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58	58
65 Pettitts Lane, Dry Drayton	S/4554/17/OL (up to 10 dwellings) & S/3447/18/RM (10 dwellings)	0.31	10	0	10	6	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	4
Horseheath Road, Linton	S/2553/16/OL (no more than 42 dwellings) & S/4418/19/RM (42 dwellings)	2.88	42	0	42	0	40	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	42

Land north and south of Bartlow Road, Linton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1963/15/OL	55 dwellings	Outline	11 August 2015	2 August 2017	1 September 2017
S/2073/19/OL	55 dwellings	Outline	13 June 2019	-	-
S/2501/19/RM	55 dwellings	Reserved Matters	22 July 2019	13 November 2019	15 November 2019
Total	55 dwellings	-	-	-	-

C.422. The site has detailed planning permission for 55 dwellings with a landscape buffer, which was approved in November 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2020, all 55 dwellings had not been started. Six discharge of conditions applications were submitted in February 2021 and are being considered by the Council.

C.423. It is unclear exactly when the development will be started and completed as the housebuilder (Abbey Homes) has not provided a response. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the reserved matters planning permission expires in November 2021. The Council has used its typical assumptions for the build out rate of this development. These typical assumptions anticipate a build out rate of an average of 38 dwellings a year over two years on a site of this size. The Council anticipates that this site will be completed in 2022-2024.

C.424. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 55 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Abbey Developments), and the Council is considering six discharge of conditions applications. There is no evidence that the site will not be delivered within five years.