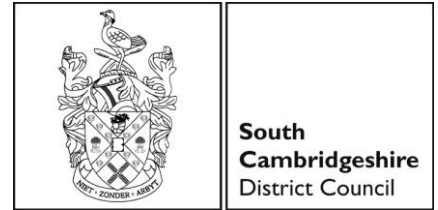


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20 April 2016

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

Quorum: 4

Dear Councillor

You are invited to attend an extraordinary meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **FRIDAY, 22 APRIL 2016 at 9.45 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

		PAGES
5.	S/2068/15/OL -Gamlingay, (Land at Green End Industril Estate)	1 - 20
	Erection of up to 90 dwellings	

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

22 April 2016

AUTHOR/S: Planning and New Communities Director

Application Number: S/2068/15/OL

Parish(es): Gamlingay

Proposal: Outline application for the demolition of existing industrial and office units and 5 dwellings, and the erection of up to 90 dwellings, together with associated garaging, parking, public open space, landscaping, access, highways drainage and infrastructure works (All matters reserved apart except access)

Site address: Land at Green end Industrial Estate, Green End, Gamlingay

Applicant(s): R & H Wale Ltd and A G Wright and Sons Farms

Recommendation: Delegated Approval

Key material considerations: The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply (including the proposed allocation of the site in the Draft Local Plan 2013), employment, scale of development and impact on character and landscape, drainage issues, services and facilities, access and transport, heritage assets and ecology, and prematurity.

Committee Site Visit: Thursday 21 April 2016

Departure Application: Yes

Presenting Officer: Paul Sexton, Principal Planning Officer

Application brought to Committee because: The application proposal raises considerations of wider than local interest.

Date by which decision due:

Update to Report –

Planning Assessment

Housing Land Supply

1. Paragraphs 137 – 140 of the report in the published agenda explains that the Council cannot currently demonstrate a five year land supply as required by the National

Planning Policy Framework. The latest published position in the Annual Monitoring Report is that using the most onerous method of calculating 5 year supply, the Council has 3.9 years supply of housing land. In such circumstances, the policies relating to housing supply are considered not up to date in accordance with policy 49 of the NPPF.

2. A recent Court of Appeal decision (*Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes*) has extended the definition of 'relevant policies for the supply of housing' from, '*merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,*' to include, '*plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed ..*' (Our emphasis). In the case of this application, the judgement does not affect any additional housing supply policies beyond those included in the published report.
3. The judgement also confirmed that even where policies are considered 'out of date' for the purposes of NPPF para.49, a decision maker is required to consider what weight should attach to such relevant policies. In the case of this application, which is for a site comprising previously developed land within a Minor Rural Centre, the main relevant housing supply policy in the adopted LDF is ST/5 and the limit that policy places on a housing development of an indicative scheme size of 30 dwellings. Also relevant is Policy H/1 of the submitted Local Plan that allocates the application site as part of a wider allocation for and mixed use development for residential and employment uses.
4. In this and future applications, having identified which policies are relevant to the application, and which of those policies are housing supply policies and therefore 'out of date', consideration should then be given to the weight (if any) to be attached to such policies. This involves considering the purpose of the policy and its planning objective and whether those purpose and planning objectives relate to matters which are independent of the issue of the supply of housing and thereby continue to perform a planning function. Where they do, weight may still be awarded to those policies when determining a planning application. Furthermore, as part of this process, consideration should be given to how the policy performs against the policies of the NPPF.
5. As noted above sustainability will be a key consideration and therefore on a case by case basis the sustainability credentials of the location should be fully considered which includes category of village, specific services and facilities in that village, accessibility to those services and facilities and the accessibility to higher order services and facilities elsewhere by sustainable transport modes. To this extent regard may in an individual case be had to the policies of the adopted LDP, including ST/4-7). These policies seek to categorise settlements and identify the scale of growth that would be appropriate at different settlement categories, having regard to the availability of services to sustain new housing and accessibility, both of which are important components of sustainability. Finally having undertaken this assessment, NPPF paragraph 14 should be applied such that the application should be granted unless any adverse impacts of doing so would 'significantly and demonstrably outweigh the benefits'.
6. In respect of this application officers have acknowledged that policy ST/5 is now 'out of date' in terms of the housing land supply need. Whilst the objective of the policy as part of the wider development strategy to focus development in more sustainable locations remains important, in the context of this particular application this consideration must be balanced alongside the proposed allocation for the application site in the submitted Local Plan. The proposed allocation results from a review of the development strategy and the identification of a limited number of housing allocations in the rural area on

appropriate sites to provide flexibility and support rural communities. Whilst the examination of the submitted Local Plan has yet to be completed and there are outstanding objections that will be tested through that process, this planning application considers the planning merits of the proposal and has provided an opportunity for comments to be made and considered.

7. In the context of a lack of a 5 year housing land supply, this application also falls to be determined against paragraph 14 of the NPPF. There is a presumption in favour of sustainable development, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. As set down in paragraphs 197 – 199 the adverse impacts of the scheme are clearly weighed against the benefits and the judgement is reached that the scheme should be granted.
8. **Para 189** - An updated Annex 2 has now been produced to include the requested contributions of NHS England.

Representations –Para 134

9. The president of Gamlingay Bowls Club is asking for further consideration of the inclusion of a Bowls Green with associated facilities within the new development as part of the green space. The current site access and conditions at the bowls green in Gamlingay are unsatisfactory and also access for Blue Badge Holders is unsuitable. A new green in the centre of town would enable the successful club to grow and thrive.

Recommendation

10. No change to recommendation subject to the addition of the following conditions.

Draft list of conditions

1. Approval of the details of the layout of the site, the scale and appearance of buildings, and landscaping (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.)
2. 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.)
3. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Drawing Nos 41323/P/02 Rev B and 41323/P/04.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
4. 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 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.)

5. No development 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.)

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

7. No development shall take place until a plan showing the finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

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

8. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each have been submitted to and approved in writing by the Local Planning Authority.

- i) A Preliminary Risk Assessment (PRA) including a Conceptual Site Model(CSM) of the site indicating potential sources, pathways and receptors, including those off site.

- ii) The results of a site investigation based on i) and a detailed risk assessment, including a revised CSM.

- iii) Based on the risk assessment in ii) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of 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.

- iv) 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 iii). The long term monitoring and maintenance plan in iii) shall be updated and implemented as approved.

(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with the current and previous land use in line with National

Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP/3)).

8. If, during development, contamination not previously identified is found to be present at the site then no further development (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 the current and previous land use in line with National Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP/3)).
9. Development shall not begin until a scheme for surface water drainage disposal has been submitted to, and approved in writing by, the Local Planning Authority. Infiltration systems shall only be used 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. (Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with the current and previous land use in line with National Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP/3)).
10. Piling or 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 the current and previous land use in line with National Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP/3)).
11. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
12. No development shall be commenced until details of the surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 30% allowance for climate change.

The submitted details shall be in accordance with Flood Risk Assessment ref. 41323 dated July 2015 and:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) Provide a management and maintenance plan for the lifetime of the development.
(Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity).
- 13. Prior to the first occupation of the development, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted drawings Nos 41323/P/02 Rev B and 41323/P/04. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
(Reason - In the interests of highway safety.)
- 14. The proposed accesses shall be constructed so that the falls and levels are such that no private water from the site drains across or onto the public highway, and shall be constructed using a bound material to prevent debris spreading onto the public highway.
(Reason - For the safe and effective operation of the highway, and in the interests of highway safety.)
- 15. No demolition or construction works shall commence on site until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The principle areas of concern that should be addressed are:
 - i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv) Control of dust, mud and debris. (Note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.)
(Reason - In the interests of highway safety.)
- 16. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- 17. Unless otherwise agreed in writing with the Local Planning Authority, no development 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 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.)

18. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
19. The dwellings, hereby permitted, shall not be occupied until parking for cars, and covered and secure 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.)
20. No buildings shall be occupied until a Travel Plan for both staff and visitors has been 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.)
21. No development shall take place until a scheme of ecological enhancement 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 enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
22. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless otherwise inspected by a suitably qualified ecologist and found not to be providing for nesting birds, or a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.
(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
23. Site clearance, demolition and ground works should be undertaken in accordance with Recommendation 1 contained within the report "Green End Industrial Estate, Gamlingay (Project 57115) Nocturnal Bat Roost Survey" by MKA Ecology June 2015. Any variation to the recommendation shall be agreed in writing with the Local Planning Authority)
(Reason – To accord with the aims of Policy NE/6 of the adopted Local Development Framework 2007.)

24. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.
(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
25. No development including demolition or enabling works shall take place until a Site Waste Management Plan for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.
(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)
26. During the period of demolition and construction, no power operated machinery shall be operated on the site, and no construction/demolition dispatches from or deliveries to the site shall take place before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
27. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site, during the demolition/construction period, or relevant phase of development, has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details/scheme unless the Local Planning Authority approves the variation of any detail in advance in writing.
(Reason – To protect the amenities of nearby residential properties in accordance with Policies NE/15 and NE/16 of the adopted Local Development Framework 2007.)
28. No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development, and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing with the Local Planning Authority.
(Reason – To protect the amenities of nearby residential properties in accordance with Policies NE/15 and NE/16 of the adopted Local Development Framework 2007.)
29. Prior to the occupation of any dwelling, an assessment of the noise impact of plant and/or equipment, including any renewable energy provision sources such as any air source heat pump, on the proposed and existing residential premises, and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the site plant or equipment, shall be submitted to and approved

in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is occupied, and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

(Reason – To protect the amenities of nearby residential properties in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

30. Prior to the submission of any application for approval of reserved matters a scheme shall be submitted to the Local Planning Authority, for approval in writing, outlining the measures to be undertaken to ensure that the retained employment buildings within the land edged blue on drawing (*to be confirmed*), are maintained fit for purpose, and detailing a current and future marketing strategy for these buildings. The scheme shall be implemented as approved.

(Reason – To ensure that the development promotes and secures an mixed use development in accordance with the proposed allocation H1(f) in the Draft Local Plan 2013, and to ensure a sustainable development as required by Policy DP/1 of the adopted Local Development Framework 2007 and the NPPF.)

31. Following the first occupation of any of the dwellings, hereby permitted, no building within the land edged blue on drawing (*to be confirmed*) shall be used for any purpose with Class B2 of the Town and Country (Use Classes Order) 1987 (as amended), outside the hours of 07.00 to 19.00 Monday to Friday, 07.00 to 14.00 on Saturdays, with no working on Sundays or Bank Holidays.

(Reason - To protect the amenities of nearby residential properties in accordance with Policy NE/15 of the adopted Local Development Framework 2007.))

32. None of the dwellings, hereby permitted, shall be occupied until a scheme for the improvements to existing pedestrian access in Church Street/Mill Street has been carried out in accordance with a scheme which shall have previously been submitted to and approved in writing by the Local Planning Authority.

(Reason – In the interests of promoting safe pedestrian access from the site to key facilities in the village in accordance with the aims of Policy DP/1 of the adopted Local Development Framework 2007 and the NPPF.)

Report Author:

Paul Sexton

Principal Planning Officer

Telephone Number:

01954 713255

Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Number Pooled obligations
Cambridgeshire County Council									
CCC1	Early years	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 26 early years aged children.</p> <p>Gamlingay is currently served by a number of early year's providers:</p> <ul style="list-style-type: none"> A. Children's Montessori Nursery : Gamlingay offering 21 places B. Gamlingay Day Nursery (Eco Hub) offering 45 places C. Gamlingay Rainbow (Old Methodist Chapel) offering 25 places D. Kitty Gamble offering 4 places E. Sunshine (Women's Institute) offering 25 places <p>In terms of early year's capacity, County education officers originally confirmed that there is sufficient capacity in the area in the next 5 years to accommodate the places being generated by this development.</p> <p>Gamlingay Parish Council had objected to this approach on two grounds:</p> <p>Firstly the Parish Council take the view that early year's contributions should incorporate a quality assessment and have identified a number of areas where The Old Methodist Chapel is deficient against Cambridgeshire Primary School: Design Guidance (Strategy and Commissioning Infrastructure Education Capital Strategy and Delivery).</p> <p>Secondly the Parish Council say that due to its state the Women's Institute is likely to be decommissioned within the next 5 years, and therefore the village will suffer the loss of an early years building which</p>	Unknown		TBC	TBC	

			<p>can currently accommodate up to 25 children.</p> <p>Gamlingay Womens Institute Hall was built in 1929 as a temporary structure, wood frame without foundations, with asbestos board walls, and asbestos tile roof. The building was planned to last approx.30 years.</p> <p>In 2007 Gamlingay Parish Council acquired the building as a gift from the WI members of Gamlingay, as it was becoming too much of a maintenance and administration burden for them.</p> <p>Gamlingay Parish Council took on the responsibility of the building with the intention of keeping it running for a further period of 10-15 years as a community hall (i.e. 2017-2022).</p> <p>Gamlingay Parish Council has a restricted budget for day to day maintenance, but is unable to address major repairs to the building. It is now expected that the hall will be decommissioned by 2021.</p> <p>In response to the first point Cambridgeshire County Council have confirmed that when they assess pre-school need they only look at quantity of provision and not the quality of the buildings that are used for pre-schools. Gamlingay has been assessed as having sufficient pre-school places (irrespective of their condition) and Cambridgeshire County Council in their capacity as statutory undertaker has not sought a financial contribution towards pre-schools.</p> <p>In response to the second point Cambridgeshire County Council have revisited the request in light of this new information, and the extension of early years education entitlement to 30 hours (which will come into effect from Sept</p>					
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				<p>2017) and as a result now considers that an early years contribution is necessary.</p> <p>No information has been provided to date in terms of (a) how the early years needs of the development will be met or (b) the cost of these measures.</p>					
CCC2	Primary School	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 22 children aged 4-8. This development lies within the catchment area of Gamlingay First School.</p> <p>County Education Officers have confirmed that there is insufficient capacity in the school in the next 5 years to accommodate the places generated by this development. Therefore a contribution will be required towards primary education provision to accommodate the school places being generated by the development.</p> <p>The identified project is the expansion of Gamlingay First School by one classroom (30 children). The total cost of this project, is £599,774 (£551,873 once S106s secured from other developments in the area are removed).</p> <p>The number of primary aged children arising from this development is a significant proportion of the total number to be accommodated, and therefore it is reasonable to seek the remaining cost of the project.</p> <p>Cambridgeshire County Council further comment that should the planning appeal for 29 dwellings at West Road (S/1338/15/OL) be approved then County Council would seek contributions from both developments on a proportioned basis via appropriate wording in the S106 and thus result in a credit being payable in this application.</p>	£551,873	Fixed fee	YES	TBC	<p>There have been 2 planning obligations entered into since 6 April 2010 securing general primary school contributions in Gamlingay.</p> <p>There have not been any completed planning obligations to date that specifically reference this project</p>
CCC3	Secondary school	DP/4	NO	<p>At present Gamlingay has a 3 tier education system.</p>					

				<p>According to County Council guidance the development is expected to generate a net increase of 22 places for children aged 9-13. The catchment schools are Gamlingay Village College (ages 9-13)</p> <p>County education officers have confirmed that Gamlingay Village College has sufficient capacity over the next five years to accommodate the places generated by the development for children aged 9-13.</p> <p>Therefore no contribution for secondary education is sought towards Gamlingay Village College.</p> <p>Gamlingay is currently served by Stratton Upper School in Biggleswade although steps have been made for Gamlingay First School to (i) operate as an academy and (ii) be incorporated into the catchment area of Comberton Village College.</p> <p>Comberton Village College has sufficient capacity to accommodate the needs of any future pupils and therefore no contribution is sought towards secondary education aged 13-16.</p>					
CCC4	Libraries and lifelong learning	DP/4	YES	<p>The County Council provides a statutory library provision service in Gamlingay via 2 mobile library stops. This new development would result in an increase in population of 213 residents (85 x 2.5). This would place demand on the Libraries and Lifelong Learning facilities in Gamlingay which requires a contribution of 4.08 per head of increase of population to mitigate.</p>	£869.04		YES	TBC	
CCC5	Strategic waste	RECAP WMDG	YES	<p>This development falls within the St Neots HRC catchment area for which there is insufficient capacity. For new developments within this area contributions are sought on the basis of £181 per dwelling.</p>	£15,385		YES	TBC	<p>There have been 2 planning obligations entered into since 6 April 2010 securing contributions</p>

									towards St Neots HRC.
CCC6	Transport	TR/3	NO	No section 106 contributions have been sought by CCC towards transport mitigation					
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified that Gamlingay experienced a deficit of 2.73 ha of sports space.</p> <p>The open space in new developments SPD sets a threshold above which open space will be sought onsite. The threshold for an onsite local equipped area for play (LEAP) is 50 dwellings and for onsite sports 200 dwellings.</p> <p>Through the consultation Gamlingay Parish Council formally requested that an allocation of land for recreational purposes and parking be allocated to the rear of the Old Methodist Chapel, within the site boundary for community use. The Parish Council required a minimum area of 75*50m for this purpose and request that this land is transferred at nil charge in a decontaminated state, with access, for the purposes of recreation.</p> <p>The Parish Council is currently consulting local voluntary group/s with regards providing suitable facilities on this site for formal and informal recreation, and currently are assessing the option to relocate Gamlingay Bowls Club to a new facility.</p> <p>The Parish Council say that they would require £200k to implement a recreation plan for this site, and would formally request the allocation to deliver appropriate recreation facilities on site.</p> <p>The applicant has advised that the creation of a single area for open space (including</p>	£90,000 (circa)	Tariff	YES	TBC	There have not been any completed planning obligations to date that specifically reference this project

				<p>a significant proportion of hardstanding) would not accord with the drainage strategy that requires open space areas (with underground attenuation areas) to be placed in certain areas within the site.</p> <p>Furthermore the draft policy for this site allocation does not refer to the need to provide onsite recreation land.</p> <p>On this basis officers do not consider it to be achievable to deliver (or insist on) a single area for recreation as desired by the Parish Council.</p> <p>The District Council is considers that it is able to secure contributions in accordance with the policy for offsite sports improvements and which would be spent on the relocation of the bowls green to facilitate additional football pitches. Although Gamlingay Parish Council have not yet identified alternative land for the bowls club they are proactively pursuing this through the neighbourhood development plan and officers consider that there is a real prospect of land being identified and secured in the future.</p> <p>The contribution required as per the open space in new developments SPD would be:</p> <p>1 bed - £625.73 2 bed - £817.17 3 bed - £1,130.04 4+ bed - £1,550.31</p>					
SCDC2	Onsite open space (children's play)	SF/10	YES	<p>Adopted policy would require the provision of an onsite local equipped area for play (LEAP) in accordance with the open space in new developments SPD.</p> <p>Due to the lack of equipped children's play space in this part of the village officers are keen to ensure that this obligation is satisfied in full and will not allow for a smaller area of land, or fewer items of</p>		Tariff	YES	TBC	None to date

				equipment being provided.					
SCDC3	Offsite indoor community space	DP/4	YES	<p>The community facilities audit of 2009 reported that Gamlingay was served by Gamlingay Community Centre, the Old Methodist Chapel and Women's Institute Hall. At the time of the report Gamlingay was considered to have as much indoor community space as was said was needed against the adopted standard of 111 sqm per 1000 people.</p> <p>The Community Centre has since been replaced by the Gamlingay Eco Hub and, although there is more flexible floorspace, the village has also experienced more growth (including 85 new dwellings at Station Road) meaning that there is no surplus of indoor community space. On this basis the officers consider that the principle of a contribution towards indoor community space is justified.</p> <p>Gamlingay is defined as a Minor Rural Centre in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for Minor Rural Centres is as follows:</p> <ul style="list-style-type: none"> • Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates. • The centre should feature one main hall space suitable for various uses, including casual sport and physical activity; theatrical rehearsals/performances and social functions. The facility should also offer at least one meeting room. • All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation 	£40,000 (circa)	Tariff	YES	TBC	There have not been any completed planning obligations to date that specifically reference this project

				<p>wherever possible.</p> <ul style="list-style-type: none">• Facilities should include a kitchen/catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol.• Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage.• Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>Gamlingay Parish Council consider the most appropriate community space to improve is the Old Methodist Chapel on the basis that it is adjacent the development. Officers agree with this view.</p> <p>The Old Methodist Chapel is a community facility and can be hired by members of the public for community use during the evenings and weekends. It has been used for children's birthday parties, lacemaking group and local village groups meeting place. It is the home of Rainbow Preschool (accommodating 25 children).</p> <p>The Parish Council considers that an extension is required to this facility to provide an extra teaching room/teaching kitchen and toilet and cloakroom facilities to the rear of the chapel to cater for both preschool needs, and to better provide for the additional demand. The Parish Council say that they require contributions to provide this facility and estimates that the</p>					
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				<p>extension and project development costs would equate to approx. £350k. The Council is in the early stages of developing this project</p> <p>In terms of general improvements the Parish has programmed improvements to the Old Methodist Chapel with regard to insulation and energy efficiency measures to make these premises compliant as suitable pre-school settings with regard to temperature and thermal capacity in the winter months in particular. It is recognised that further work needs to be undertaken.</p> <p>Based on information received to date, and having direct regard to the community facilities standards approved by the Council, there does not appear to have been a sufficiently robust case having been made to provide additional community floorspace at the Old Methodist Chapel. Furthermore as explained above Cambridgeshire County Council have said that there is sufficient early years capacity across the village to meet the early needs places of the development.</p> <p>The District Council is satisfied that is to able to secure contributions in accordance with the policy for general improvements of the Old Methodist Chapel but that at present time a sufficiently robust case for an extension has not been made out.</p> <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p>					
SCDC4	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£3,625	Tariff	YES	TBC	
SCDC5	S106 monitoring		YES	A fee of £1,000.	£1,000	Fixed fee	YES	TBC	

Non standard requirements									
OTHER1	Health	DP/4	YES	<p>During the course of the planning application consultation responses were received by (i) NHS England and (ii) Gamlingay Surgery</p> <p>(i) NHS England sought a 'standard' contribution equivalent to £621 per dwelling (ii) Gamlingay Surgery sought a contribution of £727 per dwelling based on a worked up scheme and having regard to the number of new houses proposed being built over the coming years.</p> <p>The Surgery recently advised that there appears to be a barrier to possible further expansion and on that basis have since withdrawn the request for the £727 per dwelling.</p> <p>Officers consider that reverting to the request as made by NHS England is justified and that this contribution when pooled with West Road (if approved at appeal) would fund around half the cost of any future extension (if the barriers to that extension are overcome).</p> <p>Other developments in Gamlingay may contribute towards the extension via either section 106 agreements or CIL when adopted, but if such extension is ultimately not possible the contribution will be used to improve the functionality of the Surgery as set out in correspondence from the Surgery.</p>	£52,785	Fixed fee	YES	TBC	The LPA has to date only secure 1 planning obligation towards this Surgery.
<p>TOTAL - £755,537 (subject to final housing mix). NB the cost of providing the Early years facility (cost unknown) and the LEAP is excluded from this figure</p> <p>PER DWELLING - £8,888.67 (subject to final housing mix) NB the cost of providing the Early years facility (cost unknown) and the LEAP is excluded from this figure</p>									

NB. This note covers only infrastructure that is to be secured via a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended). Planning applications are often required to also provide new or improvements to existing infrastructure including but not limited to highways, drainage and biodiversity. Such measures will be secured via a planning condition and details of these are set out in the planning committee report.