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Finally, this letter expands on the 'Part I – Deliverability' section of the feedback form to explain the estimate delivery timescale. It is acknowledged that as the site lies within the Green Belt, it is reliant on the Local Plan for allocation and removal from the Green Belt, and, therefore, planning permission could not be granted before the Local Plan is adopted.

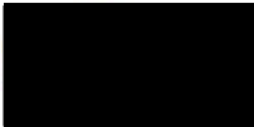
The current Local Development Scheme (LDS) dated October 2018 sets out an adoption date for the emerging Local Plan in Summer 2023. It is anticipated that for a development of this scale, an outline planning permission would be granted, and with the subsequent requirement to agree reserved matters and discharge planning conditions, a commencement at some point in 2024 is most likely.

Within this popular location, it is anticipated that 75 completions per year could be achieved, which would see development complete in 3-4 years, so 2027 at the earliest.

We consider that land off Branch Road and Long Road, Comberton comprises a viable and deliverable proposal in a highly sustainable location and look forward to your consideration of the scheme through the Local Plan process.

Please do not hesitate to contact me should you wish to discuss further.

Yours sincerely,



Graham Bloomfield BA (Hons), MA, MRTPI
Associate Director

Encl: