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30 May 2014

To: Chairman – Councillor Robert Turner
Vice-Chairman – Councillor Lynda Harford
All Members of the Planning Committee - Councillors David Bard, Val Barrett,
Brian Burling, Tumi Hawkins, Sebastian Kindersley, David McCraith, Robin Page,
Neil Scarr (sub.), Ben Shelton, Hazel Smith and Nick Wright

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 4 JUNE 2014 at 10.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA

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7.	S/1066/13/OL - Fulbourn (Fulbourn and Ida Darwin Hospitals) Appendices A1, A2 and B are attached to the online version of the agenda.	9 - 58
13.	S/2008/13/OL - Dry Drayton (Hackers Fruit Farm,Huntingdon Road)	59 - 62

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) 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(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2239/13/FL
Parish:	Sawston
Proposal:	Erection of football ground for Cambridge City Football Club and creation of new community recreational space
Site address:	Land to the north of Deal Grove, Off Babraham Road, Sawston
Applicant(s):	Mr Len Satchell
Recommendation:	Refusal
Key material considerations:	Principle of development, effect on openness of Green Belt and need for very special circumstances, visual impact, highway safety, sustainability, neighbour amenity and ecology
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Nigel Blazeby
Application brought to Committee because:	Referral to Committee requested by Councillor Bard
Date by which decision due:	3 February 2014

Update to the Report

Paragraphs 23 and 29

1. These paragraphs in the 'consultations' section of the report refer to the initial responses received from the Ecology Officer and Local Highways Authority. The applicant's agent has expressed concern that the ongoing discussions and additional reports submitted in response to these initial objections has not been made clear in this part of the report. Whilst discussed later on in paragraphs 82 and 92, the earlier paragraphs suggest there are significant objections from the Ecology and Highways Departments and there is concern that this could be misleading to Members and other readers of the report.

Paragraphs 47, 78 and 105

2. There is an error in these paragraphs. The average attendance of 338 was taken over five years, and not the timescale referred to in these parts of the report.

Paragraph 84

3. Paragraph 84 states that the implications of access through the middle of the residential allocation would need to be given further consideration should Members be minded to support the application. The Local Highways Authority has confirmed that the geometry of the road and footway/cycle path would be acceptable to serve the existing industrial units, the football club and the residential development proposed within the local plan. As such, there are no highway safety reasons for requiring an alternative access point to be sought.

Paragraphs 91-92

4. With regards to Ecology issues, a further bat survey was undertaken this week, and has found no evidence of bat roosts in the trees questioned by the Ecology Officer. A report of the findings is being prepared, and Members will be updated verbally on this at Committee.

Paragraph 125

5. Paragraph 125 states that the site is 8.8 miles from Cambridge and does not meet the club's own search criteria within the Sequential Analysis. The applicant's agent has pointed out that this is factually incorrect and that the distance is 6.8 miles and therefore falls within the club's search criteria (namely to be located preferably within 4 miles of the city centre and up to 8 miles away).

Report Author: Lorraine Casey – Senior Planning Officer
Telephone: (01954) 713251

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number / type of application: S/2529/14/FL

Parish(es): Croydon

Proposal: Retrospective application for part change of use of dwelling to part dwelling and part breeding of dogs; retention of use of 3 x buildings for dog breeding and the proposed erection of a new building for dog breeding.

Recommendation: Approval

Material considerations: Principle of the development, neighbour amenity, impact upon the character of the area.

Site address: Portelet, High Street (Broadreach Dogs)

Applicant(s): Mrs Anne Wood

Date on which application received: 28/11/13

Site Visit: 03/5/14

Conservation Area: No

Departure Application: No

Presenting Officer: Debra Bell, Planning Officer

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Croydon Parish Council.

Date by which decision due: 5 May 2014

A. Update to the report

Agenda report paragraph number 23 -26 – Neighbour objections

Pucks Cottage, High Street – Raised the following objections –

- a) Noise nuisance of barking dogs
- b) Inappropriate use and scale for the location
- c) Development being undertaken without planning permission, thus setting a precedent.
- d) Change of use from domestic dwelling to commercial use, outside of village framework.

e) Content of noise report – inaccurate

Contact Officer: Debra Bell – Planning Officer
Telephone: (01954) 713263

Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

04 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1066/13/OL
Parish(es):	Fulbourn
Proposal:	Development Brief for the redevelopment of the Fulbourn Hospital and Ida Darwin Hospital.
Site address:	Ida Darwin Hospital and Fulbourn Hospital, Fulbourn Old Drift, Fulbourn, Cambridge, CB21 5EE
Applicant(s):	Cambridge and Peterborough NHS Foundation
Recommendation:	Endorsement of the Development Brief
Key material considerations:	Impact on the Openness of the Green Belt and the Conservation Area.
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Katie Parry
Application brought to Committee because:	It relates to an outline application for a major site and the Officer's recommendation conflicts with that of the Parish Council.
Date by which decision due:	15 th August 2013

Update to the Report for Agenda Item 6

1. Since the publication of the Report further comments have been received, these are summarised below:
2. **Fulbourn Forum** – Considers that the minor changes put forward do not alter their original comments on the scheme. It is still too big, too high, and too dense for this 'isolated' (words of the applicant's agent at his presentation to Committee on 8 January 2014) site and for the general infrastructure of Fulbourn. The applicants Design and Access Statement (page 64) states that "... it is anticipated that the development will be largely 2 storeys, with some occasional one storey houses." If translated into the plans and the built form

this would achieve, together with more space between houses, a more open development consistent with the NPPF and SCDC Policy GB/4, and greatly reduce the impact of the proposed Extra Care scheme, although we still consider this facility to be a very poor location for such a development.

3. We urge the committee to reject the Design Brief. Page 48 outlines a number of design principles, some of which should not be accepted:

1- Establish a clear and visually open green wedge at the western end of the site – this should be amended to say the ‘western part of the site’ thus requiring the Masterplan to be suitably altered to reflect the intentions of the ‘Proof of Evidence’ accepted by the Planning Inspector by increasing the extent of the Green Wedge.

2 – Locate any larger scale elements appropriately –no larger scale built elements should be allowed in this Green Belt, edge of village, rural site. This will help reduce the visual impact of the whole scheme, especially when viewed from the Cambridge Road and Teversham Road has virtually no impact on the ‘green’ separation between Capital Park and the present edge of Fulbourn village – a view that will be significantly changed by a three storey construction close to the railway line. Large scale buildings will also conflict with one of the applicant’s other design principles that housing should “relate to the areas around it, and form part of the village.” Existing edge-of-village development is small scale and lower density than the Ida Darwin proposals.

3 – ‘Extra Care provision to be at the heart of the development, as an integral part of the new community’ – this is a very poor location for a large Extra Care facility, particularly when it is not within reasonable walking distance, especially for older people, of all the main village facilities. The aim should be for the Ida Darwin redevelopment to become, as much as is possible for this ‘isolated’ site, an integrated part of the existing village, not a separate ‘new community’ built around Extra Care provision. We also have concerns that much of the affordable housing on the site will be tied up in the Extra Care unit (with a District City catchment), limiting the number of homes available for local young people and families. If the District Council is still minded to proceed with an Extra Care Facility then the Design Brief should be altered as indicated in item 2 above, to limit its height to two storeys with some lower height elements to break up the massing of a large, institutional building.

4. Notwithstanding the minor changes to the original application, the illustrative Masterplan and the Design and Access Statement should also be rejected for the reasons set out in our earlier response of 20 July 2014.
5. The comments by the Fulbourn Forum have been supported by 23 no. residents.

Planning comments

Extent of Development

6. The extent of the development was addressed in paragraph 44 of the original report and explains the reasons why it is considered that the extent of development put forward through the Development Brief and subsequent Outline application are considered acceptable.

Larger scale development

7. The height of the extra care facility, it is proposed through the outline application to control the height to 2 storeys. This is likely to cause a reduction in numbers for the Extra Care facility from 70 units to 50 units. .

Extra Care Provision

8. There is a need within the district for this type of housing to be provided. The scheme will be 100% affordable. The site is not located within the centre of the site however the facilities are considered to be a reasonable walking distance from the site. The facility will cater for older people with varying degrees of care needs. In addition, it is normal for some service to go into a facility such as this so there will not always be the need for residents to access facilities in Fulbourn. The footpath links from the site to the village are proposed to be improved if planning permission is granted.
9. Update to paragraph 40 – Storey heights have been discussed with Ian Howes, Principle Urban Design Officer and he has confirmed that the storey heights being proposed are acceptable.
10. The officer recommendation remains as per paragraph 47 of the original report, namely endorsement of the Development Brief as a material consideration for all subsequent planning applications.

Contact Officer: Katie Parry – Senior Planning Officer

Telephone: 01954 713379

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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

04 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1066/13/OL
Parish(es):	Fulbourn
Proposal:	Outline Planning Permission for the redevelopment of the Ida Darwin Hospital site with up to 180 dwellings (C3) including affordable housing, a 70 unit Extra Care facility (C2) with access and associated works, open space and landscaping, following the demolition of existing buildings on site.
Site address:	Ida Darwin and Fulbourn Hospital, Fulbourn Old Drift, Fulbourn, Cambridge, CB21 5EE
Applicant(s):	Cambridge and Peterborough NHS Foundation
Recommendation:	Delegated Approval
Key material considerations:	Allocated Green Belt site, Green Belt Policy, Highway impacts, ,
Committee Site Visit:	07 January 2014
Departure Application:	Yes Advertised
Presenting Officer:	Katie Parry
Application brought to Committee because:	Major application and Officers recommendation conflicts with Parish Council view
Date by which decision due:	15 August 2013

Update to the Report for Agenda Item 5

1. Since the publication of the Report further comments have been received on the outline application, these are summarised below:
2. **Fulbourn Forum** – Considers that the minor changes put forward do not alter their original comments on the scheme. It is still too big, too high, and too dense for this 'isolated' (words of the applicant's agent at his presentation to

Committee on 8 January 2014) site and for the general infrastructure of Fulbourn. The applicants Design and Access Statement (page 64) states that "... it is anticipated that the development will be largely 2 storeys, with some occasional one storey houses." If translated into the plans and the built form this would achieve, together with more space between houses, a more open development consistent with the NPPF and SCDC Policy GB/4, and greatly reduce the impact of the proposed Extra Care scheme, although we still consider this facility to be a very poor location for such a development.

3. We urge the committee to reject the Design Brief. Page 48 outlines a number of design principles, some of which should not be accepted:

1- *Establish a clear and visually open green wedge at the western end of the site* – this should be amended to say the 'western part of the site' thus requiring the Masterplan to be suitably altered to reflect the intentions of the 'Proof of Evidence' accepted by the Planning Inspector by increasing the extent of the Green Wedge.

2 – *Locate any larger scale elements appropriately* –no larger scale built elements should be allowed in this Green Belt, edge of village, rural site. This will help reduce the visual impact of the whole scheme, especially when viewed from the Cambridge Road and Teversham Road has virtually no impact on the 'green' separation between Capital Park and the present edge of Fulbourn village – a view that will be significantly changed by a three storey construction close to the railway line. Large scale buildings will also conflict with one of the applicant's other design principles that housing should "relate to the areas around it, and form part of the village." Existing edge-of-village development is small scale and lower density than the Ida Darwin proposals.

3 – *'Extra Care provision to be at the heart of the development, as an integral part of the new community'* – this is a very poor location for a large Extra Care facility, particularly when it is not within reasonable walking distance, especially for older people, of all the main village facilities. The aim should be for the Ida Darwin redevelopment to become, as much as is possible for this 'isolated' site, an integrated part of the existing village, not a separate 'new community' built around Extra Care provision. We also have concerns that much of the affordable housing on the site will be tied up in the Extra Care unit (with a District City catchment), limiting the number of homes available for local young people and families. If the District Council is still minded to proceed with an Extra Care Facility then the Design Brief should be altered as indicated in item 2 above, to limit its height to two storeys with some lower height elements to break up the massing of a large, institutional building.

4. Notwithstanding the minor changes to the original application, the illustrative Masterplan and the Design and Access Statement should also be rejected for the reasons set out in our earlier response of 20 July 2014.
5. The comments by the Fulbourn Forum have been supported by 23 no. residents.
6. **Network Rail** – Comments have been received from Network Rail. As the application site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends that the developer contacts its Asset Protection Anglia team prior to any works commencing on site. The

masterplan for the site indicates that to the centre north of the site two SUDS will be located. These SUDS will be located in close proximity to Network Rail's boundary and the operational railway. Network Rail Asset Protection team generally require the SUDS/ Soakaways are not constructed within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. This is to ensure the safety of the operational railway. If the applicants intend to locate them within 20m of Network Rail's boundary they should contact Network Rail Asset Protection team for approval.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- Encroach onto Network rail land;
- Affect the safety, operation or integrity of the company's railway and its infrastructure;
- Undermine its support zone;
- Damage the company's infrastructure;
- Place additional load on cuttings
- Adversely affect any railway land or structure
- Over-sail or encroach upon the air-space of any Network Rail land;
- Cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.

7. Future Maintenance – The development must ensure that any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space. Therefore all buildings should be situated at least 2 metres (or 3 metres for overhead lines and third rail) from Network Rail's boundary.
8. Construction -Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.
9. Demolition - Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.
10. Drainage - Storm/surface water and effluent must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Suitable foul drainage must be provided separate from Network Rail's existing drainage.
11. Fencing - In the interests of promoting public safety and reducing the risk of trespass and vandalism on the railway, the applicant should ensure that a suitable trespass resistant fence is located along the northern boundary of the site. Any new fencing provided should be independent of existing Network Rail fencing and a sufficient distance should be allowed for between fences to allow for future maintenance and renewal.

12. Landscaping - Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing.
13. **Highways** – Highways have made comments relating to the possibility of securing a footpath link along the railway line. The main issue in providing a link along the railway line is that the land in question is not under the control of the applicant, nor is it adopted public highway. There is an existing footway along the length of Fulbourn Old Drift and this connects to the section of this road within the City of Cambridge.
14. **Update on Education contribution** - Additional Information has been provided for members appendix 1 Letter dated 22nd May from County Council and Appendix 2 Primary School Extension and Alteration Fulbourn Primary School Milestone 2 Report.
15. **Additional Information provided by applicant**
The applicant has provided additional information with regard to the impact of imposing a condition to limit the height of the Extra Care facility to 2 storeys. The applicant's Master Planners have assessed the impact of this and they consider that with a height limit to 2 storeys the facility would only be able to accommodate 50 units rather than 70 units. This would mean an overall reduction in the number of units on the site from 250 to 230 and in turn will reduce the number of affordable units. However, please note there is no intention for the 40% affordable housing on the scheme to be reduced.

Planning Comments

16. **Extent of Development**
This was addressed in paragraph 68 of the original reports and explains the reasons why it is considered that the extent of development put forward through the Outline application is considered appropriate.
17. **Larger scale development**
The height of the extra care facility is proposed through the outline application to be controlled by condition. The condition would limit the height to 2 storeys. This is likely to cause a reduction in numbers for the Extra Care facility from 70 units to 50 units.
18. **Extra Care Provision**
There is a need within the district for this type of housing to be provided. The scheme will be 100% affordable. The site is not located within the centre of the site however the facilities are considered to be a reasonable walking distance from the site. The facility will cater for older people with varying degrees of care needs. In addition, it is normal for some service to go into a facility such as this so there will not always be the need for residents to access facilities in Fulbourn. The footpath links from the site to the village are proposed to be improved if planning permission is granted.
19. **Paragraph 63** – Amend 2nd and 3rd sentences to “Core principles (the 5th, 8th, and 9th bullet points of paragraph 17) of the NPPF are relevant for this application. Paragraph 89 of the NPPF provides details of exceptions to

inappropriate development in the Green Belt. Bullet point 6 of paragraph 89 allows for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Therefore, it is considered that the principle of redeveloped this land is established through both local policies and the provisions made in the NPPF for the redevelopment of Brownfield land.”

20. The officer recommendation remains as per paragraph 79 of the original report, namely members grant delegated powers to officers to approve the application subject to the prior completion of planning obligations(s) under Section 106 of the Town and Country Planning Act 1990.

Contact Officer: Katie Parry – Senior Planning Officer

Telephone: 01954 713379

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My ref:
Your ref:

Date: 22nd May 2014

Contact: Antony Proietti
Direct dial: 01223 699863
E Mail: Antony.proietti@cambridgeshire.gov.uk



Economy, Transport and Environment
Executive Director, Graham Hughes

By Email

Katie Parry
Senior Planning Officer
South Cambridgeshire District Council

Box No 1224
Castle Court
Castle Hill
Cambridge
CB3 0AP

Dear Katie,

Ida Darwin Development Site – Primary Education Contributions

Thank you for liaising with Cambridgeshire County Council in regards to the primary education contributions required for the proposed development at the Ida Darwin site (planning reference S/1066/13).

The County Council is surprised and disappointed by the current position taken by South Cambridgeshire District Council (SCDC) to not support the proposed level of primary education contribution sought by the County Council. For simplicity I have set out the key points below:

- 1) Tables 1 and 2 below show catchment area forecasts for Fulbourn Primary School as an 'excluding Ida Darwin' and an 'including Ida Darwin' scenario. This clearly demonstrates that even without the Ida Darwin development the Fulbourn Primary School is at capacity, both in terms of total capacity of the school and, more importantly, in terms of the capacity in the reception class (year 4).

Table 1: Fulbourn Primary School – Catchment Forecasts (excluding Ida Darwin development)

School Year	4	5	6	7	8	9	10	Total
2011/12	34	28	32	33	25	38	25	215
2012/13	49	32	28	30	32	23	36	230
2013/14	41	48	34	27	30	31	23	234
2014/15	55	40	50	33	27	29	31	265
2015/16	52	54	42	49	33	26	29	285
2016/17	62	51	56	41	49	32	26	317
2017/18	57	61	53	55	41	48	32	347
2018/19	57	56	63	52	55	40	48	371
2019/20	57	56	58	62	52	54	40	379
2020/21	57	56	58	57	62	51	54	395



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Table 2: Fulbourn Primary School – Catchment Forecasts (including ida Darwin Development)

School Year	4	5	6	7	8	9	10	Total
2011/12	34	28	32	33	25	38	25	215
2012/13	49	32	28	30	32	23	36	230
2013/14	41	48	34	27	30	31	23	234
2014/15	55	42	50	35	27	31	32	272
2015/16	54	56	44	51	35	28	32	300
2016/17	65	55	58	45	51	36	29	339
2017/18	62	66	57	59	45	52	37	378
2018/19	62	63	68	58	59	46	53	409
2019/20	62	63	65	69	58	60	47	424
2020/21	62	61	63	65	68	59	61	439

- 2) As there is no capacity in Fulbourn Primary School (the catchment primary school for the Ida Darwin development) it is reasonable to secure a contribution towards primary education provision, in order to mitigate the impact arising from the proposed Ida Darwin development and make it acceptable in planning terms.
- 3) The Ida Darwin site is within the identified catchment area for Fulbourn Primary School. Therefore the primary education contributions which are being sought are directly related to the development. It would be unreasonable for the County Council to consider spare capacity of primary schools in other catchment areas when taking into account issues of school transport, quality of education provision, community cohesion and sustainable development.
- 4) The County Council has identified a scheme (expansion of Fulbourn Primary School) for accommodating the primary school aged children arising from both in-catchment demand and also new developments within the area (including the Ida Darwin scheme). Details have been provided to SCDC which justify why the specific expansion scheme was chosen.
- 5) Of the total cost of the expansion the Ida Darwin development is only being required to pay for a proportion of the costs based on the number of children arising from its scheme. This will be calculated on a per child basis on the element of the expansion which is providing for new development (therefore removing the in-catchment demand element). This approach is considered to be fair and reasonably related in scale to the size of the development.

For these reasons the County Council believe that the primary education contributions that we are seeking are robust, justifiable and adhere to the policy on planning obligations.

We note that you raise a number of specific questions in your email to Antony Proietti on 15th May 2014 (18:22). Please find answers to these questions in Appendix 1. In addition, please find in Appendix 2 answers to the questions raised by James Fisher on 19th May 2014 (15:06).

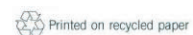


I trust that the information provided within this letter is sufficient to answer the outstanding questions and enable South Cambridgeshire District Council to support the proposed primary education contribution.

If you have any questions or require clarification please contact me.

Yours sincerely,

Colum Fitzsimons
Development and Policy Manager



Appendix 1: Answers to questions raised by Katie Parry (SCDC) to Antony Proietti on 15th May 2014 (18.22). Answers in blue italics:

1. The information provided demonstrates that there are currently 240 primary places at Fulbourn Primary but it does not detail the number of early year places.

There are currently 52 early years places and on completion of the scheme there will be capacity for 90.

2. I am aware that there is existing pressure on the primary school as a result of the redevelopment of The Swifts estate – No education contribution was sought for this development but Ida Darwin cannot be expected to contribute towards this existing shortfall in places.

Ida Darwin is not being expected to contribute to the whole scheme. In response to a previous question posed by SCDC (see appendix 3) we have provided a set of forecasts for the growth in pupil numbers at the school. One forecast includes the Ida Darwin site and one forecast does not. In this response we have said that this forecast could be used to calculate the proportion of the scheme to which the Ida Darwin site should contribute. We also covered this point in the briefing on 20th March 2014.

3. The level of contribution being sought appears excessively high.

This was covered in the 20th March meeting on the feasibility report and subsequent note (see appendix 5).

Although the contribution sought has reduced slightly (£5.8 million as per Antony's email of 17th February 2014 to £5.2 million on the recent email May 2014. No explanation has been provided as to why the figure has changed), this is significantly higher than both the standard multiplier figure and the average education contributions sought over the last 5 years in SCDC.

The nature of capital building projects is that costs are refined and schemes develop as the design phase progresses. It is not a static picture

Referring to The Primary School Extension and Alteration Fulbourn Primary School Milestone 2 Report published December 2013, the summary to the above report states "The estimated cost of the scheme within the existing sites ranges from 3,063,000 to £ 5,230,000 with Option 4 (£3,710,000) being both, less expensive and disruptive for the school operation for a duration of the construction works" this implies that a different option to that recommended by the report has been taken forward by CCC?

This was covered in the briefing on 20th March and related to subsequent planning/highways advice which did not support the construction access for this option and impact on the PVAA and playing field. This made the option 4 undeliverable.



4. I have reviewed the cost plan for the different options and am concerned about some of the items included and although we accept that for the County these are the costs not all of these cost can be apportioned to the Ida Darwin developer. For example:

- The full cost of a MUGA is being sought and as this serves the whole school the Ida Darwin development should be expected to contribute 23% of half of the cost rather than 23% of the full cost – as the development should not fund infrastructure serving the existing school capacity.

See answer earlier about proportionate cost of the overall scheme being sought.

- The cost breakdown also includes internal client cost at 1% which we believe should not be included.

These are professional fees and are a legitimate cost in any project and are funded through the capital programme.

- The cost breakdown includes items for refurbished areas (which is assumed not to provide additional capacity and therefore should not be included on the cost for the Ida Darwin development.

The refurbished areas arise from the need to use the buildings differently and redesignate rooms for different uses to enable the expanded school to function effectively. We would not be undertaking this work if we were not expanding the school.

5. I have also reviewed the Capital Programme for Budget period: 2013-14 to 2017-18 published Feb 2013 and Capital Programme Budget Period 2014-15 to 2023-24 published February 2014. Can you clarify a few points on that too please:

In Feb 2013 the Capital Programme showed an additional 70 places were required at Fulbourn Primary at a cost of £670,000. In Feb 2014 the Capital Programme stated that an additional 60 places with 52 Early Years places are required at a cost of £1.75m.

The previous scheme included in the capital programme related to meeting the current in catchment need. The capital programme is reviewed annually and in the next round we will be including a project that reflects the current scope of the scheme and the need for a more significant expansion of the school arising from the Ida Darwin. The feasibility study will provide the basis for the costs to be included in the programme, including the level of section 106 funding required. Referral to the current entry in the programme is not necessary for establishing the level of section 106 funding required.

It is unclear whether these figures are inclusive of the demand arising from Ida Darwin development and how these figures relate to the previous figures provided by CCC on the additional space required which was 180 primary places and 52 early places. Even if the Ida Darwin scheme has not been included in the capital



programme there are still in the region of about 80 places which are unaccounted for.

Please see answer provided earlier this week and the forecast for future numbers with and without the Ida Darwin development.



Appendix 2: Answers to the questions raised by James Fisher (SCDC) on 19th May 2014 (15:06). Answers in blue italics:

Further to Katie's e-mail Please also see attached 3 spreadsheets which may be of some use when responding.

The First one called 'Fulbourn housing completions from 2002 to 2013' demonstrates that in the last 5 years (to 2013) there has been a gain of 81 dwellings in the village (which I would assume as needing no more than 20 primary school places?). This therefore does not appear to correlate to other information that the County Council research team is using in terms of primary school places for Fulbourn, where a far higher number of children are projected.

House-building rates are only one factor of many in population changes in an area. New housing developments tend to attract families with young children so they add to the child population of an area, but this is not the only reason why the child population may increase in an area. The numbers of children in the existing population may also increase (or decrease) due to demographic changes, for example families with children may move into housing vacated by middle-aged or older households.

The table below shows the number of births in the catchment of Fulbourn Primary School (= the village of Fulbourn not including Cherry Hinton fringe west of Yarrow Road) and compares this to the same cohort when they are aged 4 and the intake at the school. There are two points of note. First, the number of annual births in the last two years has been relatively high compared to recent years. Second, in recent years there has been an increase in pre-school cohorts as they age forward. In the past, the number of four year olds was similar to the number of births in the same cohort, however in recent years, the number of four year olds has been much higher. Some of these changes will be due to the impact of new housing developments in the village, but some will be due to changes in the existing population.

Year of Birth	Number of Births	Year of Intake	Number of 4 year olds living in the catchment	Intake at age 4 at the school
2003/04	38	2008/09	37	25
2004/05	35	2009/10	35	34
2005/06	29	2010/11	32	29
2006/07	28	2011/12	34	36
2007/08	35	2012/13	49	46
2008/09	21	2013/14	41	41
2009/10	37	2014/15		
2010/11	33	2015/16		
2011/12	43	2016/17		
2012/13	43	2017/18		



The Second spreadsheet is called ' Fulbourn primary school places' and shows the difference between information provided by the County Council in December 2013 and May 2014. I trust that this is self-explanatory and further demonstrates why we remain confused as to the consistency of the information.

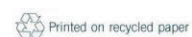
A number of forecasts are produced for schools to assist with planning school places. In the first forecast, supplied by Paul van de Bulk, the school's annual intake is controlled to its published admission number (PAN) of 40. Each school has a PAN. This is the statutory limit on the number of pupils the school may admit each year into a cohort based on the physical capacity of the school. For standard forecasts that are shared with the school, reception numbers are held to this PAN. Whether the school is able to admit more pupils in a year group is determined between the county council (= the local admissions authority for the school) and the school on an annual basis. This will depend on a number of factors, such as class organisation and accommodation at the school. As numbers are limited to 40 per year group the forecast shows the numbers settling at 280 (= 40 x seven year groups) by 2018/19.

The forecast supplied by Ian Trafford shows the forecast of the primary-aged population living in the Fulbourn catchment and attending a maintained school. This is not limited by the school's PAN and therefore shows higher numbers in the catchment by 2018/19 reflecting the recent trend in annual births and increase in the size of cohorts as they age forward which was mentioned above.

The third spreadsheet called 'Fulbourn The Swifts' provided by my housing colleagues shows the impact of The Swifts development showing only 67 dwellings left to be built across the development (which itself only resulted in a net increase of circa 80 dwellings). I am also advised that priority was giving to residents of the estate to be rehoused in the first couple of phases of redevelopment. Though I do not know how many were rehoused it does raise the question as to how many 'new' children resulted from the development.

Children living in housing already completed will be included in the data we have provided. We do not make any explicit additions to the catchment forecasts to account for the impact of the remaining dwellings from the Swift. The forecasts are run on a trend basis so that trend will include recent years where there were more demolitions than completions in Fulbourn.

One general point, school and catchment forecasts are updated at least once a year to reflect the latest school roll, health authority and housing data.



Appendix 3: Cambridgeshire County Council response to South Cambridgeshire District Council (sent 13/05/2014 15:56):

The Ida Darwin development makes the following contribution to the need for places at Fulbourn Primary School. As numbers build up over the forecast period I feel we should use the last forecast year to properly reflect the impact of the Ida Darwin development even though the actual peak is about 4-5 places more a few years later. I have established this in conversation with Alan Fitz. Therefore, I think our approach is reasonable.

In the coming September (2014) we forecast, without the Ida Darwin development, the school roll to be 265 and rising to 395 in 2020/21 an increase of 130 places. Over the same timeframe, and including the Ida Darwin development the school roll rise to 439 and increase of 174 places. Contribution should be around 25% of the capital scheme which stands at £5.2m at present

FULBOURN PRIMARY SCHOOL - CATCHMENT FORECASTS

excluding Ida Darwin development

School Year	4	5	6	7	8	9	10	Total
2011/12	34	28	32	33	25	38	25	215
2012/13	49	32	28	30	32	23	36	230
2013/14	41	48	34	27	30	31	23	234
2014/15	55	40	50	33	27	29	31	265
2015/16	52	54	42	49	33	26	29	285
2016/17	62	51	56	41	49	32	26	317
2017/18	57	61	53	55	41	48	32	347
2018/19	57	56	63	52	55	40	48	371
2019/20	57	56	58	62	52	54	40	379
2020/21	57	56	58	57	62	51	54	395

including Ida Darwin development

School Year	4	5	6	7	8	9	10	Total
2011/12	34	28	32	33	25	38	25	215
2012/13	49	32	28	30	32	23	36	230
2013/14	41	48	34	27	30	31	23	234
2014/15	55	42	50	35	27	31	32	272
2015/16	54	56	44	51	35	28	32	300
2016/17	65	55	58	45	51	36	29	339
2017/18	62	66	57	59	45	52	37	378
2018/19	62	63	68	58	59	46	53	409
2019/20	62	63	65	69	58	60	47	424
2020/21	62	61	63	65	68	59	61	439



Appendix 4: Cambridgeshire County Council response to South Cambridgeshire District Council (sent 13/05/2014 20:28):

Katie

In response to your request for further information on the scheme that was chosen for the Fulbourn Primary School expansion and details on the rejected options please find attached the full MS2 report (this formed the basis of the presentation to SCDC planners on 20th March). The report covers the cost planning, option appraisal, site restrictions and the reasons for the preferred building solution. This needs to be read in conjunction with the note previous supplied by Dean Clark (Mouchel) leading to the selection of the preferred option.

In terms of why the extra capacity at Cherry Hinton Schools cannot be used for this development please find the following response:

For the purposes of school places planning in the primary sector there are two planning areas that operate in Cambridge City; Cambridge North of the River and Cambridge South of the River.

The Cherry Hinton Schools are in the Cambridge South of the River planning area

In the area South of the River the number of 4 year olds identified by the birth data is greater than the total number of places available in the first year of school (Reception) The combined PAN of all the schools is 757 and total 4 year olds range from approx 900 - 950 for the data period (2011-2018). Although intake numbers are lower than the PAN they have risen from 662 in 2011/12 to a forecast high of 767 (above combined PAN) in 2016/17 before dropping back in 2017/18.

It is also important to recognise that these figures represent births or 0-4 registered with the NHS in this geographical area. Further housing growth or inward migration will add to these numbers and the City schools cannot, therefore, be seen as providing available capacity for children living in Fulbourn.

CAMBRIDGE CITY PRIMARY SCHOOLS SOUTH OF THE RIVER

excluding St Alban's

Total PAN =
757

Year of birth	Births	Year of Intake	Intake age 4+
2006/07	933	2011/12	662
2007/08	954	2012/13	676
2008/09	919	2013/14	684
2009/10	934	2014/15	736
2010/11	897	2015/16	718
2011/12	959	2016/17	767
2012/13	896	2017/18	717

The issues of capacity are in addition to the points we made earlier (see email of 17th April) about school transport, quality of education provision, community cohesion and sustainable development, which all still remain relevant.

I trust that this information is sufficient and will enable you to seek the primary education costs as discussed.



Appendix 5 – Briefing Note from Cambridgeshire County Council on options to expand Fulbourn Primary School:

Fulbourn Primary School Expansion

A feasibility study was prepared by Mouchel on behalf of Cambridgeshire County Council on 9th December 2013 to look at the options to expand Fulbourn Primary School from a school offering 270 places to 2 Forms of Entry (420 places).

A meeting was held at CCC with representatives from SCDC on 20 March 2014 to review the context of the school expansion and to confirm the difficulties that will be encountered to deliver a solution.

Background

The school has been developed organically and access is restricted as well as acknowledging the status of areas of the site which are designated as being within the conservation area and a further area which is a Protected Village Amenity Area.

Site and Project Constraints

Access to the site is provided from School Lane and St Vigor's Road.

A previous access from the north which is currently blocked has been re-considered, however, it has been deemed as being unviable by the highways officer at CCC even for construction purposes.

The school must remain fully operational at all times with sufficient teaching space and school facilities.

The frontage to St Vigor's Road is designated as a Protected Village Amenity Area.

The area of the school site which fronts onto School Lane is within the Conservation Area.

Feasibility Study

4no. Options were developed and considered to respond to the demand for pupil places and expand the school, however, there is a clear preferred option in terms of access and buildability. The unfavoured options failed as a result of having inadequate access for construction or had undue impact on the operation of the school in use. A new site was also considered for the school however nothing suitable could be identified within the context of Fulbourn village.

Delivery Sequence

The sequence of delivery of the solution involves the following works:

- Provision of temporary classrooms to increase capacity in the short term.



- Conversion and adaption of the former library building within the school as an 'advance works' contract. Site to provide a pre-school and after school facility.
- Re-use of the temporary classrooms and short term re-allocation of a space within the school to accommodate 90 pupils.
- Provision of temporary classrooms, kitchen and boiler house.
- Construction of the new teaching accommodation.
- Removal of the temporary accommodation.

Abnormal Costs

The works are phased and must follow a pre-determined sequence to deliver the scheme whilst keeping the school operational.

Temporary accommodation is required to allow demolition of an area of the school to allow the building footprint to be used on a two storey basis and avoid further loss of external play areas. These facilities are being re-provided within the proposed scheme.

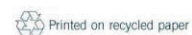
Access is restricted and this will add to the cost of constructing the scheme.

Parking provision is to be increased proportionally to suit the expansion of the school from 1FE to 2FE.

Advance works are required to facilitate the provision of school places meeting demand from Sept. 2014.

Summary

The provision of a 420 place or 2FE primary school can be met within the existing Fulbourn PS site, however, it will involve some demolition to create a suitable footprint that allows for a two storey addition to be constructed. This proposal allows the density of the school to be increased whilst keeping a tight footprint and a reasonable amount of hard play area for the children to use. The scheme can be constructed as proposed giving access for deliveries, however, there will need to be restrictions as the school will be in full use. The scheme involves a phased delivery to keep the school operational at the required capacity.



Primary School Extension and Alteration

Fulbourn Primary School

Milestone 2 Report



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Executive Summary 1.0

Fulbourn Primary School

1.6 The proposals are based on information gathered at the time of the report preparation:

- Existing OS Plan provided by Cambridgeshire County Council
- Architects site visit during the study
- Briefing meeting with the project team
- Meeting with client (CYPS)
- Communication with consultees (Planning, Highways, Sports England)

This report does not include extensive consultation with any of the parties, nor with the statutory bodies, as that will be carried out at the next stages of the project.

1.7 Section 4, item 4.7 of this report contains the total estimated outline cost of the 4 options for the scheme within the existing site. They range from £ 3,063,000 option 1, £3,710,000 option 4, 4,640,000 option 3 to £5,230,000 option 2.

In all the cases the cost is above the original clients budget in the sum of £1,250,000 due to the change of the scope of works and expanding the school capacity from 240 places plus Early Years to 420 (2FE) plus 52 place Early Years.

In addition to this, there is the cost of option 5, in the sum of £7,800,00 for a new 420 primary school on a new site as described in the appendix E of this report.

1.1 The Local Authority has identified a need to expand the primary school to address increased demand for pupil places, as well as ensuring provision for pre-school children.

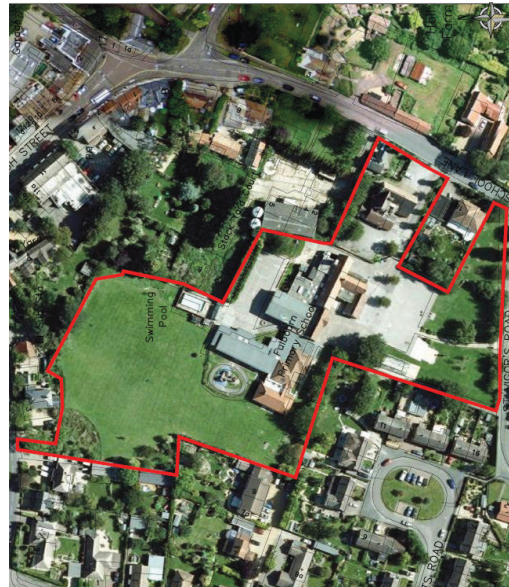
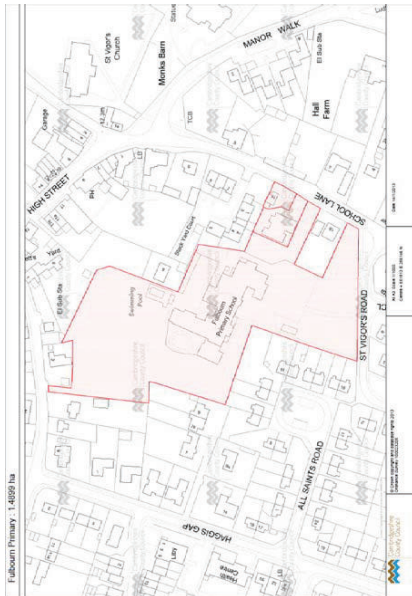
1.2 Mouchel were appointed in September 2013 to provide an architect-led multi-disciplinary design consultancy services for Design and Build project led by Faithful+Gould as project manager and RG Carter as contractor to support delivery of the expansions of the Fulbourn Primary School to build on the existing work to date and progress the schemes through the remaining stages to completion (work stages MS2 to MS8 inclusive)

The project will be delivered through a Design and Construct contract with the early appointment and collaboration with the building contractor. Responsibility for design will be delivered by Mouchel working with RG Carter through all the stages in accordance with Cambridgeshire County Council Design and Build Contractor framework.

1.3 Consultative meetings with all members of the project team including the client (CCC-CYPS), project managers (Faithful+Gould); the contractor (RG Carter), estates advisor (LSH) and Mouchel representatives informed the understanding of the overall development of this study.

1.4 The village of Fulbourn lies approximately five miles east of Cambridge. The area is largely residential in character, with a large area of open space to the east and north of the Site. In terms of planning policy, the greater part of the site is designated as Protected Village Amenity Area (PVAA) - (policy CH/6) and is partly in the Conservation area (policy CH/5), however it is outside of the Green Belt.

1.5 The original brief to expand the current capacity of the school from 240 places to 330 places plus a 52 place Early Years facility in the first instance with the prospect of expanding it further to 420 places plus Early Years, was abandoned as soon as Option 1 was reviewed, due to the site constraints. Therefore a further 3 options proposing the expansion of the school to 420 places plus Early Years in one phase seemed to be more purposeful. The scheme has been developed on the basis that the Site is treated as being 'confined'.



Brief Development 2.0

Client Brief

Originally the Milestone 2 Report was required for the expansion of the school from 240 places to 330 places plus 52 place Early Years. The report was to include the following:

- A review of the whole school against the BB99 guidelines
- A site development plan to look access, parking, play areas etc
- The site development to be further developed to consider the following options:
 1. Extend the school from 240 to 330 place plus early years and consider if the existing community building site is required to be included.
 2. Consider whether the school is ultimately suitable for extending from 330 place to 420 place (2FE) plus early years.
 3. Build a new 2FE school with 420 places plus early years elsewhere and sell the site.

The report should consider the existing adjacent community building, whether the land or building are required for incorporation into the school development or whether it is feasible to dispose of it and lose the building footprint and part of the School Lane frontage. The following Estates advice will be provided:

- A valuation of the site and consideration whether the capital receipt is sufficient to develop a new 2FE primary school.
- A potential land search of the surroundings area to establish whether a suitable site exists for a new 2FE primary school.



Existing Site Photographs



Current Brief 3.0

Client Brief

Following a review of the proposal (Option1) when the full extent of the site constraints were made more apparent to the client, a decision was made to consider more options alongside the initial proposal and to produce alternative plans. The site constraints making an impact on that decision are as follows:

- The community building being in the conservation area
- Local public interest and objection to development of the school site (reference to recent demountable classroom
- Expansion of the car parking area on site and restrictions imposed by Planners.
- The impact that a two storey extension would cause loss of natural light on neighbouring properties .

Those 'new options would not necessarily allow for delivering the required accommodation in phases (expansion from 240 to 330 place plus early years - phase 1 and 330 to 420 place plus early years - Phase 2), but to be delivered in phases within the one contract (expansion from 240 place to 420 place plus early years) . The Report was to include the following:

- A review of the whole school against the BB99 guidelines
- A site development plan to look access, parking, play areas etc
- The site development to be developed to consider the following:
 1. Extension of the school from 240 to 420 place plus early years.
 2. Build a new 2FE school with 420 places plus early years and sell the site.

Key Objectives

- The school is to be identified as 'confined site' so that the undersized sports fields could be compensated by the provision of a MUGA in order to comply with BB99.
- BB99 review shows that additional teaching spaces are required.
- 2 pre-school classrooms and 5 additional classrooms need to be provided when the school is extended from 240 to 420 place.
- A small hall, additional space for the kitchen and staff room is also to be provided. The size and location of those spaces varies, dependant on the options.
- New accommodation needs to be fully accessible and inclusive.
- Parking will need to be increased, and 40 no. new cycle spaces are proposed as part of the green travel plan.
- Temporary accommodation will be required and the number of required spaces would vary dependant on the option that is to be chosen.



Existing Site Photographs



4.1 ARCHITECTURAL

BB 99 Schedule of accommodation

Fulbourn Primary School Primary School Comparison of Schedules	Max. Group size	Average area m2	Existing accommodation (240)	BB99 420 pupils (2FE)	Additional Accommodation (420)
No. Of places. Net capacity range			No. of rooms total area (m2)	of rooms total area	No. of rooms total area (m2)
TEACHING					
Basic Teaching					
reception class	30	63	1 64**	2 132	1 66
infant classbase	30	60	2 124*	4 240	2 60
junior classbase	30	60	6 350*	8 480	2 120
specialist practical					
food/science/D&T	8	24	N/A		
food/science/D&T	15	38	N/A	1 38	1 38
ICT/group room: (no.of computers)					
ICT suite:(no.of computers)				(30) 88	(30) 88
halls					
main hall (used for dining)	30		1 155	1 150	
small hall	30	60	1 N/A	1 80	1 80
studio	30	50	1 N/A		
learning resources areas					
Library resource centre	15 to 30		1 (independent learning)	1 40	
small group room (SENco)	6	12	see below	1 12	
small group rooms	6	9	3 19+21+50=90	3 27	
1 (music room) 14					
TOTAL TEACHING AREA			868	1267	
staff and admin					
head's office/meeting room		8	1 20	1 16	
senior management offices			2 12	1 8	
staff room			1 31	1 58	1ext. 27
general office			1 20	1 14	
sick bay (adjacent)		3		1 3	
entrance/reception			1 24 (20 circul.)	1 5	
copier/telegraphics				1 8	
SEN therapy/MT room		12	1 9 (first aid room)	1 12	
interview/social services		8		1 8	1 8
storage					
class storage (reception)		3	2 2+5=11	2 6	1 3
class storage (infant and junior)		1.5	4 12 (2+3+3+4)	12 18	4 6
specialist stores		6 or 8	4 7 (1+1+2+3)	3 24	2 16
PE stores (adjacent to hall)		12	1 9	1 12	
PE store (external)		4	1 11	1 4	
non-teaching storage					
central stock		8	1 7	1 8	
cloakrooms/lunch box storage			24+37 (incl. circ.)=61		
dining chair/table store (no. of sittings)		3	(3) sittings 22	(3) 42	15
staging/appliance store			N/A	1 8	
community store		see below		1 4	
caretakers/maintenance store			1 8	1 7	
cleaner's store		1.5	1 3	3 4.5	1 1.5
Total Net Area			267	1553	508.5
(BB99 recommendation)			994	1552	

Option Appraisal 4.0

4.1 ARCHITECTURAL

BB 99 Schedule of accommodation –cont...

non-net area									
Kitchen (full service)	1	53.5	1	77	extension	23.5			
servery		see table store		8					
toilets (and personal care)									
reception toilets	3	2x5+7=17	3	12	2	8			
other pupil toilets	4	9+9+6+1=35		60		15			
accessible toilets/hygiene facilities	3	9+4+4=17		16					
staff toilets	2	5x2=10		14					
Circulation (calculated at 23% of net)		215.5		349		117			
Plant (including server) (calculated at 3% of net)		27+3+4=34		47		13			
Partitions (calculated at 5% of net)		57		78		25			
Total Gross Area		1574		2212		709			
recommended gross area (net as 70% of gross)		1574.00%		2212.00%					
reception/year 1 (2no.); years 2/3 (3no.); years 4/5 (2 no.); years 5/6 (1 no.)									
community accommodation converted to reception/year 1 class (included in gross area above)									
Community room OSC	1	64							
Store	1	9							
Access Toilet	1	4							
Narrow Change	1	7							
Office/Kitchenette	1	9							
Partitions		5							
Total		98							



4.1 ARCHITECTURAL

OPTION 1

4.1.1 Description

Option 1 proposes the construction of a new single storey teaching block, wrapped around the neighbouring property to the east of the hard play area. The new freestanding teaching block is linked to the existing main building via covered path. The construction of this block would require the removal of 3 no. trees. The quality of those will be known once a Tree survey is completed at the next stage of the project. The proposed teaching block would be single storey with two standard size classrooms (60m2); male and female WCs and plant room built in Phase 1 and further three classrooms with toilets, cloak and a small hall of 80m2 built in phase 2. The existing hall would still be used for dining.

Option 1 proposes that the existing kitchen and the staff room would be extended during the Phase 2 construction works. The location of the block would require the vehicular access and parking area to be improved/reconfigured and this would affect the existing community building (referred on the drawing as disused library) that is proposed to be converted/alterred to Early years accommodation. The single storey block would be in keeping with the linear form of the existing teaching accommodation.

The site is big enough for a 2FE school only if the site is classified as a 'confined' site, and as such would require the pitches to be provided off-site. As for the games courts a 781m2 MUGA area is suggested in the location that currently 'serves' the recently erected

Pre-school mobile.

It is proposed to increase the parking provision where there is a spatial opportunity. The total amount of proposed car parking places (22 including existing 16 no.) do not fully match with SCDC requirements, however with an updated travel plan supporting 'green travelling modes' that could be balanced out. In support of that there is an additional 40 no. cycle places which would with 100 no. existing places add up to 140 cycle places, slightly more than SCDC requires (30% of 420 pupils no. = 126 places).

4.1.2 Advantages and Disadvantages

Advantages:

- This is the only option that could be delivered in two phases as originally required.
- The new block could be constructed with minimal disruption to the school's existing operation.
- The refurbishment works in the library building also could be carried out without any effect on the school operation.
- Construction site access from School Lane.
- The total estimated cost in the sum of £ 3,063,000 is the lowest when compared with other three options.
- No demolition is involved.
- Sport England supportive of this option

Disadvantages:

- The school master plan is already somewhat sprawling and this new block would not aid in consolidating the blocks.
- Likely to have a planning issue (partly built in the conservation area).
- Likely to have an objection from the 18 School Lane neighbour.
- Less car parking than in other options (22no opposed to 26 no.).
- Pre-school hard play area is small if the site manager's house is kept as existing. Note: Additional area could be acquired subject to approval from CCC to reduce the size of the plot.
- Loss of mature trees to the edge of hard play area.

4.1 ARCHITECTURAL

OPTION 2

4.1.1 Description

The new accommodation will be created within the replacement of the part of the existing building proposed for demolition. The newly created admin. area including a staff room, together with a new kitchen, plant room and a new teaching area (3 classrooms on the ground floor and 4 classes on the first floor) would create a new two storey block.

This new building would enable the existing main entrance area to be reconfigured and converted into a new small hall which will together with the existing hall and a new kitchen create a heart of the school, easily accessible for all the pupils accommodated in the existing and the new teaching wings.

The existing community building will be converted to form the early years accommodation and once that is completed the temporary pre-school mobile could be used to accommodate the children from the existing classes that area proposed for demolition (Maple and Rowan classrooms). However there would still be a need for the temporary accommodation for the following: independent learning/library, kitchen and boiler/ plant room. Consideration should be given, if this option is chosen, to find a solution to keep the existing plant room and incorporate it within the footprint of the new extension.

The car park (26 no. places) is proposed to extend over part of the existing playground area and onto grassed area. An additional 40 no. cycle places are also proposed and they are located near the 'community' building and the existing main building entrance area. A MUGA is shown to the west elevation of the site adjacent the existing school building.

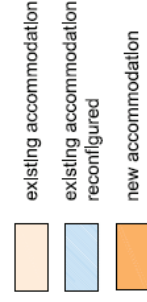
4.1.2 Advantages and Disadvantages

Advantages:

- New main entrance location is more prominent and as such more welcoming.
- The position of the new kitchen is more accessible.
- New small hall (converted existing admin. area) is well located 'sitting' next to the new kitchen on one side and the existing hall on another creating 'heart' of the building
- New extension together with the remaining existing accommodation makes a good compact plan that functionally works very well.
- Very good connectivity within the school.
- Construction site access from School Lane.
- The existing pre-school mobile can be used for 2 classes proposed for demolition, once the existing disused library is converted to the new pre-school accommodation.
- Sport England supportive of this option

Disadvantages:

- Likely to have a planning issue (partly built in the conservation area and proximity to the neighbouring property at Stack Yard Court)
- Additional temporary accommodation would be required for the following: independent learning/library, kitchen and plant room*. (*nb: this would be difficult to provide).
- Site Manager's house is proposed for demolition. However it may be possible to retain it with the reduced hard play area to pre-school or the agreement is acquired from CCC to reduce the size of the site manager's house plot.
- Could not be delivered in 2 phases (330 and 420 places).
- Loss of mature trees to the edge of the hard play area.
- The total estimated cost in the sum of £5,230,000 is the highest when compared to other options.



4.1 ARCHITECTURAL

OPTION 3

4.1.1 Description

Option 3 would propose the construction of a two-storey teaching block consisting of 8 classrooms, new Resources/ICT/Library space on the ground floor and a staff/PPA room with associated areas on the first floor. However, the erection of this block would be associated with a demolition of 3 no. existing classrooms one of which was recently converted from the former pre-school use.

In addition to the above a new entrance and admin. area are proposed to be built within a new single storey block adjacent to the existing building on the east side and to the left linked to the reconfigured community building. In this option the 'disused' library will be converted into a new kitchen/small hall accommodation. This would allow the existing kitchen to be demolished which would help with a hard play area enhancement.

The remodelling of the existing school admin. area and independent learning/library space should potentially create 2 no. reception classrooms, one of which would be approx. 59m², slightly below the size recommended by BB99 (63m²). The existing classrooms (Maple and Rowan) and partly resources room would then be remodelled to accommodate Early Years block.

The car park is proposed to extend over part of the existing play-ground area and this time encroaching a small amount onto the grassed area. An additional 40 no cycle places are also proposed and they are located near the 'community' building and the existing main building entrance area. The existing Games Court area is indicated to have been slightly increased. A new MUGA is shown to the west elevation of the site adjacent the existing school building.

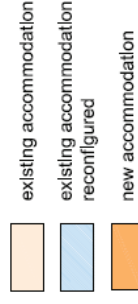
4.1.2 Advantages and Disadvantages

Advantages:

- The new two-storey extension is located away from the neighbouring properties.
- A new kitchen is better located and easily accessible.
- A new main entrance location is more prominent and as such is more welcoming.
- New location for the reception classrooms and the new pre – school is suitable for shared use of hard play area.
- The refurbishment works in the existing disused library building could be carried out without any effect on the school operation.

Disadvantages:

- The school master plan is already somewhat sprawling and this new blocks either side would not aid in consolidating the blocks.
- Connectivity within the existing and a new section of the building is very lengthy.
- Likely to have a planning issue (partly built in the conservation area).
- Additional temporary accommodation would be required for the following: independent learning/library, two further classrooms, other than the existing mobile used presently as a pre-school.
- Construction site access for two-storey building deemed to be difficult – see section 6, item 6.2 of this report.
- Pre-school hard play area is small if the site manager's house is kept as existing. Note: Additional area could be acquired subject to approval from CCC to reduce the size of the plot.
- Sport England has some concerns about this options - see section 6, item 6.5 of this report.
- The total estimated cost in the sum of £ 4,640,000 is higher than the cost for options 1 and 4, but just a little bit lower than option 2 estimated cost.





4.1.2 Advantages and Disadvantages

Advantages:

- New extension building footprint is outside of the conservation area.
- New extension is reasonably well located away from the neighbouring properties.
- Pre-school playing area will be big enough whilst the site manager's house can still be kept as existing.
- Car parking number is as required for 2 FE school (approx. 26 no. places)
- Additional temporary accommodation other than existing mobile would not be required.
- Not much disruption for the school operation during the construction works except for the existing accommodation to the north-west.
- No demolition is involved.
- The total estimated cost in the sum of £ £3,710,000 is lower than the cost for options 2 and 3.
- The existing pre-school mobile can be used for 2 classes proposed for demolition, once the existing disused library is converted to the new pre-school accommodation.

Disadvantages:

- Construction site access for two-storey building deemed to be difficult – see section 6, item 6.2 of this report
- A bigger floor area is proposed as 2 storey building is required (2 staircases, circulation etc.)
- Existing classrooms that we are abutting to will lose the daylight on the west side of the building. That would need to be compensated by the new roof lights.
- Could not be delivered in two phase as originally required, but one phase only.
- Sport England has some concerns about this options - see section 6, item 6.5 of this report.

4.1 ARCHITECTURAL

OPTION 4

4.1.1 Description

Option 4 involves a proposed new build two storey extension with a single storey Agora to the north-west elevation of the existing school building. Some internal remodelling to relocate the staff room and provide circulation spaces and a food & technology classroom will be required. A new single storey extension is to be provided to the north east corner by the kitchen.

The disused Library building is proposed to be converted to a Early Years area -pre-school. A new single storey entrance extension is to be provided.

The design philosophy is to extend the school in a simple linear form taking reference from the existing school. The new two storey building is arranged to form an 'agora' space that would be shared with other three existing classes. This space of approx. 197m2 would 'serve' numerous purposes, but primarily to accommodate the function of small hall area that is required for a 2FE school.

The concept is to provide much needed accommodation that would allow the school to expand to 2 FE, and not to compromise the school operation as much as in other to options (2 and 3).

The car park with 26 no. car parking spaces is proposed to extend over part of the existing playground area and onto grassed area. An additional 40. no cycle places are also proposed and they are located near the 'community' building and the existing main building entrance area. A new MUGA is shown to the west of the new car park area. The provision of a multi-games area in that location allows an intensified use of external areas whilst keeping playing field space uninterrupted.

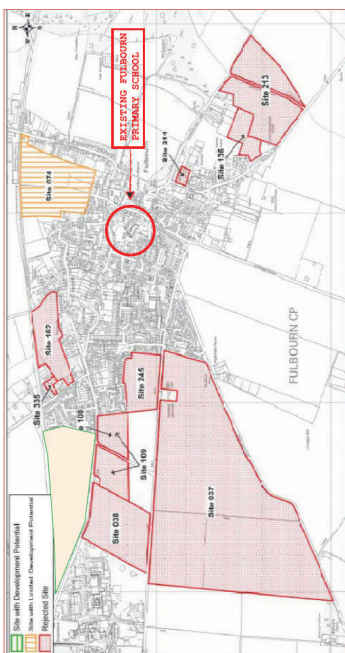
The style of the building will complement the existing school estate and raise the quality of the existing premises in overall terms. The main roof should be pitched to match the majority of the existing roofs, although the roof above agora is much more likely to be flat.

4.1 ARCHITECTURAL

OPTION 5

4.1.1 Description

A School Site Market Appraisal and Alternative Site Search Identification and Assessment has been carried out by Lambert Smith Hampton - see attached as appendix E.



4.2 BUILDING SERVICES

4.2.1 M&E Services and Boiler Condition & Capacity Report

- The existing boiler and plant installations should be verified in terms of condition and capacity prior to progressing the next stages of the project.
- The mains services should be verified in terms of capacity prior to progressing the next stages of the project.

- It is considered that a separate boiler plant will be provided to serve the new multiple classroom teaching wings (option 1, 3 and 4). However the small extension in option 3 (main entrance area including headteachers, and deputy offices as well as toilets it is likely to be linked to the existing school system. In option 2 the new plant would serve both, the new teaching block as well as the rest of the existing school building. The existing plant room in the disused library would serve the new accommodation (either the pre-school or kitchen and the small hall) in all the options subject to the condition and capacity as notified in item 1.1.1 above. It is very likely that the existing boiler would need to be replaced with the new one.

- Electrical supplies: the capacity of the existing installations have yet to be verified as our team were asked not to visit until clearance had been confirmed. The mechanical and electrical engineers will visit as soon as possible and an allowance will be made within the contingency sum at this stage.

- Fire alarm - the new areas will need to be covered by a similar system with an interface to activate the whole school area upon alarm.

- The new building areas will have a security system installed and this is recommended to be connected to an off site monitoring service.

- Statutory Services Information
Details of overhead and below ground services routes should be obtained from statutory services providers. These should be reviewed to check if any public services are routed through the site which may impose restrictions on proposed building options due to easement areas. This data will also assist in capacity checks enquiries for the infrastructure at the next development stage.

4.3 STRUCTURES

4.3.1 Site Appraisal

- Former Land Use
The initial school buildings and established trees within the grounds are shown on historical maps dating from around 1885-1886.
- Topography
A topographical survey by 'greenhatch group', dated October 2013, has been carried out. The site is generally highest at the south east corner and slopes down in a north-westerly direction. There do not appear to be any sudden step changes in height on the proposed options that would require retaining structures to be provided although levels for DDA access and drainage should be considered for the proposed building and external works options.

- Flooding
The site is not shown on the Environment Agency website to be in a flood zone.

- Geology
British Geological Survey (BGS) borehole records for the local area indicate superficial surface geology consisting of river terrace deposits over chalk bedrock.
There are limited borehole records available within 1km of the school site which indicate differing ground conditions. Of the records available there appears to be a varying combination of strata including: general fill, structureless chalk rubble in a white clay matrix; soft gritty broken lumpy chalk, soft and hard beds of chalk marl, gault, hard stone, green sand and

Jurassic or Oxford grey clays.
A Phase 1 Desk Study followed by a Phase 2 Intrusive Site Investigation with factual and interpretive reporting is recommended to be carried out at the next development stage in order to determine the actual ground conditions on site.

- Groundwater
The site overlies a Major Aquifer with high permeability and the area is designated a Groundwater Source Inner Protection Zone 1 (SPZ1). The SPZ1 – Inner protection zone is defined as the 50 day travel time from any point below the water table to the source, therefore care must be taken to ensure that the proposed forms of ground construction do not create a risk of groundwater pollution.

Structural Engineering Considerations:

Option 1 involves a new build single storey extension, built over two phases, with a link corridor to the existing school building. Remodelling of the existing school building by knocking through an external wall and internal refurbishment of the Cedar Classroom to create circulation space for the link corridor will be required.

The disused Library building is proposed to be converted to a pre-school area. It is assumed that no internal remodelling of the structure is required. A new single storey entrance extension is to be provided.

The proposed layout of the new build would ideally suit traditional load bearing masonry construction cavity walls, internal block work walls and trussed timber roof trusses over. Ground floor slab constructed of reinforced concrete or precast beam and block flooring with screed over. Foundation options to be considered on receipt of the site investigation survey report. The site investigation will need to include for determining the existing building foundations.

The building is shown to be built over the area of existing trees that would need to be felled, next to established trees to be retained and adjacent to a line of established conifers to the rear garden of 18 School Lane. Foundation solutions for these areas would likely require deep foundations to mitigate the risk of future settlement of the building due to rebalancing of the ground conditions over time and against live root attack.

4.3 STRUCTURES CONT.

- Option 2** involves the partial demolition of existing school buildings, to the east of the Hall and new Small Hall, and construction of a new build two storey extension. Some remodelling of the existing Staff offices and Entrance/Reception areas to form a Small Hall will be required.

The disused Library building is proposed to be converted to a pre-school area. It is assumed that no internal remodelling of the structure is required. A new single storey entrance extension is to be provided.

The proposed layout of the two storey new build construction would ideally suit steel framed construction with masonry cavity walls and non load bearing partitions or internal sliding partition walls. Roof options either flat roof constructions or trussed timber roof trusses over. Ground floor slab constructed of reinforced concrete or precast beam and block flooring with screed over. First floor slab constructed of cast in-situ or pre-cast concrete planks or precast beam and block flooring with screed over. Staircases to be constructed of precast concrete. The steel frame will allow for flexibility of internal spaces to be remodelled in the future. Foundation options to be considered on receipt of the site investigation survey report. The site investigation will need to include for determining the existing building foundations.

The single and two storey extensions could also be constructed using off-site manufactured panelised construction, such as timber frame with solid laminated infill panels that would be designed and manufactured by a specialist. External cladding to suit architect's details, probably with exposed brickwork or brickwork or rendered concrete blockwork. The ground floor slab would be constructed of reinforced concrete or precast beam and block flooring with screed over. Concrete up stands would be required at the base to support the timber frame. The upper floors and roof would be constructed using timber members.

The building is shown to be built over the footprint of part of the building to be demolished. The existing foundations and
- ground floor construction will need to be grubbed up as part of the demolition process.

Option 3 involves the partial demolition of existing school buildings, and construction of a new build two storey extension. Major remodelling of the existing school building to the south of the Hall and corridor line will be required. A single storey extension is shown to the east of the Cedar Classroom with a link corridor to the disused Library building.

The disused Library building is proposed to be converted to a kitchen and a Small Hall, for which some internal remodelling will be required.

The proposed construction for 2 storey building would be similar to new build in option 2.

The building is shown to be built over the footprint of part of the building to be demolished. The existing foundations and ground floor construction will need to be grubbed up as part of the demolition process.

The proposed layout of the new build single storey construction would ideally suit traditional load bearing masonry construction cavity walls, internal block work walls and trussed timber roof trusses over. Ground floor slab constructed of reinforced concrete or precast beam and block flooring with screed over. Should flexibility of internal spaces be required, steel framed construction with external masonry walls and non load bearing partitions or internal sliding partition walls could be considered. Foundation options to be considered on receipt of the site investigation survey report. The site investigation will need to include for determining the existing building foundations.

The proposed single storey building is shown to be built near to an existing mature tree to be felled. Foundation solutions for this area may require deep foundations to mitigate against the risk of future settlement of the building due to rebalancing of the ground conditions over time
- Option 4** involves a proposed new build two storey extension with a single storey Agora to the north-west elevation of the existing school building. Some internal remodelling to relocate the Staff Room and provide circulation spaces and a Food & Technology classroom will be required. A new single storey extension is to be provided to the north east corner by the Kitchen.

The disused Library building is proposed to be converted to a pre-school area. It is assumed that no internal remodelling of the structure is required. A new single storey entrance extension is to be provided.

The proposed layout of the two storey new build construction would ideally suit steel framed construction with masonry cavity walls and non load bearing partitions or internal sliding partition walls. Roof options either flat roof constructions or trussed timber roof trusses over. Ground floor slab constructed of reinforced concrete or precast beam and block flooring with screed over. First floor slab constructed of cast in-situ or pre-cast concrete planks or precast beam and block flooring with screed over. Staircases to be constructed of precast concrete. The steel frame will allow for flexibility of internal spaces to be remodelled in the future. Foundation options to be considered on receipt of the site investigation survey report. The site investigation will need to include for determining the existing building foundations.

The two storey extensions could also be constructed using off-site manufactured panelised construction, such as timber frame with solid laminated infill panels that would be designed and manufactured by a specialist. External cladding to suit architect's details, probably with exposed brickwork or rendered concrete blockwork. The ground floor slab would be constructed of reinforced concrete or precast beam and block flooring with screed over. Concrete up-stands would be required at the base to support the timber frame. The upper floors and roof would be constructed using timber members.

4.4 LANDSCAPE

- 4.4.1 The key objectives for the landscape layout are to:
 - To keep the existing playing field area, as much as possible, in the original shape and size.
 - Provide a secure, safe and friendly environment within the school.
 - Create a welcoming entrance and sense of arrival with easy access around the building (option 2 and 3)
 - Provide outdoor hard surfaces areas associated with new/existing accommodation
 - Retain as many as possible existing trees and where possible substitute it with the new trees. Some mature trees (2 no.) will be lost on the eastern boundary to the neighbouring property to allow new development to be built (option 1) or construction of the new car park area and MUGA (options 2,3 and 4).
 - Provide new car parking areas for cars and cycles.
 - It is proposed to provide an additional 6 (option 1) /10(options 2,3 1and 4) car parking spaces.
 - The new cycle places 40 no. is also proposed and location for those are as follows:
 - Option 1 – 20 no. located near existing community building and 20 no. located alongside the vehicular access.
 - Options 2, 3, and 3 –20 no. located near existing community building and 20 no. near the boundary close to the existing entrance area.
 - The landscape design should enhance the local and wider environment, improving biodiversity and using the best in sustainable 'green' solutions.

4.5 BREEAM and Sustainability

- The project has been designed from the conceptual plan with the principles of sustainability in mind.
- Early advice on all aspects of the external environment is essential to providing sustainable solutions. Thorough site surveys and investigations, site analysis and appraisals including the ecology, soils and drainage will form the background to the development of design solutions.
- A sustainability statement required at the later stage of the project should outline the elements of the scheme that address sustainable development issues, including the environmental, social and economic implications.
- The possibility to have a timber structure prefabricated off site would minimise waste, increase quality control and maximise building speed.
- Timber will be obtained from FSC sources to maintain quality and sustainability of the renewable natural resource.
- Insulation levels used on the building regardless of the option that is to be chosen should exceed building control levels with good air sealing.
- Low energy initiatives, recycle, build tight, ventilate right, concepts will also be utilised. Maximising natural light and passive ventilation reduce the amount of artificial lighting and mechanical ventilation. Automatic lighting with PIR's should be used in the corridors and pupil toilets.
- Windows and doors to be good quality with high performance double glazed units.
- The selection of building materials should be informed by the BRE's published Green Guide to Specification where the majority of materials and construction methods achieve an 'A' Rating and twill need to be reflected in the Very Good BREEAM Schools Rating that the project is aiming for.
- Through BREEAM, we can ensure that less waste is produced during construction and encourage recycling where possible.



View to the green frontage area

4.6 RISKS

Principal Items

- Delays to approval to proceed from CCC and other authorities.
- Confirmation of Project Brief - Suitability to project objectives
- Progress of Planning Application delayed by unforeseen planning issues, i.e. PVAA; conservation area
- Future local campaign against the new school extension
- School agreeing to construction site access, phasing and temporary accommodation needs during construction
- Client changes and consequential improvements exceeding budget provision.
- Change of Building Regulations requirements
- Adequacy of M&E supply capacities (gas, water and gas)
- Below ground unforeseens
- Ecology (habitat and bats in the disused library etc.)
- Highways requirements
- Sports England requirements
- Asbestos Survey
- Inflation over and above forecasted costs due to economic climate.
- Condition survey - Re-roofing of the existing flat roof areas affected by the extension.
- Archaeology



View from Pierce Lane

4.7 PROJECT COST SUMMARY

4.7.1 The estimated cost of the extensions, alterations, external works and other associate works are as follows:

- (I) Option 1 is £ 3,063,000
- (II) Option 2 is £ 5,230,000
- (III) Option 3 is £ 4,640,000
- (IV) Option 4 is £ 3,710, 000
- (V) Option 5 is £ 7,800, 000

4.7.2 For the Cost Plan summaries of the five options based on completion by middle of January 2016, plus a summary of the effect of inflation up to 2017 completion see Appendix C.



View to the school main entrance

5.01 Surveys

- Topographical Survey** has been carried out by Greenhatch Group and was completed in October. The scope of the survey covered the school site as well as the community building site.
- Building Survey** for both buildings, the school and community building was also carried out and completed in October. The surveys included plans, elevations and sections. The survey also included recently erected double mobile classrooms used as a temporary accommodation for pre-school.
- Drainage Survey** as well as **Utility mapping and below ground services survey** were carried out at the same time as topographical survey and have been completed.
- Tree Survey.** Although the location of trees was marked up on the topographical survey, a comprehensive arboricultural assessment would still need to be carried out at the next stage of the project.
- Condition survey** carried out in-house by Mouchel, is very useful as a background information on the existing buildings. However the content should be reviewed at a future stage as no allowance has been made for work to be included at this stage.
- Asbestos - MAN (Management Survey)** was completed in 2012 by CCC. The exact location for R & D asbestos survey, if required, will be confirmed at the later stage.
- All other surveys, as listed on the schedule, will be carried out at the later stage of the project.

05.02 The list of the surveys

Schedule of Survey Information Required

Issue 1 - 25/11/2013

Primary Schools									
Fulbourn Primary School and Proposed Pre-School									
Type	Tender Action Owner	Planning Requirement	Req?	Benchmark Cost	Cost	Date Appointed	Company	Status / Date Road completed	
Topographical survey	RGC/Mouchel	Yes	Yes 1	£2,500.00	TBC		Greenhatch	completed	
Building Survey (Plan)	RGC/Mouchel	Yes	Yes 1	£3,000.00	TBC		Greenhatch	completed	
Building Survey (Elevations/Sections)	RGC/Mouchel	Yes	Yes 1					completed	
Structural Building Survey	RGC/Mouchel	Yes	Yes 2	£1,000.00	TBC	TBC	TBC	completed	
Drainage Survey	RGC/Mouchel	No	Yes 1	£5,000.00	TBC	TBC	Greenhatch	completed	
Utility mapping and below ground services survey	RGC/Mouchel	No	Yes 1					completed	
Tree Survey	RGC/Mouchel	Yes	Yes 2	£750.00	TBC	TBC	TBC		
M&E Load Monitoring	RGC/Mouchel	No	Yes 2	£500.00	TBC	TBC	TBC		
Geotechnical Survey (Trench Holes)	RGC/Mouchel	Yes	Yes 2	£7,000.00	TBC	TBC	TBC		
Contamination Survey (Trench Holes)	RGC/Mouchel	Yes	Yes 2						
Food Risk Assessment / BREFAM	RGC/Mouchel	Yes	Yes 3	£2,000.00	TBC	TBC	TBC		
Ecologist (Planning / BREFAM)	RGC/Mouchel	Yes	Yes 3	£500.00	TBC	TBC	TBC		
Acoustician (Planning / BREFAM)	RGC/Mouchel	No	TBC 4	£3,500.00	TBC	TBC	TBC		
Building Services Survey- within building	TBC	TBC	TBC 3	TBC	TBC	TBC	TBC		
Transport Survey and Statement /Assessment	RGC/Mouchel	Yes	No 3	£4,000.00	TBC	TBC	TBC		
School Travel Plan	School	Yes	Yes 4	by school	by school	TBC	TBC		
Archaeological (desktop study)	RGC/Mouchel	Yes	Yes	£3,000.00	£0.00	TBC	TBC	Andy Thomas to advise	
R and D Type Asbestos Survey (Each location TBC)	CCC	No	Yes 2	£2,000.00	TBC	TBC	TBC		
Total				£34,750.00	£0.00				

Schedule of Site Surveys

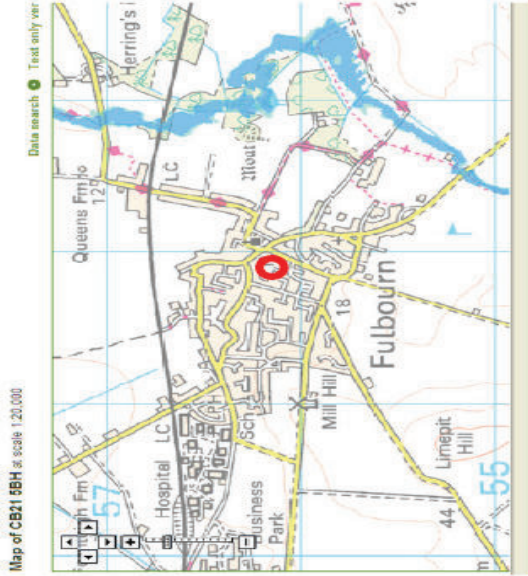
Consultations 06

Map legend

Click on the map to see what is the Risk of Flooding at a particular location

Flood Maps

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences (Not all may be shown?)
- Areas benefiting from flood defences (Not all may be shown?)
- Main rivers



6.1 Archaeology

Contact was made with County Archaeology team who confirmed that the site is located in the historic parish church of St. Vigor (Historic Environment Record Number 06483). Archaeological fieldwork on the immediately adjacent Stack Yard Court development revealed well preserved evidence for the Saxo - Norman development of the village (Her ecb2716). It is clear that elements of this settlement will extend into the school site. The team recommend that archaeological investigations would be appropriate.

6.2 Highways

The highway team represented by Linda Blower was also consulted, but they could not determine what impact would additional 180 children have on highways aspect of the site without seeing a Transport Assessment/Statement. Linda says: 'It would depend how they travelled to the school, if the majority were being dropped off my car then this may well cause problems but if they travel more sustainably by walking and cycling (as we hope would be the case) then this would hopefully not cause any problems that couldn't be overcome. A travel plan would be required to encourage sustainable modes and depending on the number of additional vehicle movements they would need to look at the operation of the local junctions. It may be that they also need to make improvements to the vehicular access and also pedestrian/cycle routes so allowance should be made for this.'

The proposed construction access in option 3 and 4 from Pierce Lane has not been considered appropriate by Jon Finney the CCC Highway Officer, so a different solution is to be considered. An option is to use the existing site vehicular access alongside the community building and the main building entrance area. This was proven to work in the past when the two class extension to the west of the main building was built in 2000.

6.3 Planning

Mouchel approached both CCC planners and SCDC Conservation officer.

The CCC planner advised the following:

1. It would be good to keep the footprint out of the Conservation Area, although this may not be possible due to the other constraints on this site. His advice was that due to the sensitivities of the site (PVAA & Conservation Area) the design will need to be of a high standard and be seen to improve the vis-

sequential explanation of the site selection process should be demonstrated in a planning application should this option is chosen and submitted.

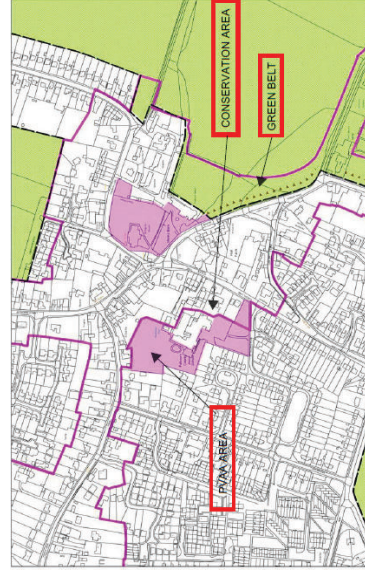
There will need to be an assessment of the hard play area being lost and the total amount need for the proposed number of pupils we are seeking to accommodate.

There is a strong recommendation from SCDC conservation officer to retain the community building and not to demolish it as in the Fulbourn Conservation Area Appraisal the building has been assessed as making a positive contribution to the Conservation Area. The planners also recall that some years ago –possibly when the library was relocated – some villagers wanted the building to be assessed for Listing but as the building is Victorian and appears to have had the bellcote removed it probably would not meet the English Heritage criteria. It is however of local historical importance being the original village school. The trees within the site that are in conservation area are TPO trees.

SCDC Planning officer advice could only be obtained once a Pre-application Planning Advice form is submitted together with all the necessary information including plans, elevations as well as draft Design and Access Statement. This form will be completed and submitted at the next stage of the project (MS3).

6.4 Environment Agency

The Environment Agency website has been checked and confirms that the site is outside of flood risk zone.



Consultations 06

6.5 Sport England

Contact was made with Philip Raiswell, a planning manager from Sport England. Sport England are a statutory consultee on any proposal affecting playing fields. They consider any proposals against our adopted policy 'A Sporting Future for the Playing Fields of England'.

He briefly assessed each option against the above policy and his comments are as follows:

Option 1 – this proposal would see the school extended on land currently within the building footprint and partly on the amenity grassland to the front of the site. This grassland is not large enough to accommodate any additional pitches and the main playing field is unaffected by the proposal. It is considered that the new build element would satisfy exception E3 of the above policy. The new 40m x 20m MUGA would be sited on a narrow strip of playing field that currently contains a mobile classroom and even if the classroom was removed it would still be too narrow to accommodate a sports pitch. Consequently the MUGA can meet exception E5 (a new sports facility where the benefit to the development of sport outweighs any loss of playing field). Consequently, Sport England would be unlikely to object to Option 1.

Option 2 – similar to Option 1 in that the main playing field is not affected, and the MUGA would satisfy exception E5 of the above policy. The new build affects the area of existing building footprint rather than the amenity grassland but would not be considered to be contrary to Sport England policy. Consequently, Sport England would be unlikely to object to Option 2.

Option 3 – again Sport England would not object to the MUGA (exception E5). The new build now extends onto the playing field and may impact on the potential use of sports pitches and be considered contrary to Sport England policy. Therefore Sport England have some concerns and they would need to see existing and proposed pitch layouts for winter/summer pitches on this site in order to assess more fully against their playing fields policy.

Option 4 - the proposed MUGA again would not be contrary to Sport England policy as it is sited on a part of the site not currently in use as playing fields or any other sporting use. In terms of the main build for the new school the Sport England have the same concerns regarding this option as for the option 3. They would need to see existing see existing and proposed pitch layouts for winter/summer pitches on this site in order to assess more fully against their playing fields policy.



View to the school playing field

7.1 Programme

A Project Programme is indicating middle of February 2015 for a start of the construction works and a practical completion in the middle of January 2016 - see Appendix D attached.



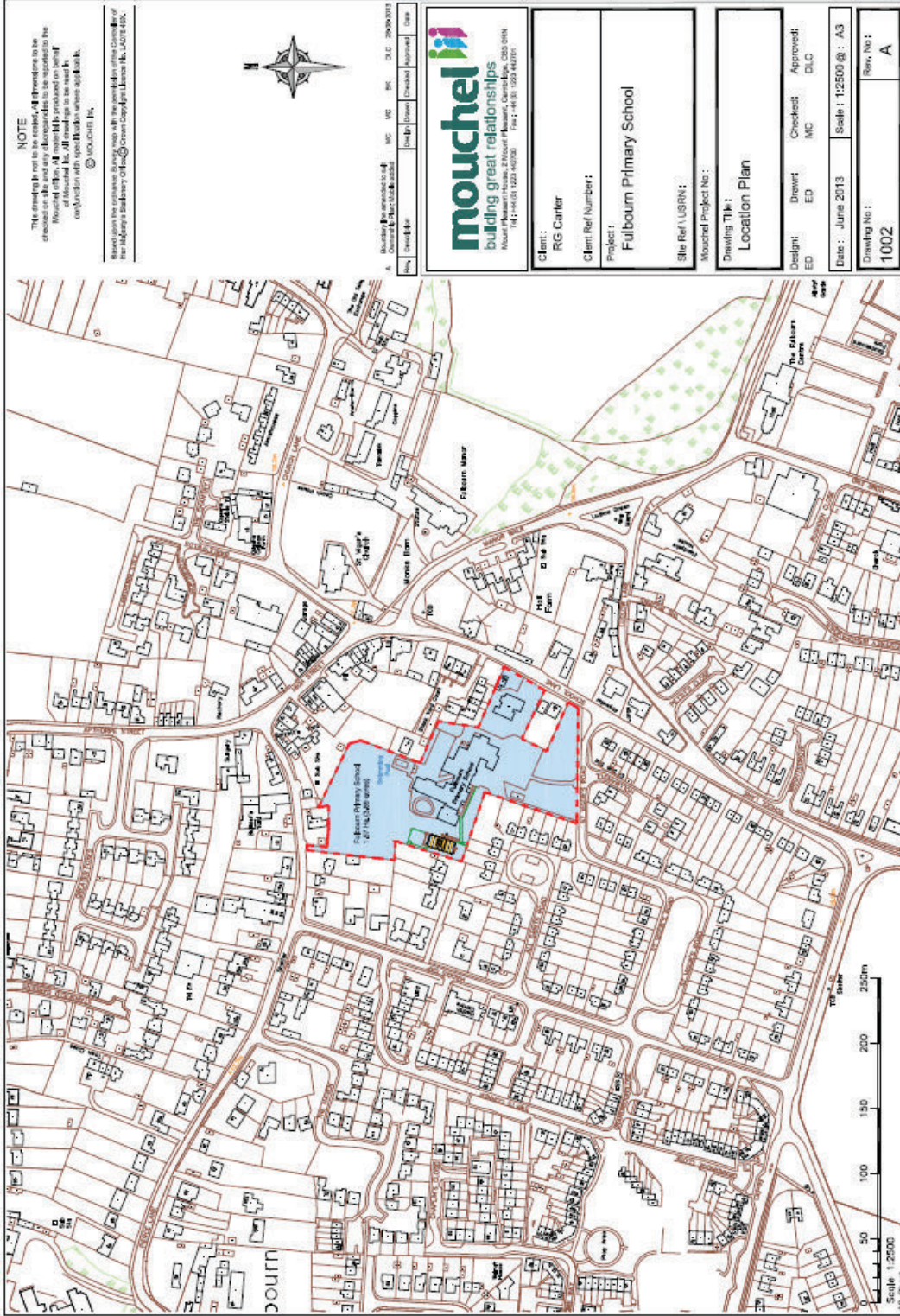
View from School Lane



Appendix A- Architectural Drawings

Fulbourn Primary School

Location Plan



Cambridgeshire County Council
Primary School Expansions Programme
Milestone 2 Report
December 2013



Appendix A- Architectural Drawings

Existing Site Plan



Fulbourn Primary School

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December 2013

Appendix A- Architectural Drawings

Proposed Site Plan—Option 1



Fulbourn Primary School






Cambridgeshire County Council
 Primary School Expansions Programme
 Milestone 2 Report
 December 2013

Appendix A- Architectural Drawings

Proposed Site Plan—Option 2



Fulbourn Primary School

FAITHFUL+GOULD CONSTRUCTION EXPERIENCE

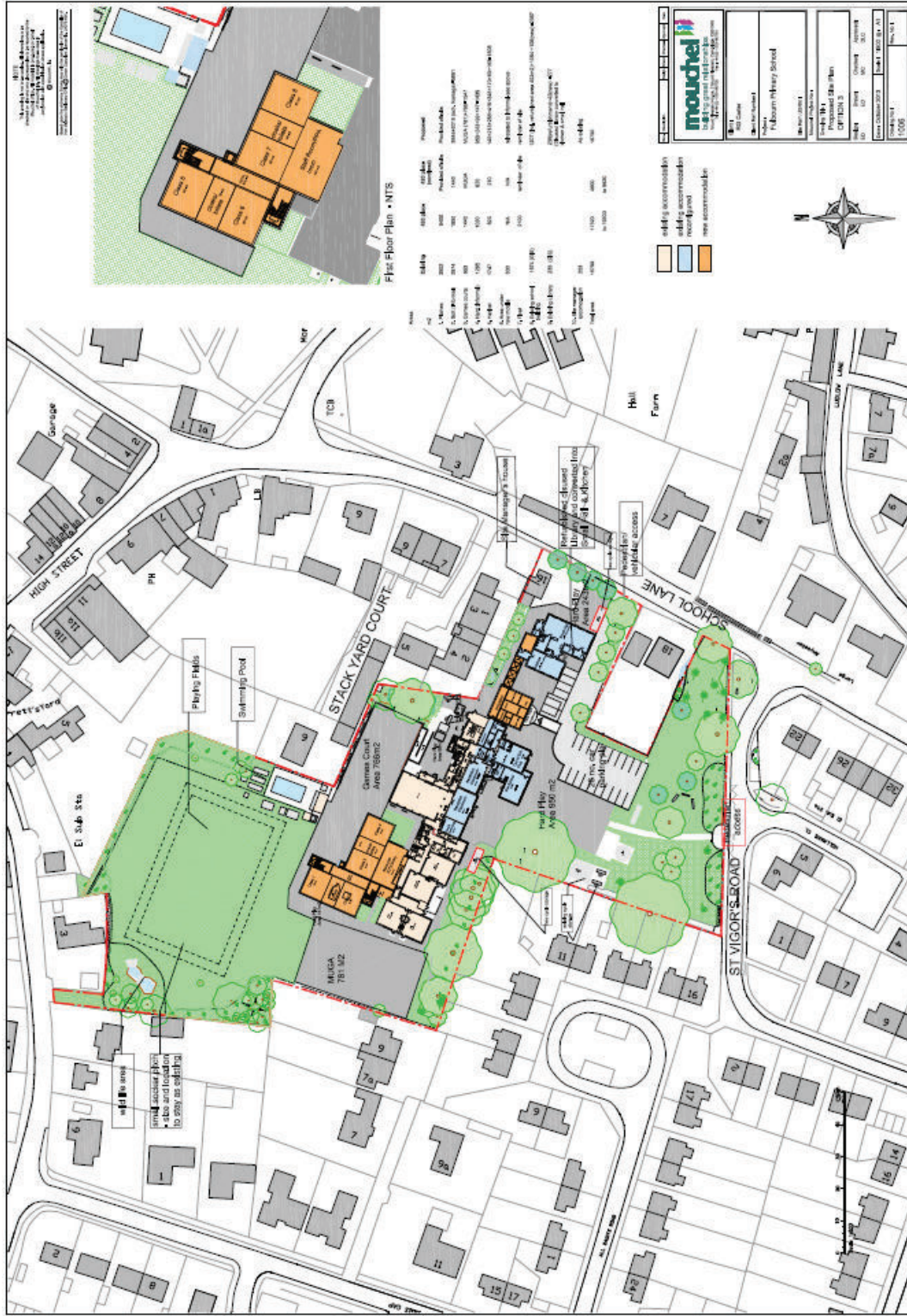
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Appendix A- Architectural Drawings

Proposed Site Plan—Option 3



Fulbourn Primary School



Appendix A- Architectural Drawings

Fulbourn Primary School

Proposed Site Plan—Option 4



FAITHFUL+GOULD CONCEPTUAL ENVIRONMENTAL

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Appendix B Options Suitability Assessment

Options Appraisal Assessment

Fulbourn Primary School
Cambridgeshire County Council

Site	Area as existing		New areas		Criteria	Date: November 2013
	MAIN BUILDING	PRE-SCHOOL	MAIN BUILDING	PRE-SCHOOL		
Option 1	1523 m ² + 451 m ² refurbished area = 1974 m ² Note: 503 m ² demolished PRE-SCHOOL 235 m ² refurbished	258 - Phase 1 485 - Phase 2 743 m ² - Total	MAIN BUILDING 440 places & Early Years No big disruption for existing building during construction works Easy access during the construction Additional temporary accommodation would not be required other than for existing pre-school mobile. Sport England supportive of this option. No demolition required	440 places & Early Years No big disruption for existing building during construction works Easy access during the construction Additional temporary accommodation would not be required other than for existing pre-school mobile. Sport England supportive of this option. No demolition required	1. Likely to have a planning issue (partly built in the conservation area) 2. Likely to have an objection from the 19 School Lane neighbour. 3. Less car parking than in other options (22no. opposed to 28 no.). 4. Pre-school hard play area is small as existing. Note: Additional area could be acquired subject to approval from CCC to reduce the size of the plot. 5. Not compact plan.	
Option 2	975 m ² + 406 m ² refurbished area Note: 503 m ² demolished PRE-SCHOOL 235 m ² refurbished	1293 m ² 13 m ²	1. New main entrance location is more prominent and as welcoming. 2. A new small hall (converted existing admin. area) is well located to the new kitchen on one side and the existing hall on another. Together they form the 'heart' of the building 3. New extension together with the remaining existing building makes a good compact plan that functionally works very well. 4. Construction site would be accessed from School Lane. 5. The existing pre-school mobile can be used for 2 classes prior to demolition, once the library is converted to the new pre-school accommodation. Sport England supportive of this option.	MAIN BUILDING 945 + 11 m ² = 956 m ² PRE-SCHOOL 10 m ²	1. Construction site access over wildlife area deemed to be difficult. Existing site vehicular access alongside the community building and the main building entrance would be considered instead. 2. A bigger floor area is proposed as 2 storey building is required (2 staircases, circulation etc.) 3. Existing classrooms are able to will lose the daylight on the west side of the building. That would be compensated by the new roof lights. 4. The total estimated cost is lower than the cost for options 2 and 3. 5. Sport England has concerns with this option - see section 6, item 6.5 of this report. 6. Could not be delivered in 2 phases (330 and 420 places plus early Years).	
Option 3	865 m ² (as existing) + 402 m ² (refurb. area) = 1267 m ²	1054 + 1106 = 1160 m ²	1. Connectivity within the existing building is rather elongated. 2. Property is better located and easily accessible.	MAIN BUILDING 1459 m ² (as existing) + 125 m ² (refurb. area) = 1574 m ² PRE-SCHOOL 235 m ² refurbished	1. Construction site access over wildlife area deemed to be difficult. Existing site vehicular access alongside the community building and the main building entrance would be considered instead. 2. A bigger floor area is proposed as 2 storey building is required (2 staircases, circulation etc.) 3. Existing classrooms are able to will lose the daylight on the west side of the building. That would be compensated by the new roof lights. 4. The total estimated cost is lower than the cost for options 2 and 3. 5. Sport England has concerns with this option - see section 6, item 6.5 of this report. 6. Could not be delivered in 2 phases (330 and 420 places plus early Years).	

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Date: November 2013

Criteria

New areas

Area as existing

Site

Option 1

Option 2

Option 3

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Site	Area as existing	New areas	Criteria	Date: November 2013
Option 4	Option 5	Option 6	Option 7	Option 8
Option 4	1459 m ² (as existing) + 125 m ² (refurb. area) = 1574 m ² PRE-SCHOOL 235 m ² refurbished	945 + 11 m ² = 956 m ² PRE-SCHOOL 10 m ²	1. New extension building footprint is out of the conservation area. 2. New extension is reasonably away from the existing properties. 3. Pre-school playing area big enough with the site manager's existing. 4. Car parking number is as required for 2 FE school approx. 5. Additional temporary accommodation other than existing mobile would not be required during the construction works except for the accommodation to the north-west.	1. Construction site access over wildlife area deemed to be difficult. Existing site vehicular access alongside the community building and the main building entrance would be considered instead. 2. A bigger floor area is proposed as 2 storey building is required (2 staircases, circulation etc.) 3. Existing classrooms are able to will lose the daylight on the west side of the building. That would be compensated by the new roof lights. 4. The total estimated cost is lower than the cost for options 2 and 3. 5. Sport England has concerns with this option - see section 6, item 6.5 of this report. 6. Could not be delivered in 2 phases (330 and 420 places plus early Years).
Option 5	865 m ² (as existing) + 402 m ² (refurb. area) = 1267 m ²	1054 + 1106 = 1160 m ²	1. Connectivity within the existing building is rather elongated. 2. Property is better located and easily accessible.	1. Construction site access over wildlife area deemed to be difficult. Existing site vehicular access alongside the community building and the main building entrance would be considered instead. 2. A bigger floor area is proposed as 2 storey building is required (2 staircases, circulation etc.) 3. Existing classrooms are able to will lose the daylight on the west side of the building. That would be compensated by the new roof lights. 4. The total estimated cost is lower than the cost for options 2 and 3. 5. Sport England has concerns with this option - see section 6, item 6.5 of this report. 6. Could not be delivered in 2 phases (330 and 420 places plus early Years).

To be read in conjunction with Fulbourn Primary School Milestones 2 Report
• For option 5 look at Appendix E - School Site Market appraisal and Alternative Site Search identification and Assessment

Appendix C – Cost Plan

Cost Plan Summary

Fulbourn Primary School – Options estimates

06-Dec-13

Ref	Element	Gross internal floor areas				
		OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
		m ²	m ²	m ²	m ²	m ²
Main building						
1.0	New build/extension	1,233	1,100	1,100	656	2,250
1.1	Refurbishment	51	98	402	125	
1.2	New build/extension	10	13	42	10	250
1.3	Refurbishment	235	235	235	235	2,500
Total		1,639	1,587	1,839	1,326	2,500
Gross internal floor areas						
1.0	Main building	417,644	3,027,354	1,876,880	1,546,808	3,641,000
1.1	New extension - phase 1	754	20,000	20,000	30,000	28,000
1.2	Work at junction new to existing	20,000	48,000	201,000	65,500	
1.3	Refurbished areas	65,000	46,150	26,150		
1.4	Demolitions		20,000			
1.5	Provide temporary kitchen		15,000			
1.6	Provide temporary toilet		21,024	67,856	16,180	405,000
1.7	New build/extension	141,000	141,000	141,000	141,000	
1.8	Refurbished areas	1,487,854	3,327,538	2,331,986	1,759,488	4,048,000
Building works sub-total (€)						
3.0	External works	62,480	62,480	62,480	62,480	62,480
3.1	MUGA pitch	20,300	20,300	20,300	20,300	20,300
3.2	Fence to MUGA	15,800	15,800	15,800	15,800	15,800
3.3	Main school - new hard play areas	35,400	35,400	35,400	35,400	35,400
3.4	Pre-school - new hard play areas	26,400	26,400	26,400	26,400	26,400
3.5	Pre-school - refurbish surface existing hard play areas	11,400	15,000	15,000	15,000	15,000
3.6	Pre-school - refurbish surface existing hard play areas	15,000	15,000	15,000	15,000	15,000
3.7	Landscaping trees, etc.	12,000	12,000	12,000	12,000	12,000
3.8	Cycle hoists, shelters	50,000	50,000	50,000	50,000	50,000
3.9	Drainage	268,020	268,020	268,020	268,020	268,020
3.10	Recreate habitat and reinstatement on completion					
3.11	Sub-total (€)	173,337	2,625,508	2,592,216	2,164,988	3,057,506
Sub-total (€)						
4.0	INFLATION	100,754	166,068	164,097	137,044	320,140
4.1	Inflation to mid-point 30.12 (building works only)	6.33%				
5.0	DESIGN DEVELOPMENT RISK ALLOWANCE	9,218	27,896	27,563	11,510	53,776
5.1	Contractor's design development risk	1,832,846	3,817,472	2,763,886	3,315,542	5,491,416
TOTAL BUILDING WORKS (€)						
6.0	PRELIMINARIES	178,297	320,667	320,667	178,297	342,459
6.1	Preliminaries	2,631,143	3,138,139	3,164,533	2,491,839	5,773,874
Total Building Works (including Preliminaries) (€)						
7.0	FEES	145,201	236,496	233,696	192,734	457,657
7.1	Pre-construction fees (MS2-4)	65,146	50,546	46,042	81,344	97,440
7.2	Post-contract (MS 5-8)	220,347	287,012	283,638	214,078	555,097
Sub-total (€)						
8.0	Main Contractor's overheads & profit	2,251,490	3,425,151	3,388,171	2,765,917	6,328,971
TOTAL ANTICIPATED CONTRACT SUM (€)						
		2,392,169	3,592,217	3,464,405	2,838,150	6,471,373

Cont...

Cont...

Ref	Element	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
		€	€	€	€	€
9.0	PROFESSIONAL FEES	11,000	11,000	11,000	11,000	11,000
9.1	MS2/minor tender fees	100,000	100,000	100,000	100,000	100,000
9.2	PM/AO/MEC/Supervisor (MS3-8)	140,000	140,000	140,000	140,000	140,000
9.3	Quantity estimator (MS 3-5)	2,000	2,000	2,000	2,000	2,000
9.4	Legal fees	8,000	8,000	8,000	8,000	8,000
10.0	LOCAL AUTHORITY FEES	8,000	8,000	8,000	8,000	8,000
10.1	Planning fees	4,000	4,000	4,000	4,000	4,000
10.2	Building Control fees					
11.0	EMPLOYER'S OTHER DIRECT COSTS	100,000	100,000	100,000	100,000	100,000
11.1	ICT installations	90,000	90,000	90,000	90,000	90,000
11.2	Loose F&E	10,000	10,000	10,000	10,000	10,000
11.3	Temporary site offices	400,000	400,000	400,000	400,000	400,000
11.4	Purchase of new caretaker's house	250,000	250,000	250,000	250,000	250,000
11.5	Temporary accommodation					
11.6	Site acquisition					
11.7	Public art (1% of building cost)					
11.8	Site disposal					
12.0	RISK REGISTER	10%	265,000	455,000	402,000	672,000
	Sub-total (€)	2,919,149	5,091,217	4,418,465	3,528,150	7,986,379
13.0	INTERNAL FEES					
13.1	Internal client's costs/programme management fees	1%	29,191	50,012	44,184	35,282
	Sub-total (€)	2,948,340	5,051,229	4,462,589	3,563,432	7,470,337
14.0	EMPLOYER'S RISK					
14.1	Employer's storage risk/contingency % of contract sum	5%	115,107	175,111	141,408	323,560
	TOTAL ANTICIPATED PROJECT COST (€)	3,063,447	5,226,340	4,633,899	3,704,840	7,793,896
	TOTAL ANTICIPATED PROJECT COST ROUNDED (€)	3,063,000	5,230,000	4,640,000	3,710,000	7,800,000

Exclusions:
Value Added Tax
Denomination of existing school (Option 5).

Fulbourn Primary School - Effect of inflation on project costs

06-Dec-13

Ref	Element	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
		€	€	€	€	€
TOTAL ANTICIPATED PROJECT COST (JAN 2016) (€)						
		3,063,000	5,230,000	4,640,000	3,710,000	7,800,000
Inflation to mid-point 30.2016						
		4.76%	146,000	241,000	221,000	371,000
TOTAL ANTICIPATED PROJECT COST (JAN 2017) (€)						
		3,209,000	5,470,000	4,881,000	3,887,000	8,171,000
Inflation to mid-point 30.2017						
		7.20%	231,000	384,000	350,000	586,000
TOTAL ANTICIPATED PROJECT COST (JAN 2018) (€)						
		3,440,000	5,753,000	5,231,000	4,167,000	8,757,000

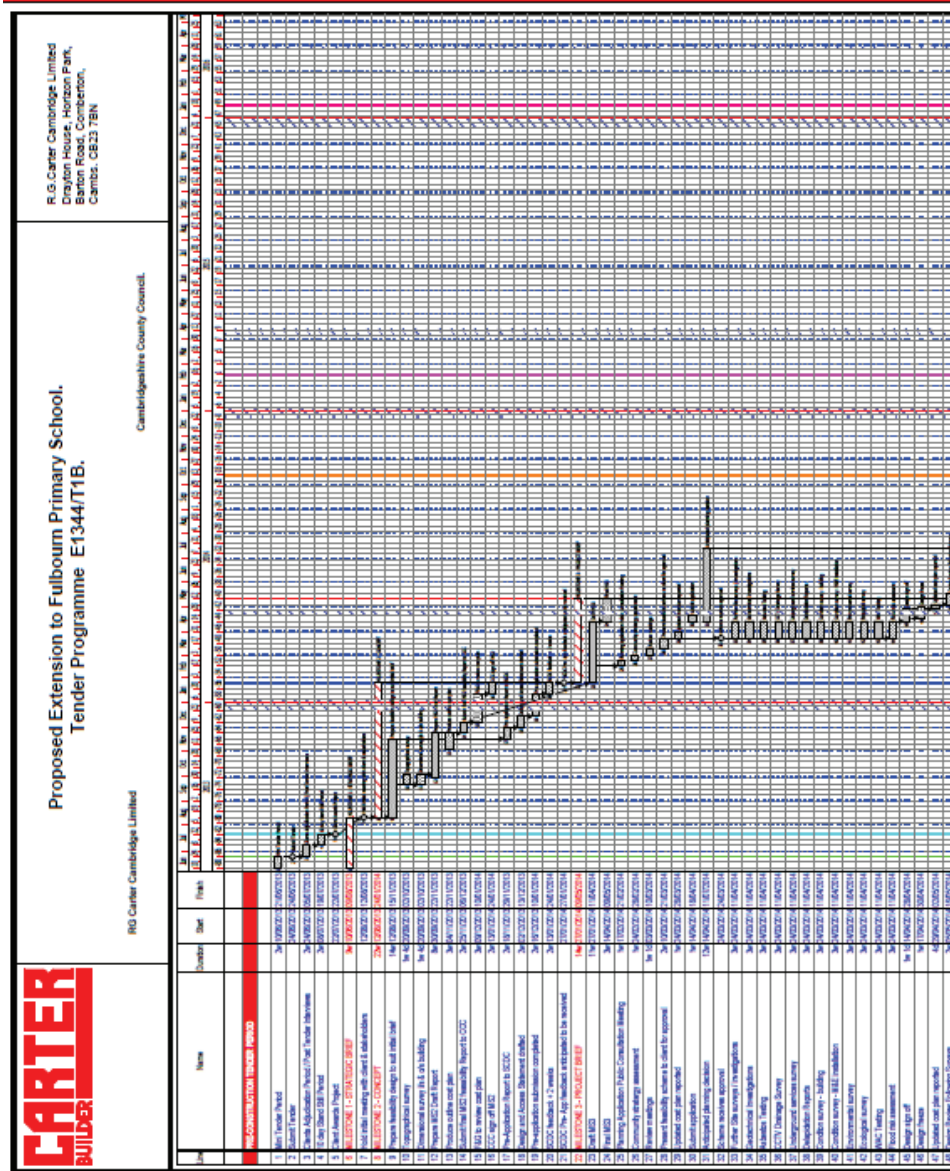
Exclusions:
Value Added Tax
Denomination of existing school (Option 5).

Notes:
Total project costs have been updated on the basis of the ECIS 2016 tender price indices.



Appendix D- Programme

Programme - part 1



Fulbourn Primary School

FAITHFUL+GOULD
 General Industrial Experience

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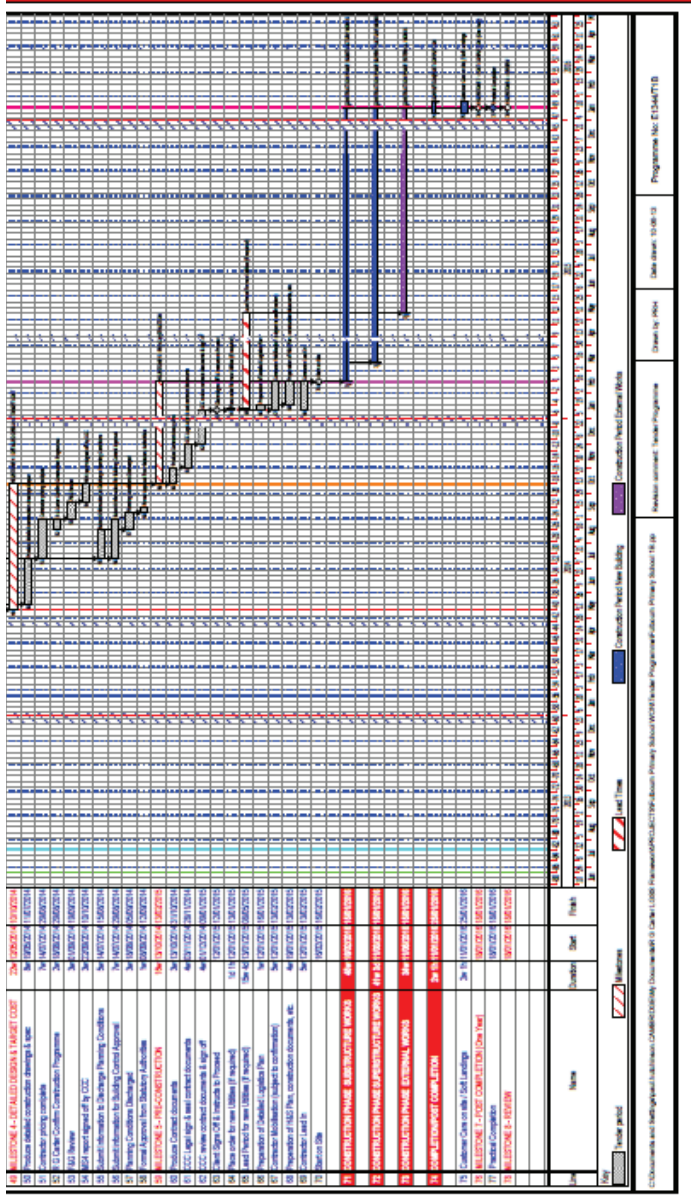
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 Primary School Expansions Programme
 Milestone 2 Report
 December 2013

Appendix D- Programme

Programme - part 2



FAITHFUL+GOULD GENERAL CONTRACTOR

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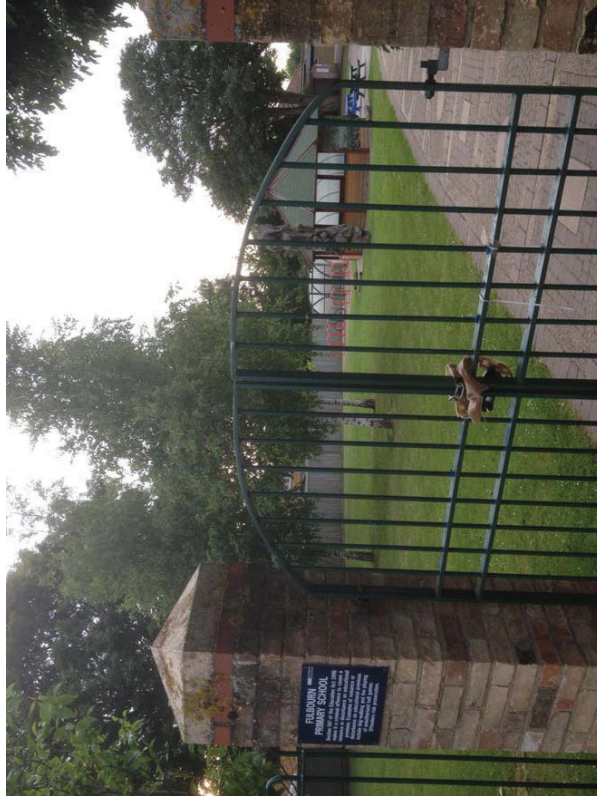
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Recommendations 14

Summary & Conclusions

- The capacity of the existing school as well as a potential of the existing site has been assessed using the guidelines set out in BB99.
- It should be noted that the school could be developed to increase to 2 FE school (420 places) only if the site is classified as a 'confined' site. The BB99 requirement for 'standard' classified site to be 17,320 to 19,300 m2 which is beyond the existing site area of 15,790m2 that includes the 'former' library building site as well as the school site manager's house .
- Site investigations and buildings survey have been carried out to allow development of four options as presented in this report. All other surveys, as noted in section 5, would need to be carried out at the next stage of the project.
- The scheme is on programme for delivery with completion date January 2016, as indicated in Section 7.
- The scope of the works, as required, could be delivered sequentially in phases (refurbishment of the detached building and new build) in options 2, 3 and 4. It is only in option 1 that the works could be delivered, as originally intended, in 2 sections (expansion to 330 places plus Early Years followed by further expansion to 420 places plus Early Years).
- Installation of the temporary accommodation for the following: Independent learning/library; kitchen and boiler room (option 2) or independent learning/library and two further classrooms (option 3) should be carried prior the start on work on building of the new extensions.
- Removal of the existing 2 class mobile that is currently accommodating pre-school should commence as soon as the conversion of the existing community building to early years accommodation is completed (options 1 and 4), or when the building of the new extensions and alterations works is completed (options 2 and 3).
- The estimated cost of the scheme within the existing sites ranges from 3,063,000 to £ 5,230,000 with Option 4 (£3,710,000) being both, less expensive and disruptive for the school operation for a duration of the construction works. In addition to this the estimated cost of Option 5 for a new 2FE primary school on a different site is £7,800,000.



View from St. Vigor's Road

Agenda Item 13

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 June 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2008/13/OL
Parish(es):	Dry Drayton
Proposal:	Erection of buildings to form garden centre together with access and car parking and provision of World War 1 living museum
Site address:	Hackers Fruit farm, Huntingdon Road, Dry Drayton CB23 8HD
Applicant(s):	c/o Agent (Andrew S Campbell Associates)
Recommendation:	Refuse
Key material considerations:	Principle of development Whether the development is appropriate in the Green Belt and open countryside. Need for 'Very Special Circumstances' justifying Development in the Green Belt and open countryside
Committee Site Visit:	03 June 2014
Departure Application:	Yes
Presenting Officer:	John Koch
Application brought to Committee because:	Major development proposal in Green Belt and open countryside. Significant level of interest.
Date by which decision due:	12 November 2013

Updates to the Report

Agenda report paragraph 51 – Representations on behalf of the applicant

Having viewed the officer's report, the applicant's agent has written further as follows:

1. Enabling Development - We have made it fundamentally clear in discussions and correspondence that the LWFL scheme could not go ahead without the infrastructure provided for the garden centre. This was set out in both my email from myself to Ross Leal,

copy of which you had on 13th February and by Tony Bowman, again to Ross Leal on 18th February. Both emails demonstrated that the proposals are inter dependant and that the LFWL proposal could not go ahead without the investment in roads and infrastructure to be made by the garden centre proposal. What is said in your paragraph 63 therefore is fundamentally incorrect.

2. Consistency with the NPPF - Your paragraph 65 concludes that the development does not fall within the exceptions for development within the Green Belt as set out in the NPPF or within the Council's own adopted planning policies. Nothing can be further from the truth. An outdoor "living museum" is appropriate development in the Green Belt in accordance with paragraph 89 of the NPPF. Facilitating an access for a cemetery/crematorium is appropriate development in accordance with paragraph 89 of the NPPF. Facilitating local transport infrastructure, as in this case is appropriate development in accordance paragraph 90 of the NPPF. We also, pointed out that a garden centre has a recreational function, and thus in part it is appropriate development in accordance with paragraph 89 of the NPPF. Supporting businesses and saving them from closure, and creating employment is both consistent with the NPPF and the Council's own planning policies.

3. Character of the Area - Paragraphs 59 and 60 and Reason 2 talk about "a significant change in the character and appearance of the site". However, there is no mention of the fact that the road proposals as now agreed and which surround the Hackers site of themselves fundamentally affect the rural appearance of the application site irretrievably.

4. Very Special Circumstances - There can be no doubt that LWFL proposals will be a remarkable proposal that is undoubtedly of national importance. All of the enabling of this proposal constitutes very special circumstances.

I could go on about the Retail Assessment and highway/footpaths/cycleways but I won't. The above fundamental errors if they had not been made would have led to an entirely different and I would suggest favourable conclusion that would allow the development to proceed. There is certainly no basis on a proper analysis for the statement in paragraph 66 of your report that "refusal of planning permission is strongly recommended". We would hope therefore that the report will be corrected so that it represents a fair reflection of proposals before the Committee.

In response to the above, the response of officers is as follows:

Paragraph 63 of the committee report effectively questions whether the WW1 Museum fundamentally requires the garden centre development in order to provide funding to deliver it. The applicant asserts that this is the case and members will need to come to a view on the validity of this statement.

The submitted information does not say anything about roads/infrastructure. Paragraph 63 seeks to make it clear that officers believe the WW1 Museum could happen without funding from the Nursery. It is correct that the roads would need to be funded by the garden centre. That said and in an alternative (more acceptable) location the WW1 Museum would not require the roads to share with the garden centre.

The transport infrastructure in the wider A14 sense would also happen without the proposal. While the road proposals would clearly an impact on the visual amenity of the area, officers consider they have nothing like the impact of the large area to be developed in the proposal.

Paragraph 51 of the report rehearses the potential benefits and significance of the WW1 Museum. The rest of the report perhaps underplays this potential significance, particularly in this commemorative year.

Clearly, if members do decide that the WW1 Museum is a development that they wish to promote and that it has more than just local significance, this could be considered as a very special circumstance that clearly outweighs the inappropriateness of the garden centre and any other harm that may be identified.

The recommendation in paragraph 66 is that refusal is “strongly recommended”. In hindsight, this might be seen as two-one-sided given the potential significance of the Museum part of the proposal. Nonetheless, it is important to understand that the application needs to be considered in the round and brings with it a large garden centre and related development that officers feel will have a significant impact in green belt and landscape terms.

Given that the proposal has to be considered on this basis, officers still conclude, albeit with some reluctance, that the application should still be refused for the reasons set out in the report.

Contact Officer: John Koch – Team Leader
Telephone: (01954) 713268

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