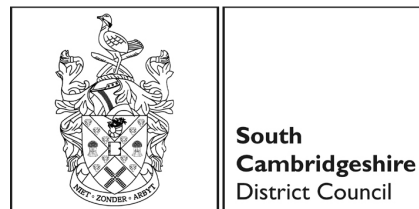


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk



29 November 2013

To: Chairman – Councillor Robert Turner
Vice-Chairman – Councillor Lynda Harford
All Members of the Planning Committee

Quorum: 4

Dear Councillor

This is a supplement to the previously-published agenda for the meeting of **PLANNING COMMITTEE** on **WEDNESDAY, 4 DECEMBER 2013**, containing those reports which had not been received by the original publication deadline.

Yours faithfully
JEAN HUNTER
Chief Executive

Requests for a large print agenda must be received at least 48 hours before the meeting. Members of the public wishing to speak at this meeting are requested to contact the Support Officer by no later than noon on Monday before the meeting. A public speaking protocol applies.

AGENDA

4. S/0534/12/VC - Cambourne (Morrisons, Broad Street)

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EXCLUSION OF PRESS AND PUBLIC

The following statement must be proposed, seconded and voted upon. The officer presenting to report will provide the paragraph number(s).

“I propose that the Press and public be excluded from the meeting during the consideration of the following item number in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph of Part 1 of Schedule 12A (as amended) of the Act.”

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the

Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 4

Wm Morrisons, Cambourne

Addendum to Carter Jonas report (November 2013)



The Property People

This addendum note provides additional information on:

- (a) why Cambourne is described as a “town centre” for the purposes of applying policy guidance in the National Planning Policy Framework (the Framework) and yet it is also described in the Adopted Local Plan and draft Local Plan as a “Rural Centre”, and
- (b) the catchment area used in the North West Cambridge Supplementary Retail Study, Nathaniel Lichfield and Partners (2010).

Definition of a town centre

The definition of a “town centre” for the purposes of applying national planning policy guidance contained in the Framework is broader than the one used normally to describe centres in a development plan, and hence there is some misunderstanding of the references in our advice to Cambourne as a “town centre”, whereas in the Adopted Local Plan and draft Local Plan it is referred to as a “Rural Growth Settlement” and a “Rural Centre”, respectively.

Both definitions are correct. It is simply that they are being applied in different contexts. For the purposes of applying the guidance in the Framework relating to the sequential approach and impact on a town centre Cambourne is properly defined as a town centre.

In the Annex to the Framework, a town centre is defined as an:

“Area defined on the local authority’s proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.” (our emphasis)

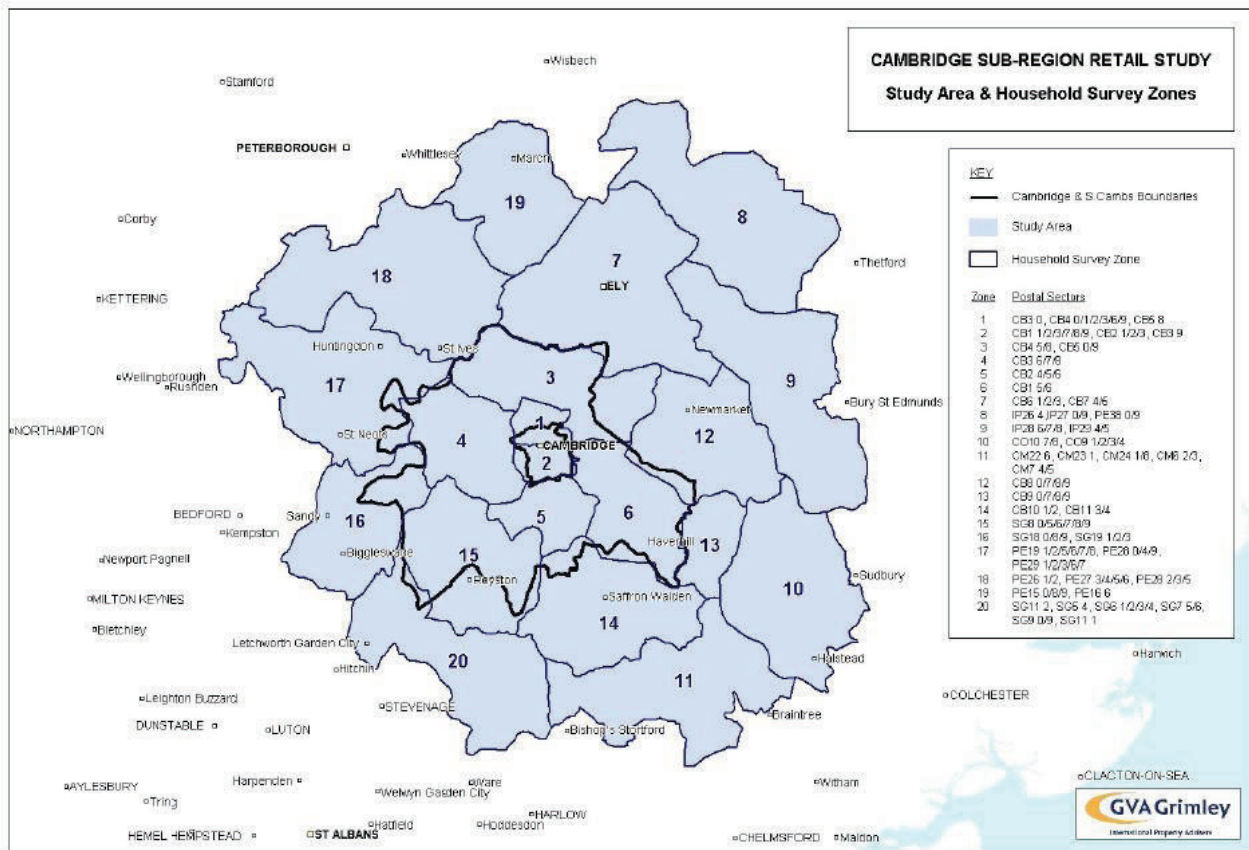
There is no mention of rural centres in the definition, although it is clear from applying this guidance that Cambourne is a town centre because it is clearly more than a small parade of “purely neighbourhood significance”. Ipso facto it is a town centre.

In the draft Local Plan (2013), South Cambridgeshire District Council seeks to identify a hierarchy of retail centres within the District, and it is within this context that Cambourne is defined as a Rural Centre which is the definition that is applied to a centre that is a “larger more sustainable village”.

It is not the case that we are advising the Cambourne’s status should change. It is simply that in applying the tests in the Framework relating to the sequential approach and impact, it is properly referred to as a town centre.

Extent of household survey

At paragraph 3.5 of the report, reference is made to the findings of the North West Cambridge Supplementary Retail Study, and in particular the trade drawn to Morrisons’s store at Cambourne drawn from Zone 4. We have been asked to provide a map of the zones and this is provided below.



The survey is based on the City of Cambridge, South Cambridgeshire District Council and beyond. It comprises 20 zones and Cambourne is located in Zone 4.

In 2010, Tesco at Bar Hill attracted 45% of all shopping trips in Zone 4 and this is the main store that Morrisons competes with (Morrisons attracts 18% of all trips). On the basis of the changes that Morrisons have made, we consider that the store at Cambourne will have increased its turnover at the expense of Tesco at Bar Hill. This is why we provided this information.

It is clear that with the opening of the Co-op store in Cambourne, it will be competing with Morrisons and will divert some trade from it, and so too will Iceland store opens in 2014.