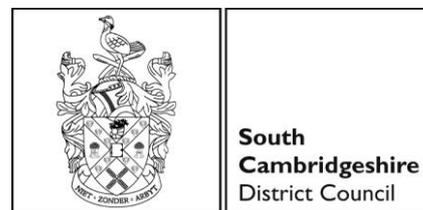


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5 January 2018

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee – Councillors Anna Bradnam (substitute for John Batchelor, Brian Burling, Kevin Cuffley, Philippa Hart, Sebastian Kindersley, David McCraith, Des O'Brien, Deborah Roberts, Charles Nightingale (substitute for Tim Scott) and Robert Turner

Quorum: 3

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, 10 JANUARY 2018 at 10.30 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
Beverly Agass
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 SUPPLEMENT

5. S/2284/17/OL - Pampisford (Sawston Trade Park and adjacent vacant land, A1301/London Road, Pampisford)

**PAGES
1 - 18**

A hybrid outline/full planning application for comprehensive redevelopment of the Sawston Trade Park and surrounding vacant land for new business park comprising (1) an outline planning application for new business park (Use Class B1) with ancillary "hub" building (Use Classes B1/A3/D1/D2) and associated car parking and landscaping with all matters reserved apart from highways and (2) full planning application for refurbishment/repurposing of Unit H, its associated (initial) car parking and internal road/infrastructure

9. S/2757/17/FL - Fowlmere (Chrishall Road)

19 - 28

Application for 15 dwellings to include 6 affordable dwellings,
construction of access and provision of open space

Appendix 1 is on the Council's website.

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 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 January 2018

AUTHOR/S: Head of Development Management

Application Number:	S/2284/17/OL
Parish:	Pamisford
Proposal:	<p>A hybrid outline/full planning application for comprehensive redevelopment of the Sawston Trade Park and surrounding vacant land for new business park comprising:</p> <p>(1) an outline planning application for new business park (Use Class B1) with ancillary "hub" building (Use Classes B1/A3/D1/D2) and associated car parking and landscaping with all matters reserved apart from highways and</p> <p>(2) a full planning application for refurbishment/repurposing of Unit H, its associated (initial) car parking and internal road/infrastructure.</p>
Site address:	Sawston Trade Park and adjacent vacant land, A1301/London Road, Pampisford, CB22 3EE
Applicant(s):	Howard Sawston Ltd
Recommendation:	Delegated Approval subject to the completion of a section 106 agreement and safeguarding conditions
Key material considerations:	<p>Planning Policy and Principle Sustainability Scale of Development Access, Highway Safety and Parking Design Considerations Residential Amenity Landscape and Visual Amenity, Including Development Abutting Green Belt Source Protection Zone - Contamination Flood Risk & Drainage Trees and Ecology Mitigation and Developer Contributions</p>
Committee Site Visit:	9 January 2018
Departure Application:	No
Presenting Officer:	Julie Ayre Team Leader East
Application brought to Committee because:	The application is significant to an area beyond both specific site and parish, and has received comments

from a number of parish councils - support from Pampisford and Sawston Parish Councils and objections from Hinxton, Ickleton and Whittlesford Parish Councils

Date by which decision due: The application is the subject of a Planning Performance Agreement

Update to Report – Additional comments from Whittlesford Parish Council, clarity of maintenance of bus shelters and a revision of conditions

Whittlesford Parish Council wish to continue their objection to the application on the ground of the proposed vehicle access and the egress arrangements from and to the A1301. Concerned that the traffic survey indicates that the 60mph road in the morning (7-10am) and evening (4-7pm) rush hours indicated approximately 1000 vehicles per hour will use the road. Whilst the modified plans indicate that the problem of traffic travelling North on the A1301 and wishing to turn right into the site has been addressed by the provision of a protected central refuge lane, no attempt has been made to cater for traffic egressing the site and wanting to turn right onto the A1301. The Parish Council see this as an accident waiting to happen because a large vehicle with poor acceleration will almost certainly be left stranded across the Southbound carriageway of this very busy road. The problem could be solved by either: providing traffic lights, or only allowing left turns for traffic leaving the site.

Para 15: The maintenance figure of £7,000 is being secured for the maintenance of the bus shelters however, the body who will maintain the shelters is still in discussion.

Para 160 (i) The maintenance body has not yet been agreed.

Confirmation of the Conditions:

Conditions applicable to the full application only:

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**

(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**

- 718-NHA – (PL)001 – Location Plan.
- 718-NHA – (PL)005 – Existing Site Plan
- A(0)100 – Unit H – Existing Plans
- A(0)101 – Unit H – Existing Elevations.

- 718-NHA – (PL)011 – Full Application Works
- A(2)100 – Unit H – Proposed Floor Plan Level 0
- A(2)101 – Unit H – Proposed Floor Plan Level 1
- A(2)102 – Unit H – Proposed Floor Plan Roof Level
- A(2)103 – Unit H – Proposed Floor Plan Level 0 Entrances
- A(2)201 – Unit H – Proposed Building Elevations
- A(2)203 – Unit H – Proposed Typical Bay Elevations.
- 1379b-01 Rev C – Proposed East and West Boundaries and Unit H Soft Landscape Arrangements.
- 1379b-02 Rev C – Proposed East and West Boundaries and Unit H Soft Landscape Details
- 1379b-02 Sht.1 Rev C – Proposed East and West Boundaries and Unit H Soft Landscape Details.
- 1379b-02 Sht.2 Rev C – Proposed East and West Boundaries and Unit H Soft Landscape Details.
- 1379c-01 Rev A – East and West Boundaries and Unit H Soft Landscape Arrangements.
- 1379c-02 Rev A – East and West Boundaries and Unit H Soft Landscape Details.
- 1379c-02 Sht.1 Rev A – East and West Boundaries and Unit H Soft Landscape Details.
- 1379c-02 Sht.2 Rev A – East and West Boundaries and Unit H Soft Landscape Details.
- SBSAWSTON. 1/11 – Proposed Site Access Layout.
- SBSAWSTON. 1/12 – Proposed Footway / Cycleway Improvements.

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- 3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in the first full planning season following completion of the building or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- 4. No development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

Conditions applicable to the outline application only:

5. **A masterplan for the site shall be submitted prior to the submission of any reserved matters application. This master plan shall indicate the delivery of the phasing of the development.**

(Reason – To ensure the co-ordinated delivery of the site.)

6. **Approval of the details of the layout of the site, the scale and appearance of buildings, and landscaping with the exception of the boundary landscaping shown on drawings drawing 1379b-01 rev C; 1379b-02 rev C; 1379b-02 Sht1 rev C; 1379b-02 Sht2 rev C; 1379c-01 rev A; 1379c-02 rev A; 1379c-02 Sht1 rev A; 1379c-02 Sht2 rev A (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.**

(Reason - The application is in outline only.)

7. **Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

(Reason - The application is in outline only.)

8. **The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.**

(Reason - The application is in outline only.)

9. **The development hereby permitted shall be carried out in accordance with the following approved plans:**

- **718-NHA-(PL)001 – Location Plan.**
- **718-NHA-(PL)010-00 – Indicative Masterplan**
- **SBSAWSTON. 1/11 – Proposed Site Access Layout.**
- **SBSAWSTON. 1/12 – Proposed Footway / Cycleway Improvements**

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

10. **Prior to occupation of the development, or each part of the development, a Waste Management & Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development shall be submitted to and approved by the local planning authority. It shall thereafter be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.**

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Supplementary Planning Document 2012 and the principles of the waste

hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include:

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

The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

(Reason – In the interests of environmental protection).

Conditions applicable to both the full and outline applications:

11. The proposed access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

(Reason – For the safe and effective operation of the highway).

12. The access shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason – In the interests of highway safety).

13. No demolition or construction works for the development or for that part of the outline application for which reserved matters are being applied shall commence on site until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:

- (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway).
- (ii) Contractor parking, for each phase, shall be within the curtilage of the site and not on the street.
- (iii) Movements and control of all deliveries (all loading and unloading shall

be undertaken off the adopted public highway).
(iv) Control of dust, mud and debris, in relation to the functioning of the adopted public highway.

(Reason – In the interests of highway safety).

14. Development shall not begin until a detailed surface water drainage scheme for the site, or for that part of the outline application for which the reserved matters application is being applied based on the agreed Flood Risk Assessment (FRA) and Drainage Strategy prepared by Canham Consulting (ref:203052-353-P4) dated 8 August 2017, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development, or each part of the development, is completed.
(Reason – To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity).

15. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features), or for each part of the surface water drainage system, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

(Reason – To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

16. No development shall take place until details of tree protection measures for all trees to be retained on site, or for that part of the outline application for which the reserved matters is being applied, have been submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

17. During the period of demolition or construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the local Planning Authority in accordance with any agreed noise restrictions.

(Reason – In the interests of local amenity).

18. A scheme for the insulation of each building(s) and/or associated plant / equipment or other attenuation measures, in order to minimise the level of noise emanating from the said building(s) and/or plant, shall be submitted to and approved in writing by the local planning authority. The scheme as approved for each building(s) shall be fully implemented before the use of that building(s) hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

(Reason – In the interests of local amenity).

19. Prior to the commencement of the development above ground level an artificial lighting scheme for the site, or for that part of the outline application for which reserved matters are being applied to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14- Lighting Proposals

(Reason – In the interests of local amenity).

20. No development shall commence, unless otherwise agreed in writing, until:

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

(Reason – To ensure that risks from land contamination to the future users of the land and neighboring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.

21. No development shall commence until a remediation strategy for the site or

for that part of the outline application for which reserved matters are being applied for that site that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and implemented as approved.

(Reason – To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 12 and Environment Agency Groundwater Protection Position Statements.

22. If, during development, contamination not previously identified is found to be present at the site then no further development or for that part of the outline application for which reserved matters are being applied (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

(Reason – To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 12 and Environment Agency Groundwater Protection Position Statements.

23. The detailed surface water drainage scheme agreed for surface water disposal shall only use an infiltration systems where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority..

(Reason – Infiltration through contaminated land has the potential to impact on groundwater. This condition is imposed to protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF) paragraphs 109, 120, 121 and Environment Agency Groundwater Protection Position Statements.

24. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for

those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

(Reason – To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 12 and Environment Agency Groundwater Protection Position Statements.

- 25. The development hereby permitted shall not be commenced until such time as a scheme for the site or for that part of the outline application for which reserved matters are being applied for the disposal of foul water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.**

(Reason – The proposals submitted to date are only indicative. The final design requires confirming, with more detail regarding water quality protection. Inadequate foul water disposal arrangements could pose a risk to surface and / or ground water).

- 26. The development hereby permitted shall not be commenced until such time as a scheme for the site or for that part of the outline application for which reserved matters are being applied to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.**

(Reason – The Anglian River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class and / or prevent the recovery of and / or cause deterioration of the River Cam / Granta.

- 27. The development shall be implemented strictly in accordance with the recommendations set out in Section 5 of the Ecological Appraisal Report by LUC dated June 2017 and the addendum letters by LUC dated 8 August 2017 and 11 September 18 2017, unless otherwise agreed in writing by the Local Planning Authority.**

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

- 28. No development shall take place until a scheme of ecological enhancement, management and maintenance for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.**

(Reason – To provide habitat for wildlife and enhance the site the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of

the adopted Local Development Framework 2007).

- 29. No part of the development hereby approved for the site or for that part of the outline application for which reserved matters are being applied shall be occupied until the associated parking, turning, loading and unloading space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 30. No part of the development hereby approved for the site or for that part of the outline application for which reserved matters are being applied shall be occupied until cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**

(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

- 31. No buildings shall be occupied until a Travel Plan for the site or for that part of the outline application for which reserved matters are being applied. This plan shall be in accordance with the Travel Plan Strategy for the delivery of the whole site (Mayer Brown June 17) this will be for both staff and visitors and shall first be submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.**

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

- 32. No materials or equipment shall be stored on the site outside the buildings save that waste materials may be kept in bins for removal periodically.**

(Reason - In the interests of visual/residential/rural amenity in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 33. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises other than the 'Hub Building' shall be used for Use Class B1, and the 'Hub Building' shall be used for Use Classes B1, A3, D1 and D2 and for no other purpose (including any other purposes in the aforementioned classes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).**

(Reason -

- (a) To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.
- (b) To safeguard the character of the area in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 34. No development above ground shall take place until a scheme for the provision of on-site renewable energy to meet 10% or more of the projected**

energy requirements of the development for the site or for that part of the outline application for which reserved matters are being applied has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.)

- 35. Prior to the installation of any roof plant on any building hereby permitted, details of screening for the roof plant on that building shall be submitted to and approved by the Local Planning Authority. The approved screening shall be fully implemented prior to the first occupation of the building to which it relates.**

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- 36. Prior to the commencement of any development above ground level of any building hereby permitted, a Water Conservation Strategy for that building shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall thereafter be fully implemented prior to the first occupation of that building and thereafter retained.**

(Reason - To ensure the buildings operate acceptably in terms of their use of water in accordance with policy NE/12 of the adopted Local Development Framework 2007.)

- 37. Prior to the commencement above ground level of development, a Carbon Reduction Statement, which demonstrates that at least 10% of the development site total predicted carbon emissions will be reduced through the implementation of on-site renewable and/or low carbon energy sources, shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include the following details:**
- a) SBEM calculations demonstrating the total energy requirements of the whole development, set out in Kg/CO2/annum based on a Part L Compliant Scheme;**
 - b) A schedule of how the proposed on-site renewable and/or low carbon energy technologies will impact on the carbon emissions presented in (a) above.**
 - c) A maintenance programme for the technologies presented in (b) above. The approved renewable energy technologies shall be fully installed and operational prior to the first use of the building to which they relate and shall thereafter be maintained in accordance with the approved maintenance programme.**

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies DP/1, NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)

- 38. Prior to the first occupation of either building, hereby permitted, a scheme for screened refuse storage for that building on the site or or for that part of the outline application for which reserved matters are being applied shall be submitted to and approved in writing by the Local Planning Authority and**

fully implemented. The screened refuse storage shall thereafter be retained for so long as that building remains unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

39. Prior to the first occupation of any building hereby permitted, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full and retained thereafter in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To mitigate the impact of development on the transport network in accordance with policy DP/2 of the adopted Local Development Framework 2007.)

40. Prior to the commencement of development on site or for that part of the outline application for which reserved matters are being applied, a site-wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to:

- a) Construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;**
- b) Location of contractors compound and method of moving materials, plant and equipment around the site;**
- c) Construction and demolition hours, which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed procedures for deviation;**
- d) Prior notice and agreement procedures for works outside agreed limits and hours;**
- e) Delivery and collection times for construction purposes;**
- f) Ecological restrictions and considerations including:**

- a. Any removal of trees, scrub or hedgerow shall not take place in the bird-breeding season between 15 February and 15 July inclusive, a nesting bird inspection shall be completed by a suitably qualified ecologist within 48 hours prior to removal. If active nests are found, they shall be left undisturbed with at least a 5m buffer area until chicks have fledged. No inspection is required outside of this time period. unless a mitigation scheme for the protection of bird-nesting habitat has been submitted to and approved in writing by the Local Planning Authority.**

- b. No building shall be demolished or tree removed which has been identified as having the potential to support roosting bats until a detailed bat survey has been carried out of that building or tree. Should any buildings or trees be found to support bats, a detailed mitigation strategy will be developed and implemented under licence from Natural England.**

- c. Details of the precautionary measures to ensure that contravention of legislation does not occur with respect to badgers**

- g) Noise and Vibration (including piling) impact / prediction assessment,**

monitoring, recording protocols and consideration of mitigation measures in accordance with BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works;

h) Material management strategy - soil will be stripped, handled, stored and reinstated using best practice procedures, in accordance with appropriate guidelines, such as DEFRA's 2009 Code of Practice for the Sustainable Use of Soils on Construction Sites. Any material used for landscaping, piling or engineering, purposed should be free of contamination and suitable for use;

i) Lighting details during construction;

j) Drainage control measures including the use of settling tanks, oil interceptors and bunds;

k) Screening and hoarding details;

l) Access and protection arrangements around the site for pedestrians, cyclists and other road users during construction;

m) Arrangements for community liaison, complaints, and identification of a dedicated point of contact;

n) Consideration of ecological and other sensitive receptors;

p) Membership of the Considerate Contractors Scheme;

o) Details of cranes and other tall construction equipment;

p) Control of activities likely to produce dust and smoke etc.;

q) Details of temporary lighting;

r) Height of storage areas for materials or equipment;

s) Control and disposal of putrescible waste to prevent attraction of birds;

t) Site restoration.

Development shall be carried out in accordance with approved details.

REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policy DP/6 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007; to avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981; to comply with the National Planning Policy for Waste October 2014 and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

41. Prior to commencement of works above ground level on the development, a comprehensive EV Charging Plan should be submitted to and approved in writing by the Local Planning Authority (LPA). The Plan should include the details of the number, location, installation and management of EV charging points having regard to parking associated with various planning class uses and the provision of cabling infrastructure.

(Reason: In the interest of reducing carbon dioxide emissions, in accordance with South Cambridgeshire (LDF) Development Control Policies (DPD 2007), policy NE/1, NE/2 and NE/3 - and TR/1-4)

42. Prior to occupation of the development, the evidence of the implemented charging points should be submitted to and approved in writing by the LPA.

(Reason: In the interest of reducing carbon dioxide emissions, in accordance with South Cambridgeshire (LDF) Development Control Policies (DPD 2007), policy

NE/1, NE/2 and NE/3 - and TR/1-4)

43. **Prior to occupation to widen the footway in place of the grass verge to allow mixed walking and cycling between the site entrance and the A505 roundabout along London Road and the A1301 to a width of 2.0m. The details of this should be agreed with the Local Planning Authority in consultation with the Local Highway Authority. This should be secured via a condition with the works implemented by the applicant prior to occupation. These works have been agreed in principal in the drawing SBSAWSTON.1/12;**

(Reason: In the interest of highway safety.)

44. **.Prior to occupation for the improvement to the existing bus stops on London Road in the vicinity of Park Road Sawston to be agreed with The LPA in consultation with CCC Highways. Bus stop shelters type should be agreed with CCC and directly implemented by the applicant at the northbound and southbound stops. This should be secured via a condition that the shelters are implemented by the applicant prior to occupation.**

(Reason: In the interest of highway safety)

Informatives

1. The granting of planning permission does not constitute a permission or license to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. Separate permission must be sought from the Highway Authority for such works.
2. The drain on site is and Awarded Watercourse. Under the Land Drainage act 991, development that involves a culvert or any change or impediment to flow within the watercourse will require prior written consent from Cambridgeshire County Council as Lead Local Flood Authority. This is applicable to both permanent and temporary works. In addition, South Cambridgeshire District Council has a 5 metre byelaw strip which prevents development on this land and allows the Council to access the site to carry out any necessary work. Additional consent is required from South Cambridgeshire District Council for works on the byelaw strip. The applicant is advised to apply the LLFA for a land drainage consent at the same time as the submission of the reserved matters application, for ease. Further guidance on our ordinary Watercourse Consent can be found within Cambridgeshire County Council's Culvert Policy.
3. It is noted that the site is situated within a groundwater Source Protection Zone. The applicant may wish to consider additional SuDS features, such as filter drains and strips or a rain garden in the 'Central Square' area for water quality purposes in addition to the permeable paving planned for the North East corner of the site.
4. It is advised that as part of the detailed design process, an investigation should be undertaken of the clocked culvert under the A1301 on the western boundary of the site. The survey should include the risk of the culvert becoming unblocked and the resultant risk to the site, proposed SuDS features and discharge rates.
5. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.
6. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking /

washing / repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

7. Anglian Water recommends the installation of properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.
8. Before the existing property is demolished, a Demolition Notice will be required from the Building Control Section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.
9. The developer is advised to contact the Environmental Health and Licensing Team, South Cambridgeshire District Council, for advice concerning the proposed premises design/layout, Food and Occupational Safety/Welfare Regulations/requirements, Food Premises Registration and Licensing, Tel No: 01954 713111.
10. Due regard should be given to the South Cambridgeshire District Council Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & associated appendices.
11. The Environment Agency has advised that any trade effluents produced will either have to be disposed of by foul sewer, only with the consent of the foul sewerage undertaker; kept contained until removed for transport to appropriate off-site treatment facilities; or discharged to the environment only in accordance with a corresponding Environmental Permit issued by the Environment Agency.
12. The Environment Agency recommends the inclusion of an oil separator and shut-off valve prior to discharge in the final drainage design, given the size of the car parking areas and the potential for use of the development to evolve over time. Pollution incidents cannot be ruled out and appropriate measures to contain pollutants on site should be provided.
13. The Environment Agency has advised that previous environmental reports reviewed by the Environment Agency indicate the presence of historic groundwater pollution in the area. Activities associated with the tannery works have been identified as the main source of this pollution as demonstrated by extensive investigation works carried out in the areas on and adjacent to the site. These activities include the use of the former settling tanks which were located within the red line boundary. As such, the Environment Agency expects a comprehensive soil investigation focusing on the high risk areas as identified in the report and extensive groundwater monitoring should be undertaken to obtain detailed groundwater quality data beneath the site. The Environment Agency states that the potential on-site sources of contamination, as identified within the Phase I Environmental Review, including the former tannery settling tanks and the former petrol filling station underground tanks, will require further investigation, assessment and remediation as may be required in the interest of the protection of controlled waters. This should include the investigation of groundwater quality followed by the evaluation of the associated risk to controlled waters to inform the

requirement for further action a appropriate.

14. The Environment Agency has advised that land contamination investigations should be carried out in accordance with BS 5930:1999-2010 'Code of Practice for Site Investigations' and BS 10175:2011 'Investigation of Potentially Contaminated Sites – Code of Practice', as updated / amended. Site investigation works should be undertaken by a suitably qualified and experienced professional. Soil and water analysis should be fully MCERTS accredited.
15. The Environment Agency has advised that any further site investigation, demolition, remediation or construction works on site must not create new pollutant pathways or pollutant linkages in the underlying principal aquifer to avoid generating new contaminated and liabilities for the developer. Clean drilling techniques may be required where boreholes, piles etc penetrate through contaminated ground.
16. The Environment Agency considers that any infiltration Sustainable Drainage System (SuDS) greater than 2.0m below ground level to be a deep system and generally not acceptable. All infiltration SuDS require a minimum of 1.2m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. Soakaways must not be constructed in contaminated ground where they could re-mobilise any pre-existing contamination and result in pollution of groundwater. Soakaways and other infiltration SuDS need to meet the criteria in the Environment Agency's 'Groundwater Protection Position Statements G1 and G9 to G13.
17. The Environment Agency advises that only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components.
18. The comments of no objection in principle to this proposed development is conditional upon the accurate representation of the existing drainage system in the submitted FRA. Upon excavation of the site, the discharge of existing outfalls for pipe numbers S3.003 and S5.000 into S3.004 must be confirmed with the LLFA with photographic evidence. Should these outfalls not discharge into S3.004 as outlined in the revised existing drainage plan, the greenfield runoff rate for the 'southern' catchment of the site must be calculated. In this case the proposed attenuation storage must be designed to restrict discharge from this area to the greenfield rate and a revised detailed surface water drainage scheme will need to be submitted to and approved in writing by the Local Planning Authority.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- National Planning Policy Framework (NPPF)
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007

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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 10 January 2018
AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/2757/17/FL

Parish(es): Fowlmere

Proposal: Full Planning Permission for a residential development comprising 15 dwellings (to include six affordable dwellings), new access and an equipped play area

Site address: Land to the west of Chrishall Road, Fowlmere

Applicant(s): Colgrove Estates Limited

Recommendation: Delegated Approval (to complete a S106 Agreement)

Key material considerations: Five-year Housing Land Supply
Principle of development
Design, Layout, Neighbour amenity, Energy efficiency and water conservation
Impact on the adjacent Green Belt, Landscape and Trees
Ecology
Housing density and Housing mix
Affordable housing provision
Highway safety and Parking
Flood risk and Drainage
Environmental health
Land contamination
Archaeology
Developer contributions

Committee Site Visit: 9 January 2018

Departure Application: Yes – Advertised on 16 August 2017

Presenting Officer: Bonnie Kwok, Principal Planning Officer

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Fowlmere Parish Council

Date by which decision due: 31 January 2018 (Extension of time agreed)

Update to Report

1. Appendix 2 is now available on the SCDC website. It was missing from the original Planning Committee Report pack.

2. Updated comments received from Cambridgeshire County Council's Growth and Economy Team on 3 January 2018 regarding the amount of financial contributions required for its Primary School Project. The County Council now seeks £16,667 x 3 = £50,001 to fund the expansion of Thriplow Primary School. This information supersedes the information contained in Paragraph 37 (Page 176) of the Planning Committee Report regarding Primary Need. This latest information is included in Appendix 2.

3. Additional information received from Cambridgeshire County Council's Growth and Economy Team on 4 January 2018 regarding capacity at Fowlmere Primary School (see Appendix 3). It states that *"in 2016/17, Fowlmere Primary had a PAN of 17 and a capacity of 119. The pupil roll was 96 in January 2016 and 98 in January 2017. It is forecast to rise to 105 by 2020/21 with intakes at the admission number of 17. In January 2016, there were 122 children aged 4-10 living in the catchment compared to 96 on roll. 89 of the 96 pupils on roll came from within the catchment. Nineteen children from the catchment attended Thriplow Primary School. The catchment population is forecast to increase to 160 by 2020/21. The development in the village is expected to increase the primary-aged population by 12 further pupils. It is clear that whilst there are some places in the school, with increased demand in the village as a result of demographic change it is forecast that this will not be the case in future years. With the additional demand (12 children) forecast from the new developments there will be a need to secure additional teaching accommodation. We are unable to expand Fowlmere Primary School because of site constraints, therefore the proposed scheme is to expand nearby Thriplow Primary School."*

4. Anglian Water responded on 28 December 2017 asking the applicant to confirm whether the scheme would connect to the mains sewer network. The applicant responded on 4 January 2018 confirming that the intention is for connection to mains, and that if there is insufficient capacity then an on-site system will be provided. Matters in relation to fowl water drainage strategy is already included in Condition 11 (see Page 194 of the Planning Committee Report).

5. On 5 January 2018, the applicant confirmed in writing that he agrees to pay the maintenance costs of £14,222.53 for the equipped play area. The maintenance sum should be paid in full upon first occupation (see Appendix 2).

6. Typo: In Paragraph 121 of the Planning Committee Report (Page 190), Appendix 2 should read Appendix 2 instead.

Report Author: Bonnie Kwok, Principal Planning Officer

Telephone number: 01954 713167

Appendix 2

Heads of terms for the completion of a Section 106 agreement – updated on 05.01.18

Fowlmere – Chrishall Road (S/2757/17/FL)

Affordable housing summary:

Affordable housing percentage	6 dwellings (40%)
Affordable housing tenure	4 affordable rent and 2 Intermediate (70%/30%)
Local connection criteria	All 6 dwellings to be subject to local connection criteria
Local connection villages	Priority: Fowlmere

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Primary School	CCC	£50,001.00
Sports	SCDC	£15,745.89
Indoor community space	SCDC	£7,148.64
Household waste bins	SCDC	£1,102.50
Monitoring	SCDC	£500.00
On-site open space and play area maintenance	SCDC	£14,222.53
TOTAL		£88,720.56
TOTAL PER DWELLING		£5,914.70

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Children's play area	SCDC	Comprising (i) slide (ii) climbing frame (iii) monkey bars (iv) swing (v) 2 x benches. The play equipment will be surrounded by a low level knee rail perimeter fence with a 1m pedestrian gap and maintenance access as per submitted site plan.

Planning condition infrastructure summary:

Item	Beneficiary	Summary
None	N/A	N/A

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	Development Control Policy DPD DP/4
Required	No
Detail	<p>Cambridgeshire County Council calculate that the development generates 4 early years children 2 of whom are entitled to free school provision</p> <p>There is a playgroup in the village and a private nursery school in Great Chrishall that offer early years provision. A significant number of early years children in the catchment are eligible for funding however they are not all taking up their free early years education entitlement locally. The school currently has sufficient capacity to mitigate the early years aged children arising from this development.</p>

Ref	CCC2
Type	Primary School
Policy	Development Control Policy DPD DP/4
Required	Yes
Detail	<p>Cambridgeshire County Council calculate that the development generates 3 primary school children</p> <p>The County Council is unable to expand Fowlmere Primary School because of site constraints, therefore the proposed mitigation project is to expand nearby Thriplow Primary School.</p> <p>The expansion to Thrip;pw Primary School will consist of 60 additional places and has a total cost of is £1,000,000.</p>
Project	Expansion of Thriplow Primary School
Quantum	£50,001.00
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Number Pooled obligations	None

Ref	CCC3
Type	Secondary school
Policy	Development Control Policy DPD DP/4
Required	No
Detail	<p>Cambridgeshire County Council calculate that the development generates 2 secondary school children and say that there are sufficient spaces at Melbourn Village College to meet this demand.</p>

Ref	CCC4
Type	Libraries and lifelong learning
Policy	Development Control Policy DPD DP/4
Required	No
Detail	

Ref	CCC5
Type	Strategic waste
Policy	RECAP Waste Management Design Guide
Required	No
Detail	

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Fowlmere needed 1.97 ha but has 2.61 ha i.e. a surplus of 0.64 ha of Outdoor Sport Provision.</p> <p>Fowlmere has one recreation ground on the same site as the village hall and one opposite the school (The Butts). Within the village there are two senior football pitches and a MUGA for netball, tennis and football. Improvements to the play area took place in 2011 with a grant of £1100 being awarded against a project total of £5,900 The toilets and disabled access were refurbished in 2008 for a total of £28,880 Local people with an interest in cricket normally play in nearby Thriplow and the reverse happens with football. The study highlighted the need for an extension to the pavilion.</p> <p>In accordance with policies SF/10 and SF/11 the applicant will be required to make a contribution towards the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development.</p> <p>Fowlmere Parish Council has said that in order to meet the needs of future residents sports contributions are required to (a) provide adult gym equipment at either the recreation ground or the Butts play area (subject to local views being sought) at a cost of circa £7,000 and (b) fund the refurbishment of the changing facilities located at the recreation ground (within the village hall) to comply with FA requirements at a total cost of circa £40,000</p>
Project	<p>(a) provide adult gym equipment the recreation ground</p> <p>(b) funding the refurbishment of the changing facilities located at the recreation ground</p>
Quantum	£15,745.89
Fixed / Tariff	Fixed
Trigger	Paid prior to occupation of 8 th dwelling
Officer agreed	Yes
Applicant agreed	Yes
Number Pooled obligations	None

Ref	SCDC2
Type	Children's play space
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Fowlmere needed 0.98 ha Children's Play Space whereas the village had 1.15, i.e. a surplus of 0.17 ha of Children's Play Space. The actual level of provision is however subject to some debate as the entire Butts play area was considered as formal play space whereas the equipped area is limited to only a part of this site (with the rest as a grassed area).</p>

	At the Council's request the applicant is now proposing (revised site plan) onsite play equipment comprising (i) slide (ii) climbing frame (iii) monkey bars (iv) swing (v) 2 x benches. The play equipment will be surrounded by a low level knee rail perimeter fence with a 1m pedestrian gap and maintenance access.
Project	As per site plan
Quantum	As per site plan
Fixed / Tariff	N/A
Trigger	To be laid out and available for use prior to occupation of 10 th dwelling
Number Pooled obligations	N/A

Ref	SCDC3
Type	Informal open space
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	No. Covered by onsite children's play space area

Ref	SCDC4
Type	Offsite indoor community space
Policy	Development Control Policy DPD DP/4 and Portfolio holder approved policy
Required	Yes
Detail	<p>In accordance with the policy Fowlmere needs 133 m2 of indoor community space whereas it has 233 m2 resulting in a surplus of 100 m2. Based on the likely number of people arising from the development an area of circa 4 m2 is required.</p> <p>Fowlmere is served by the village hall which is a sizable facility built in the 1970s, offering several spaces and good ancillary facilities. Main hall is of a good size, with a permanent stage, suitable for performances and sporting activities, with good sized kitchen. Also includes changing rooms for adjoining recreation ground, and a separate sports and social club attached. Toilets have been recently refurbished, including new disability toilet, but changing rooms need investment.</p> <p>The audit highlighted a number of improvements and the Parish Council have said that in order to sustain and promote the use of the village hall that works are required to the surfacing of the front and rear car park and which is expected to cost in excess of £20,000.</p> <p>A financial contribution based on the approved housing mix is required in accordance with the portfolio holder approved policy which results in a total contribution of £7,148.64.</p>
Project	Towards the resurfacing of the front and rear car parks serving the village hall
Quantum	£7,148.64
Fixed / Tariff	Fixed
Trigger	Paid prior to occupation of 8 th dwelling
Number Pooled obligations	None

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP Waste Management Design Guide
Required	YES
Detail	£73.50 per house and £150 per flat

Project	towards the Receptacle provision of household waste receptacles necessitated by the Contribution" Development
Quantum	£1,102.50
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of first dwelling
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	YES
Detail	To monitor the timely compliance of the planning obligations, specifically onsite infrastructure including affordable housing and public open space
Project	monitoring of the proper and timely performance of the Owner's covenants under the terms of the Agreement
Quantum	£500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Number Pooled obligations	None

Ref	SCDC7
Type	On-site open space and play area maintenance
Policy	Open space in new developments SPD
Required	YES
Detail	<p>Paragraph 2.19 of the 'SCDC LDF Open Space in New Developments SPD' (2009) advises that for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement.</p> <p>Based on the figures set out in Paragraph 2.7, the number of occupants generated from this development is as follows:</p> <p>1 - bed: 2.68 2-bed: 10.50 3-bed: 7.26 4-bed: 13.28</p> <p>However, Paragraph 2.2 states that 1-bed dwellings are not required to contribute towards Children's play space. As such, the number of occupants that require play space is: 31.04.</p> <p>Paragraph 2.24 states that a commuted maintenance sum for 10 years for the play space facilities should be sought from the developer via a S106 Agreement. Based on the figures set out in Paragraph 2.28, the level of contribution is as follows:</p> <p>$31.04 \times £45.82 \times 10 = £14,222.53.$</p> <p>The Parish Council has commented that it will adopt the equipped play area subject to the applicant paying the maintenance costs to cover a 10-year period.</p>

	On 5 January 2018, the applicant confirmed in writing that he agrees to pay the maintenance costs of £14,222.53 (this covers a 10-year period maintenance) for the equipped play area. The maintenance sum should be paid in full upon first occupation.
Project	Maintenance costs for on-site open space and play area including play equipment maintenance
Quantum	£14,222.53
Fixed / Tariff	Fixed
Trigger	Paid in full upon first occupation.

S/2757/17/FL - Land west of Chrishall Road, Fowlmere**Additional information from Cambridgeshire County Council received on 4 January 2018****1 Primary school provision:**

- 1.1 In 2016/17, Fowlmere Primary had a PAN of 17 and a capacity of 119. The pupil roll was 96 in January 2016 and 98 in January 2017. It is forecast to rise to 105 by 2020/21 with intakes at the admission number of 17.
- 1.2 In January 2016, there were 122 children aged 4-10 living in the catchment compared to 96 on roll. 89 of the 96 pupils on roll came from within the catchment. Nineteen children from the catchment attended Thriplow Primary School. The catchment population is forecast to increase to 160 by 2020/21.

Table 5: Number of Children living in the Fowlmere Primary School catchment

School Year	4	5	6	7	8	9	10	Total
2015/16	17	21	17	20	19	17	11	122
2016/17	21	18	21	19	19	17	18	133
2017/18	26	22	18	23	18	17	18	142
2018/19	22	27	22	20	22	16	18	147
2019/20	23	23	27	24	19	20	17	153
2020/21	23	24	23	29	23	17	21	160

Source: Research Group January 2016 base forecasts

- 1.3 The development in the village is expected to increase the primary-aged population by 12 further pupils.
- 1.4 It is clear that whilst there are some places in the school, with increased demand in the village as a result of demographic change it is forecast that this will not be the case in future years. With the additional demand (12 children) forecast from the new developments there will be a need to secure additional teaching accommodation. We are unable to expand Fowlmere Primary School because of site constraints, therefore the proposed scheme is to expand nearby Thriplow Primary School.

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