

## **MATTER 9: AREAS OF MAJOR CHANGE / MAJOR DEVELOPMENT AREAS ON THE EDGE OF CAMBRIDGE**

### **Matter 9A 2.4 – Orchard Park - Update**

The Councils' joint Matter 9 Statement provides information on the planning status of two planning applications for Parcel Com4 at Orchard Park, at page 18 paragraphs 79 and 80.

The planning applications have now been determined and this note provides an update.

#### **Inspectors Question M9 2.4(i) – Is it agreed that the sites below have the stated planning status:**

- **(bullet point 3) Outline application for 15 dwellings Parcel L2 and 132 dwellings submitted, no decision issued - Parcel Com4**

Parcel Com4 was the subject of two planning applications proposing differing land uses and levels of development.

Decision notices refusing these two planning applications have now been issued for reasons as set out below:

- S/2248/14/OL (132 dwellings) – submitted in September 2014, refused 27 March 2015 as the applicant has failed to demonstrate the site is capable of accommodating 132 residential units without adversely impacting on the character of the built environment, and has failed to demonstrate the development is acceptable in respect of health provision, air quality and noise for future occupants.
- S/2975/14/OL (42 apartments and 82 units for an aparthotel with a restaurant and gym facilities) – submitted in December 2014, refused 30 March 2015 as the applicant has failed to demonstrate the site is capable of accommodating the scale of development without adversely impacting on the character of the built environment, and has failed to demonstrate the development is acceptable in respect of affordable housing, health provision, air quality and noise for future occupants.

The applications were refused on the basis that the applicant had not provided appropriate evidence to support the specific proposals. The sites are located within the Orchard Park allocation which is now largely complete and are available, suitable and achievable.