

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 March 2017

AUTHOR/S: Head of Development Management

Application Number / type of application:	S/1694/16/OL / Outline planning application
Parish(es):	Hardwick
Proposal:	Outline planning permission for the erection of up to 98 dwellings with associated access, infrastructure and open space. All matters reserved with the exception of the means of access
Recommendation:	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 154 of the report.
Material considerations:	Five year supply of housing land Principle of development Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Trees Ecology Provision of formal and informal open space Section 106 Contributions
Site address:	Agricultural field west of Grace Crescent, Hardwick CB23 7AH
Applicant(s):	Hill Residential
Date on which application received:	27 June 2016
Site Visit:	28 February 2017
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	Approval would represent a departure from the Local Plan
Date by which decision due:	01 March 2017 (agreed extension)

A. Appendix 1

Appendix 1 details the Section 106 Heads of Terms associated with the proposed development. There are a few areas requiring update and these are as follows:

In relation to the affordable housing, Appendix 1 refers to residents having a local connection to Cottenham. This is a typographical error and should refer to Hardwick.

In relation to the provision of the community building facility and the creation of additional capacity in the pre-school provision, discussions did take place with the applicant as to whether or not it would be feasible/appropriate to build the new facility for the Parish Council. Ultimately officers take the view that the most practical way of dealing with this is to secure the offsite contribution of up to £608,000 required to provide the new building. A proportion of this would be paid prior to the commencement of development and the remainder of the contributions phased so that the full amount has been paid at the point where the development is fully occupied.

This mechanism would ensure that the Parish Council can appoint an architect, submit the planning application and tender for the contract. Furthermore the commencement of development is not delayed through (a) the requirement for Hill to provide the building before the commencement of any development on the application site or (b) a decision to be made by the beneficiaries of the community access agreement of 1978 as to whether or not the school is released of the community access and which directly influences the applicants financial liability for the community building. If the applicant were required to build the new facility it would potentially slow down the delivery of the housing and thereby undermine the contribution that the development would make to reducing the deficit in the Council's five year housing land supply.

For example if the trigger point for the provision of the community building was delayed until part way through the occupation of the development, there is the potential that the process of agreeing a design, acquiring planning permission and completion of the building would result in a situation where all 98 dwellings are occupied some time before the community facility is completed.

The Parish Council have indicated that the Trustees of the community rooms have agreed in principle to releasing the community rooms at the school for use by pupils of the pre-school. This provides a level of commitment which gives officers reassurance that this is a viable option and will not require a contribution towards education provision greater than the sum of £60,000 to facilitate the conversion of the space to classrooms of a suitable standard.

Street lighting has been included as one of the items in the Heads of Terms. This was offered by the applicant following discussions with the Parish Council and alongside the footway improvements proposed along Main Street. The Local Highway Authority has confirmed that they consider the upgrade of street lighting not to be necessary. The Lighting Commissions Officer at the County Council considers that additional lighting is not required and as such the Highway Authority would not support the provision of additional infrastructure within the highway. The condition relating to the footway improvements (m) is therefore to be amended to exclude the provision of additional lighting.

CCC4 in the Appendix refers to libraries and lifelong learning and indicates that a contribution is required but goes on to say that “As such there is sufficient capacity within existing resources to mitigate the impact from this development. To confirm what is stated in the main body of the report, such a contribution is not considered necessary to mitigate the impacts of this development. As such, a contribution in this regard is not to be sought.

B. Conclusion

No change to the conclusion in the main body of the report

C. Recommendation

Officers recommend that the Committee grants planning permission, subject to the following:

Section 106 agreement

Completion of an agreement confirming payment of the items outlined in Appendix 1 to the main report (amended by the contents of this update report), the management and maintenance arrangements for the surface water drainage infrastructure to be installed and on site public open space;

and

The draft conditions listed in paragraph 154 of the main report (minus the reference to street lighting in the scheme for the provision of upgrades to the footway along Main Street.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

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