

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Head of New Communities

11 January 2017

Application Number: S/2903/14/OL

Parishes: Caxton, Cambourne and Elsworth

Proposal: Development of up to 2,350 residential units including affordable housing; retail, use classes A1-A5 offices; business, use class B1; community and leisure facilities; two primary schools and one secondary school; three vehicular access points including the extension and modification of Sheepfold Lane, a four-arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198, south of the Caxton Gibbet; associated infrastructure and open space (outline with all matters reserved apart from access)

Site address: Land to the west of Cambourne

Applicant: MCA Developments Ltd.

Recommendation: Delegated approval (subject to completion of Section 106 Agreement)

Key material considerations: Principle of development;
Sustainable development;
Prematurity;
Five year supply of housing land;
Impact upon the character of Cambourne and the surrounding villages/landscape;
Ecology;
Highway safety and impact upon highway infrastructure;
Surface water and foul water drainage;
Percentage of affordable housing;
Provision of formal and informal open space;
Provision of services and facilities; and
Section 106 Contributions.

Committee Site Visit: 10 January 2017

Departure Application: Yes

Presenting Officer: Edward Durrant, Principal Planning Officer

Application brought to Committee because: It is of strategic importance and is a departure from the policies of the adopted and emerging development plan.

Date by which decision due: 30 January 2017 (extension of time agreed)

A. Update to the report

Agenda report paragraph number 430 – Conditions

The explanatory notes and terms have been updated to refer to ‘any’ school site.

“Development Parcel” means a phase or part of the development excluding “Enabling Works” and “Strategic Engineering and Landscape Elements”. For instance this would include housing, employment, local centre, any school site, allotments, playing pitches.

“Enabling Works” include, but are not exclusively limited to, surveying, environmental and hazardous substance testing, remediation works, pegging out, tree protection, ecological survey and mitigation works, archaeological investigation and similar related works

“Strategic Engineering and Landscape Elements” include principal foul and surface water drainage infrastructure works, other utilities provision, accesses into the site, primary roads, attenuation feature, land re-profiling, strategic landscape works and planting, and similar related works.

Condition 1 has been updated below to reflect the amended access arrangement drawings.

Development in accordance with plans

1. The development hereby permitted shall be carried out in accordance with the following approved plans save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application:

855-60Q Parameters Plan (received with covering letter dated 24th November 2015);
85 S-74K Open Space (received with covering letter dated 24th November 2015);
85 S-75K Landscape and Ecology (received with covering letter dated 24th November 2015);

85 S-76 Q Development Areas (received with covering letter dated 24th November 2015);

85 S-77K Building Heights (received with covering letter dated 24th November 2015);

85 S-78M Access & Circulation (received with covering letter dated 24th November 2015);

85 S-85 S-04K Site Boundary (received with covering letter dated 24th November 2015);

85 S-73K Existing Features (received with covering letter dated 24th November 2015);

Drawing 1501-23/PL05 Rev A;

Drawing 1501-23/SK406; and

Drawing 1501-23/SK408.

REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990 and to ensure the details of the development are acceptable to the Local Planning Authority.

Condition 7 has been updated below to reference all of the school sites.

D Phasing

7. Prior to, or concurrently with the submission of the first reserved matters application(s) a site-wide Phasing Plan which accords with the S106 triggers shall be submitted to the Local Planning Authority for approval.

No development shall commence apart from Enabling Works until such time as the site-wide Phasing Plan has been approved in writing by the Local Planning Authority. The site-wide Phasing Plan shall include the sequence of providing the following elements:

- a) Major infrastructure including all accesses, primary roads, segregated footpaths and cycleways and timings of such provision;
- b) Residential development parcels (including numbers and reference to indicative delivery dates);
- c) The local centre and retail units;
- d) Employment land;
- e) The secondary school, both primary schools and children's nursery;
- f) Surface water drainage features, SUDS and foul water drainage network;
- g) Formal and informal public open space, provision for children and teenagers, playing fields, and allotments;
- h) The sports pavilion, all weather athletics track, BMX track and allotments;
- i) Strategic electricity, telecommunications, potable water mains provision and gas networks;
- j) Structural landscape planting;
- k) Environment mitigation measures.

The site-wide Phasing Plan shall also include a mechanism for reviewing and amending the sequencing of the above elements. The development shall be carried out in accordance with the site-wide Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that the community spaces are provided in time to cater for the needs and impacts arising out of the development in accordance with policies DP/1 and DP/2 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

Condition 14 has been updated below to remove some typing errors.

Site-wide retail land delivery strategy

14. Prior to, or concurrently with, the submission of the first reserved matters application for the first Development Parcel, a site-wide retail land delivery strategy shall be submitted to the Local Planning Authority for approval addressing the exact location, use type, and proposed phasing and timing of delivery of all retail land and buildings within the site. The strategy shall include details of the proposed access arrangements for retail land and buildings and measures aimed at securing the early delivery of the sites. The strategy shall also include measures aimed at securing the delivery of the vacant sites on Cambourne High Street and on the corner of High Street and Monkfield Lane. Any reserved matters application for retail units shall include details of how the proposals accord with the site-wide employment land delivery strategy.

REASON: In order to ensure that the development has a range of uses and that convenience retail is provided on site early, and to ensure that the retail offer for both Cambourne and Cambourne West is complementary and is delivered at the earliest opportunity to meet the needs of the increased population and reduce the need for residents to travel outside of Cambourne in accordance with policies DP/1 and SF/2 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

Condition 18 has been updated below to remove some typing errors.

Youth facilities and children's play provision

18. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, a Strategy for Youth Facilities and Children's Play provision shall be submitted to the Local Planning Authority for approval. The strategy shall include sufficient details to demonstrate the implementation of that strategy including specifications, location and phasing. Development shall take place in accordance with the approved strategy.

REASON To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site in accordance with policies SF/10 and SF/11 of the adopted Local Development Framework 2007.

Condition 38 has been updated to ensure the retention of the approved scheme.

Management of pillbox

38. No development, hereby approved, including Strategic Engineering and Landscape Elements shall commence until a written scheme for the long term use and care of the 'Oakington' style pillbox on the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety, and thereafter retained, unless otherwise approved by the Local Planning Authority.

REASON: To protect the heritage of the locality in accordance with Policy CH/5 of the adopted South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

Agenda report paragraph number 87 – Representations update

An additional representation has been submitted by the owner/occupier of 8 Wether Road, Great Cambourne who reiterates his objection to the application and suggests that the developers should build a train station and new rail line to Cambridge.

Updated site boundary plan

The site plan originally attached to the committee report did not make the site boundary clear once it had been reproduced. It is therefore being substituted by the attached plan.

B. Further Information received after publication of the agenda report.

All information should be in the public domain for five clear working days before the meeting. Under certain circumstances, the Chairman can agree to admit late information if

- Unforeseen Circumstances exist (this does not include administrative inconvenience), or
- it is urgent, or
- delay in taking the decision (in the light of all appropriate facts) could seriously prejudice the Council's or the public's interests

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