

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
www.scambs.gov.uk



5 May 2017

To: Chairman – Councillor David Bard
Vice-Chairman – Councillor Kevin Cuffley
All Members of the Planning Committee - Councillors John Batchelor,
Anna Bradnam, Brian Burling, Pippa Corney, Sebastian Kindersley,
David McCraith, Charles Nightingale (substitute for Des O'Brien),
Deborah Roberts, 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 MAY 2017 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
Alex Colyer
Interim 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

		PAGES
5.	S/1606/16/OL- Cottenham (Land at Oakington Road) Outline planning application for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access)	1 - 8
8.	S/3064/16/OL - Hardwick (Land South of St Neots Road) Outline planning for up to 155 dwellings following demolition of two existing dwellings, landscaping, open space and associated works. All matters reserved except access	9 - 24
9.	S/3391/16/OL - Swavesey (Boxworth End)	25 - 40

Outline planning for up to 90 dwellings, demolition of farm buildings, landscaping, open space and associated works. All matters reserved except access

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 May 2017

AUTHOR/S: Head of Development Management

Application Number:	S/1606/16/OL
Parish(es):	Cottenham
Proposal:	Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access)
Site address:	Land Off Oakington Road
Applicant(s):	Persimmon Homes (East Midlands) Ltd.
Recommendation:	Delegated Approval subject to the completion of a Section 106 agreement.
Key material considerations:	Housing Land Supply Principle of Development Density Housing Mix Affordable Housing Impact on landscape and local character Ecology, trees and hedging Design Considerations Biodiversity Highway Safety and Sustainable Travel Flood Risk Waste Archaeology Neighbour Amenities Contamination Renewable Energy Heritage Assets Impact on services and facilities-Developer Contributions
Committee Site Visit:	Yes
Departure Application:	Yes – Advertised 12 July 2016, Advertised Affecting the Setting of a Listed Building 1 March 2017.
Presenting Officer:	Karen Pell-Coggins, Principal Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
Date by which decision due:	31 July, 2017 (Extension of Time agreed)

Update to Report

Consultation - Paragraph 24

1. Should read as The Heritage Statement accompanying the application provides an assessment of the Almshouses and the impact of the proposed roundabout works on their setting and significance. The Heritage Statement concludes that the off-site highway works proposed to the junction of Oakington Road and Rampton Road would bring the extent of highway infrastructure closer to Moretons Almshouses. However, it is the case that at present, this building commands a roadside position and this would continue to be the case after the implementation of the highway works. To this end, these works would not substantively change the setting of the listed building and its architectural and historic interest and significance would not be affected by the proposal. It is relevant to note that the geometry of this junction has been altered a number of times in the past. The works principally affect the road layout dating to the later 20th century. They will have a neutral impact on the setting and significance of the listed building. However, there appear to be a number of items to be agreed at the detailed design stage which could affect the setting of the listed building. There may be an opportunity to improve sight lines. On the other hand, the introduction of additional signage and furniture such as bollards would cause a low level of less than substantial harm, cluttering the immediate setting and views of the building. This should be avoided if possible, however if unavoidable it is likely to be outweighed by the public benefits of the improvement works under NPPF paragraph 134.

Planning Assessment - Paragraph 56

2. The relevant Core Strategy policy is ST/5 and not ST/6.

Planning Assessment - Paragraph 67

3. Please see the timetable below in relation to the delivery of the scheme within 5 years.

Outline Submission	Resolution to Approve	S106	RM Prep and Submission	RM Approval	Technical Approval	Tender Period and Road Start	House Build Start	Build Rate
June 2016	May 2017	July 2017	Nov 2017	Feb 2018	May 2018	July 2018	Sept 2018	56 units per year
							1.5 years	3 years 9 months to complete

Planning Assessment - Paragraph 83

4. The contribution for sports should be £130,000 and not £215,000.

Planning Assessment – Paragraph 150

5. The heritage statement has been revised to ensure that the address is correct.

Planning Assessment – Paragraph 158

6. The contribution towards the City Deal proposals for bus and cycle priority measures in Cambridge for Histon Road between its junctions of Kings Hedges Road and Gilbert Road should be £134,000 and not £140,000.

Conclusion – Paragraph 182

7. Delete reference to the application overcomes previous reasons for refusal in terms of highways and landscape impact.

Recommendation – Paragraph 183

8. An additional condition is requested as follows: -
The accesses to the site shall be completed prior to the occupation of any dwelling.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1606/16/OL, S/1411/16/OL, S/1818/15/OL, S/1952/15/OL and S/2876/16/OL

Report Author:

Karen Pell-Coggins
Telephone Number:

Principal Planning Officer
01954 713230

This page is left blank intentionally.

The Parish Office,
Right Side Entrance, Community Centre,
250a High Street,
Cottenham,
Cambridge CB24 8XZ
Tel: 07503 328401
clerk@cottenhampc.org.uk

5th May 2017

FAO Karen Pell-Coggins
Planning & New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge,
CB23 6EA

Dear Karen

Planning Application S/1606/OL - Development off Oakingon Road, Cottenham

Cottenham Parish Council has considered the “corrected” Carter Jonas Heritage Statement and, having sought independent expert advice from Beacon Planning Limited, an award-winning independent planning and heritage consultancy, offers these comments to supplement those we offered on 24th February 2017:

1. We believe neither Persimmon nor SCDC has paid sufficient attention to the assessment of the impact of the proposed roadworks and other measures, necessary to mitigate the additional traffic from the development on the Moreton Almshouses and their setting.
2. The Committee Report is both inconsistent and over-simplistic, failing to recognize the contribution of the setting to the significance of the Listed Buildings as required by paragraph 129 of the NPPF and compromising any assessment of the full impact of the roadworks. The report, despite concluding incorrectly that there is a neutral impact, acknowledges that there is existing harm and potential for further harm. It goes further (at paragraph 149) by stating “this limited harm is not considered to be outweighed by the benefits of the scheme”.
3. The Committee Report clearly acknowledges that the granting of this outline application would generate the potential for harm to be caused to the significance of this heritage asset. The full nature of these impacts cannot yet be known. It is unclear how, in the light of these identified impacts, the conclusion of a neutral impact has been reached.
4. There are a number of errors in the Heritage Statement, which imply a lack of appropriate experience being applied. These include citing the incorrect statutory test with regards to the LPA’s duty to pay special regard to the desirability of preserving listed buildings and their settings when exercising planning functions. The assessment of significance is cursory and does not assess the contribution made by the setting of the heritage assets. It does not follow the methodology set out in the Historic England ‘Good Practice in Planning Note 3: The Setting of Heritage Assets’, and nor

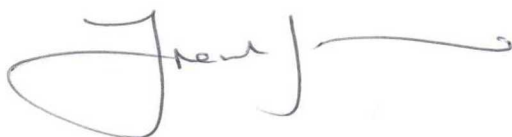
does it facilitate a full and informed assessment of impact. It also leaves open (e.g. at 4.18) the possibility of the highway works materially affecting the setting of the Moreton's Almshouse. It is unclear how, in the light of these identified impacts, the conclusion of a neutral impact has been reached.

5. With regards to the future use of the almshouses, there is a need to consider whether or not the proposed works jeopardise their ongoing use as accommodation for elderly residents as this is the optimum viable use of the designated asset and makes an important contribution to their significance. The loss of this use – the use for which they were originally designed and intended – would result in a significant degree of harm. This is a matter of concern to The Almshouse Association who have made a representation to this effect.
6. In addition, there is a “public sector equality duty” under section 149 of the Equalities Act 2010 which ensures due regard is made to eliminate discrimination against those with protected characteristics, including age. The approximately four-fold increase in traffic noise effected by the larger roundabout design cannot, due to planning restrictions and limited performance of multiple glazing, be brought back to that currently enjoyed by the occupants of the Listed Buildings.
7. It was a lack of provenance on the Heritage Impact Assessment and lack of proper attention to the assessment itself which, among other issues, led the Planning Inspector to adjourn the Gladman Appeal APP/W0530/W/16/3151609 (see extract from his adjournment report as Appendix 1).
8. Cottenham Parish Council has now applied for Rule 6 status when that Inquiry resumes in September. We have commissioned an independent Heritage Assessment by a recognized expert in planning matters related to heritage assets. We ask, as part of that study, that SCDC makes available to us the draft Conservation Area Assessment prepared by SCDC's Conservation team.
9. We suggest that there is insufficient information available at this time to permit an informed assessment of the heritage impacts and by extension to undertake the planning balance as required by paragraph 134 of the NPPF.

In the light of the statutory duty set out in section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the ‘considerable weight’ that must be given to the preservation of listed buildings and their settings as interpreted in recent case law, these omissions and oversights make it impossible, we believe, for SCDC to make an informed assessment of the heritage impacts and thereby discharge their statutory duty under the Act.

All other points we have previously raised continue to apply. Permission should be refused, or consideration adjourned until further details are provided to facilitate this exercise.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Frank Morris', with a long horizontal flourish extending to the right.

Frank Morris

Chair

12. In the light of the above, I decided to adjourn the Inquiry for the following actions to take place:

- i. The appellant to produce a Proof of Evidence on the effect of the scheme on heritage assets. This Proof should specifically focus on the impact of the improved road junction at Oakington Road & Rampton Road in terms of the Grade II Moreton Almshouses.**
- ii. Allow the opportunity for Rule 6 Status to be sought by the Parish Council, at the earliest opportunity, and no later than 5 weeks from the date of this note. The Parish Council must then produce a Statement of Case, and Proof of Evidence, within a timescale to be agreed.**
- iii. A full consultation exercise, to be undertaken by the Council, in respect of amended 200 unit scheme that I am now being asked to consider. This consultation exercise should ensure that the relevant regulations¹ in respect of planning applications affecting the setting of listed buildings are fully and properly complied with. This process can occur immediately. The Council should provide the appellant, any Rule 6 party, and the Case Officer at PINS with details of the consultation exercise and all responses received, once it has concluded.**
- iv. Should Rule 6 Status be sought and granted in respect of the Parish Council, the appellant should provide hard copies (as well electronic versions) of the Proofs of Evidence it intends to rely on to the Parish Council. Core Documents can be provided electronically.**

This page is left blank intentionally.

Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 May 2017

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number / type of application:	S/3064/16/OL / Outline planning application
Parish(es):	Hardwick
Proposal:	Outline planning permission for the erection of up to 155 dwellings following the demolition of 2 existing dwellings, areas of landscaping and public open space and associated infrastructure works, with all matters reserved except for 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 158 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:	Land south of 279 St. Neots Road, Hardwick
Applicant(s):	Circle Housing Group
Date on which application received:	11 November 2016
Site Visit:	09 May 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:	10 May 2017 (agreed extension)

A. Site location plan

The red line site location plan issued with the committee report contained an error in that the access track in the north western corner of the site (which is to be used to provide the secondary means of access) was not included within the application site. The red line plan submitted with the application is correct in that this land is included and so it is only the plan attached to the report that contained the inaccuracy. The plan attached as appendix 1 to this update report supersedes the plan sent out in the reports pack therefore.

B. Consultations

Paragraph 12 of the main report states that the local ward Member Cllr Chamberlain has written in support of the application. Since publication of the report, Cllr Chamberlain has provided further detailed reasons in the following statement:

'We have engaged in a great deal of negotiation over many months in relation to the proposed development of up to 155 new homes to be built on land between Hall Drive and St Neots Road, Hardwick and I thank you and your colleagues for your efforts in securing the best deal possible for our Village.

I am naturally disappointed at the intractable position taken by NHS England who have refused to provide any funding for the provision of any locally provided health-care for the residents of Hardwick. I am very hopeful, however, that, should this application be approved, we will be able to incorporate a Consultation Room into the new Community Building when complete. I would like to see a sign on the locked door of that Consultation Room stating that the facility has been provided by the residents of Hardwick but is not used due to the intractable position of NHS England.

I remain concerned about the protection of those residents living on Hall Drive who presently repair their roadway annually. I have spoken with Tony Bowman, the developer, to encourage him to consider the laying of tarmac from the gates at the entrance of Hall Drive to the Laxton Avenue junction which is the area likely to be used by both pedestrians and cyclists wishing to access Hardwick Village services including the school. He has agreed to give consideration to this request.

Although we have not been able to secure any form of health-care provision from the Section 106 Agreement, I support the application as the deal provides substantial benefit to the village as a whole. I regret that owing to business commitments elsewhere I am unable to attend the Planning Committee meeting on 10th May but would be grateful if you will kindly make Members aware of my views.'

C. Representations

In addition to the representations summarised in paragraph 32 of the main report, an additional letter of objection has been received which raises the following concerns (summarised):

- The communal woodland should be more central to the site to better benefit the residents. There is a fear that placing the woodland at the southern fringes of the development will lead to it being misused and/or neglected. The existing wooded area of the site is at the fringes of the existing Limes estate

and is strewn with old cars, junk and litter. This could be avoided through the relocation of the woodland to a better surveyed location.

As is stated in the main report, there is a need to retain a significant landscape 'buffer' on the southern and western edges of the development to ensure that the development does not harm the transition from the edge of the built up village and the surrounding open countryside. The arboricultural report submitted with the planning application indicates that the area at the southern end of the site contains planting which is of some biodiversity value and could be of amenity value if appropriately managed.

The detailed layout of the development is not being determined at this stage. However, a key design issue at the reserved matters would be ensuring that the properties at the southern edge of the developed area front put on to this woodland area, providing natural surveillance, as is suggested on the indicative layout plan submitted with the reserved matters application. The proposal would include significant areas of public open space elsewhere within the development, as assessed in the main report.

Whilst none of these areas are to be fixed at this outline stage, it is considered that an amount of public open space can be provided which exceeds the policy requirement for a development on the scale proposed and this space could be split over a number of locations to ensure access for all occupants of the development. The other key advantage of locating the woodland at the southern edge of the development is that it would be more accessible to residents in Hall Drive, via the pedestrian link. This would provide existing residents with an open space facility closer than the existing recreation ground in the village.

D. Section 106 Matrix

The Section 106 matrix attached as appendix 2 to this report summarises all of the contributions to be sought from this development and includes the policy justification for these.

E. Highway safety

Paragraphs 18 and 104 -107 of the main report deal with the issue of the impact of the proposals upon highway safety. The report refers to the need for the applicant to undertake further work relating to the capacity of the Madingley Mulch roundabout. This additional work has been undertaken by the applicant and the Local Highway Authority are satisfied that the modelling demonstrates that the development does not result in a severe residual impact at this junction. The modelling has taken into account the cumulative impact of this scheme and the proposal for 98 dwellings, which Members recently resolved to grant planning permission. Following receipt of this information and further detail relating to the access, the Local Highway Authority have no objections to the proposals.

F. Conclusion

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

G. Recommendation

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

Section 106 agreement

Completion of a Section 106 agreement confirming payment of the items outlined in Appendix 2 attached to this update report, the management and maintenance arrangements for the surface water drainage infrastructure to be installed and on site public open space etc;

and

The draft conditions listed in paragraph 158 of the main report

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

Contact Officer: David Thompson – Principal Planning Officer
Telephone: (01954) 713250

Hardwick – St Neots Road (S/3064/16/OL)

Heads of terms for the completion of a Section 106 agreement

Hardwick – St Neots Road (S/3064/16/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Hardwick and the remaining should be allocated on a 50/50 split basis between applicants with a District wide connection

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Transport	CCC	£61,000
Life Long Learning	CCC	c£11,135
Sports (extending pavilion)	SCDC	£45,000
Off site play equipment	SCDC	£45,000
Indoor community space (new community centre)	SCDC	£424,000
Household waste bins	SCDC	£73.50 per house and £150 per flat
Monitoring	SCDC	£2,000
Healthcare	SCDC	£58,673
Community transport	SCDC	£20,000
TOTAL		£666,808
TOTAL PER DWELLING		£4,301.99

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local equipped area for play	SCDC	An area of no less than 500 m2 as defined in the Open space SPD

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Bus shelter	CCC	Provision of a West bound bus shelter on St Neots Road
Travel Plan	CCC	Travel Plan to be submitted for approval and which will include as a minimum 2 months free

Hardwick – St Neots Road (S/3064/16/OL)

		bus travel for each household
Improvements to footways on St. Neots Rd	CCC	Scheme to be secured to improve the pedestrian link east of the main access to the site, which connects to the centre of the village.

Hardwick – St Neots Road (S/3064/16/OL)

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	<p>According to the County Council guidance the development is expected to generate 46 early year's children, of which 23 are entitled to free school.</p> <p>The proposed development is within Hardwick Community pre-school catchment area. The pre-school is currently accommodated by a mobile classroom and education officer have confirmed that there is insufficient capacity at the school to mitigate early years children arising from the development without some level of intervention.</p> <p>One solution is to provide a new early year's classroom within the grounds of the school. However the agreed solution, which has been discussed by all parties over a number of months is for the Parish Council to relinquish their right over an area of community space within Hardwick Community School and transfer that space into an early years classroom.</p> <p>Community space in the village is provided in the primary school and was secured under an agreement dated 3 August 1978 and made between Cambridgeshire County Council and the Trustees of Hardwick Village Hall and Social Club. This agreement secures community use of a number of rooms which are also used by the school during the morning for a breakfast club and in the afternoon for an after school club.</p> <p>It is understood that the Parish Council has agreed to relinquish their right to this space (subject to the community building being built) in which case no contribution is required as the £60,000 funding has already been secured from the Grace Crescent development.</p>

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	NO
Detail	<p>According to the County Council guidance the development is expected to generate a net increase of 54 primary school aged children.</p> <p>The proposed development is within Hardwick Community School catchment area and education officers have confirmed that the school currently has capacity to mitigate the children arising from the development.</p>

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO
Detail	<p>According to the County Council guidance the development is expected to generate a net increase of 39 primary school aged children.</p> <p>The proposed development is within Comberton Village College catchment area and education officers have confirmed that the school currently has capacity to mitigate the children arising from the</p>

Hardwick – St Neots Road (S/3064/16/OL)

	development
--	-------------

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	<p>The proposed increase in population from the development will be approximately 283 new residents.</p> <p>Hardwick is served by 4 mobile library stops and the proposed development is located approximately 2 miles from the community library at Comberton Village College.</p> <p>A figure of £28.92 per the additional residents (approx. 283 in the Council's calculation) is based on the standard charge approach adopted by the Museums, Libraries and Archives Council and is considered to be CIL compliant to make the scheme acceptable in planning terms.</p>

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO. Cambridge HRC catchment area has reached it's pooling limited under CIL Regulation 123.

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO
Detail	<p>The County Council have sought a contribution of £650 (at a rate of £50 per hour) towards the cost of monitoring. The District Council does not support this request as (i) it is contrary to a Court of Appeal decision on section 106 monitoring and (ii) the District Council will undertake this function and share information with CCC. On this basis the Council considers that the request fails to satisfy the tests as set out in CIL Reg 122 and para 204 of the NPPF.</p>

Ref	CCC7
Type	Transport
Policy	TR/3
Required	YES
Detail	To fund the provision of 2 real time passenger information displays at bus stops on St Neots Road at £54,000 and £7,000 bus shelter maintenance contribution
Quantum	£61,000
Fixed / Tariff	Fixed
Trigger	<p>£54,000 to be paid prior to the occupation of the first dwelling</p> <p>£7,000 to be paid upon the installation of the bus shelter</p>
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Hardwick – St Neots Road (S/3064/16/OL)

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Hardwick needed 4.35 ha but has 3.33 ha i.e. a deficit of 1.02 ha of Outdoor Sport Provision.</p> <p>Hardwick has one recreation ground with two senior football pitches, one mini soccer cricket square, MUGA that is used for netball and tennis, skate park and there a children's play area within the village. The sports pitches had drainage work carried out during 2008 at a total cost of £22134, and sound proofing for the skate ramp was carried out in 2008 at a cost of £8000.</p> <p>The recreation study highlighted that minor refurbishment was required to the all purpose 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. Failure to make provision for outdoor sports space would mean that the development could not be considered sustainable in accordance with the requirements of the NPPF in particular Section 8.0 Promoting Health Communities.</p> <p>Hardwick Parish Council has said that in order to meet the needs of future residents sports contributions are required to facilitate the acquisition of additional land for sports purposes but (as with almost all South Cambridgeshire villagers) finding a willing landowner prepared to release land and for agricultural rates is a near impossibility at the current time.</p> <p>As such the other sports related project identified is the extension to the pavilion to create additional changing room space at a cost of around £100,000.</p> <p>A contribution of £45,000 is sought from this development which will be combined with (up to) a further 3 developer contributions in addition to the Grace Crescent scheme.</p>
Quantum	£45,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupations of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None to date

Ref	SCDC2
Type	Children's play space
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Hardwick needed 2.18 ha Children's Play Space whereas the village had 0.13, i.e. a deficit of 2.05 ha of Children's Play Space.</p>

Hardwick – St Neots Road (S/3064/16/OL)

	<p>Based on a likely housing mix the development would be required to provide 851 m2 of formal play space and 851 m2 of informal play space.</p> <p>The applicant is proposing an onsite LEAP (comprising 9 items of play equipment serving 2-8 year olds).</p> <p>There are no identified projects for older children's play equipment. As such, a contribution to the provision of these facilities offsite shall be sought.</p> <p>In addition the section 106 agreement will be required to establish a minimum level of onsite informal children's play space</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th><th>Informal play space</th></tr> </thead> <tbody> <tr> <td>1 bed</td><td>5.4 m2</td></tr> <tr> <td>2 bed</td><td>7m2</td></tr> <tr> <td>3 bed</td><td>9.7m2</td></tr> <tr> <td>4+ bed</td><td>13.3m2</td></tr> </tbody> </table>		Informal play space	1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
	Informal play space										
1 bed	5.4 m2										
2 bed	7m2										
3 bed	9.7m2										
4+ bed	13.3m2										
Quantum	N/A										
Fixed / Tariff	£45,000 contribution for off site open space in addition to LEAP onsite										
Trigger	LEAP to be installed prior to the occupation of 50% of the dwellings or dwellings fronting area										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	None										

Ref	SCDC3										
Type	Informal open space										
Policy	SF/10										
Required	YES										
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Hardwick needed 1.09 ha of informal open space and had 0.48ha, i.e. a deficit of 0.61 ha.</p> <p>The informal open space requirement should be satisfied through the provision of a publically accessible green space proposed being located to the South and West of the development (and other incidental open space areas).</p> <p>The applicant will be required to provide a minimum level of informal open space in accordance with the table below</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th><th>Informal open space</th></tr> </thead> <tbody> <tr> <td>1 bed</td><td>5.4 m2</td></tr> <tr> <td>2 bed</td><td>7m2</td></tr> <tr> <td>3 bed</td><td>9.7m2</td></tr> <tr> <td>4+ bed</td><td>13.3m2</td></tr> </tbody> </table>		Informal open space	1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
	Informal open space										
1 bed	5.4 m2										
2 bed	7m2										
3 bed	9.7m2										
4+ bed	13.3m2										
Trigger	To be laid out prior to occupation of 50% of the dwellings										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	None										

Hardwick – St Neots Road (S/3064/16/OL)

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p> <p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this became Council policy following the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>In accordance with the policy Hardwick needs 299 m2 of indoor community space whereas it has no primary community space that was of sufficient size to have warranted an audit. Community space in the village is provided in the primary school and was secured under an agreement dated 3 August 1978 and made between Cambridgeshire County Council and the Trustees of Hardwick Village Hall and Social Club. This agreement secures community use of a number of rooms which are also used by the school during the morning for a breakfast club and in the afternoon for an after school club.</p> <p>Discussions have taken place with the Primary School, Parish Council, District Councillor, Pre-school provider, Hardwick Community Association etc to find a solution where this community room is no longer available during school hours as a community (thereby making it available for early years space) and where the money that would have been sought for early years is instead invested alongside the community space contribution to fund/part fund a new community centre on land owned by the Parish Council.</p> <p>In order to mitigate the impact of the development a new community centre is needed.</p> <p>The recently approved development at Grace Crescent needed to make a significant contribution (amounting to £608,000) in order to ensure the development delivered a modest sized new community centre and thereby allowing Hardwick to be considered a more sustainable location for growth.</p> <p>This proposal is required to make a contribution such that the Parish Council can be more ambitious in their plans and, based on other examples across the District, a figure of £1m is considered necessary. The difference of £424,000 will therefore be met by this development.</p>
Quantum	£424,000
Fixed / Tariff	Fixed
Trigger	<p>25% of the contribution payable prior to the occupation of each:</p> <p>First dwelling</p>

Hardwick – St Neots Road (S/3064/16/OL)

	20 dwellings
	Remainder of contribution payable prior to occupation of 40 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£73.50 per house and £150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	YES
Detail	Towards the cost of monitoring delivery and maintenance of physical works (i.e. affordable housing, open space, play areas, allotments)
Quantum	£2,000
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	Open space in new developments SPD January 2009
Required	YES
Detail	<p>Paragraph 2.19 of the Open Space in New Developments SPD 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. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space is offered to Hardwick Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space</p>

Hardwick – St Neots Road (S/3064/16/OL)

	the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1
Type	Health
Policy	DP/4
Required	YES
Detail	<p>NHS England has sought a contribution of £58,673 which will be used to help fund Little Eversden Surgery (which is a branch surgery of Comberton Surgery) and which (along with Bourn Surgery and Comberton Surgery) serves the village of Hardwick.</p> <p>If in the future this option is a viable one then a deed of variation may be negotiated to change how the healthcare contribution can be spent and which may include a dedicated space being provided within the new community centre.</p>
Quantum	£58,673
Fixed / Tariff	Fixed
Trigger	100% prior to occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None at the point of planning committee

Ref	OTHER2
Type	Community transport scheme
Policy	DP/4, TR/3 and NPPF
Required	YES
Detail	<p>A proposal has been put forward by Hardwick Parish Council to establish a new community transport initiative and which they would run between the village and key destinations.</p> <p>A contribution is to be secured from the recent application at Grace Crescent and this contribution will assist in the running costs for the service.</p>
Quantum	£20,000
Fixed / Tariff	Fixed
Trigger	100% prior to occupation of 50 of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None



FOR INTERNAL USE ONLY

Scale - 1:2500

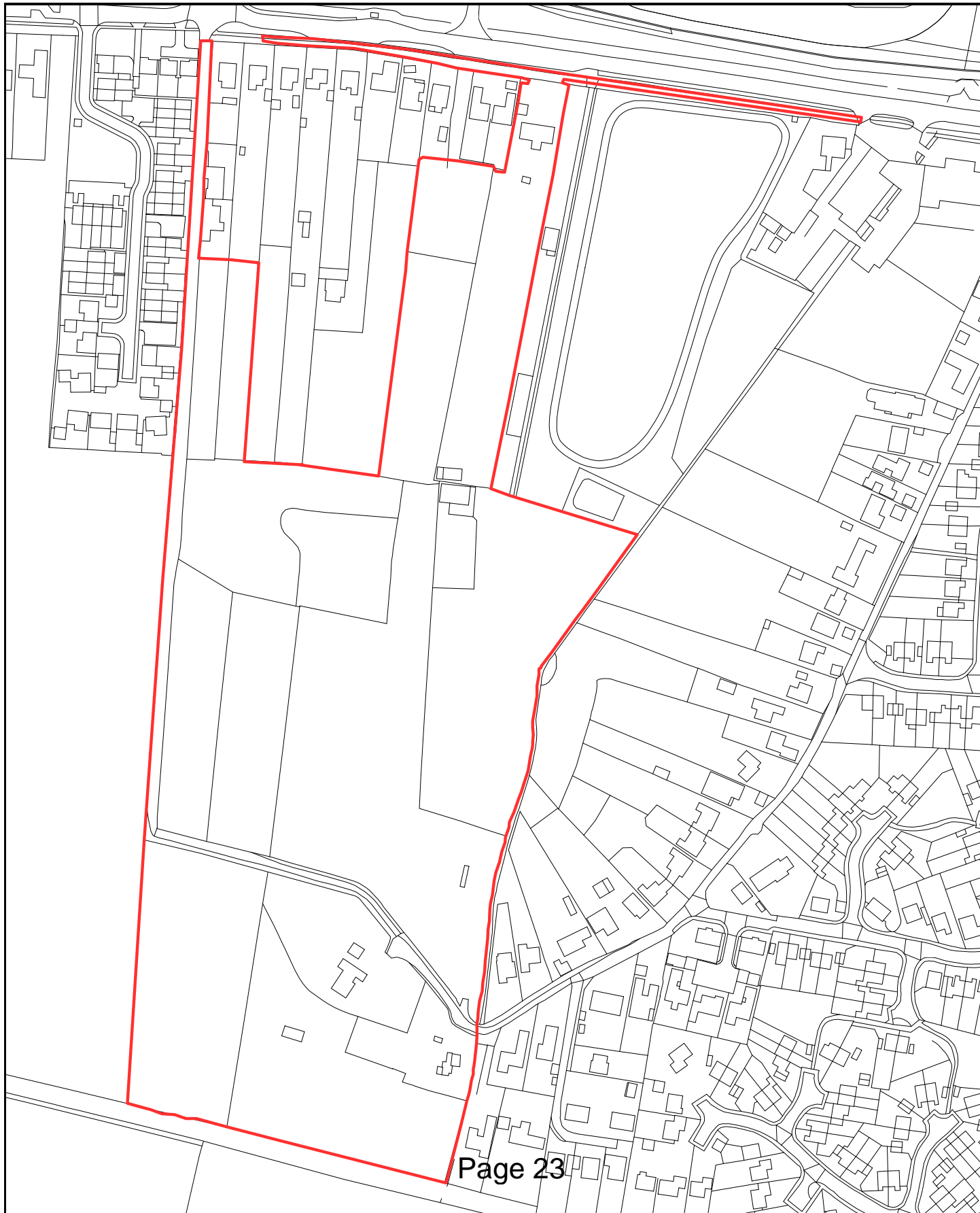
Time of plot: 11:04

Date of plot: 04/05/2017



**South
Cambridgeshire
District Council**

© Crown copyright [and database rights] (2015) OS (100022500)



This page is left blank intentionally.

Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 May 2017

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number / type of application:	S/3391/16/OL / Outline planning application
Parish(es):	Swavesey
Proposal:	Outline planning permission for demolition of farm outbuildings and erection of up to 90 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Boxworth End. All matters reserved except for 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 178 of the report, with the addition of a condition requiring a written scheme of archaeological investigation to be submitted and approved prior to the commencement of any development.
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:	Land off Boxworth End Swavesey
Applicant(s):	Gladman Developments and Burgess
Date on which application received:	06 December 2016
Site Visit:	09 May 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: 10 May 2017 (agreed extension)

A. Archaeology

Paragraphs 15 and 129-130 of the main report deal with the issue of archaeology. Since the publication of the report, the County Council Archaeologist has confirmed that the Medieval earthwork remains are of potential significance and will require further investigation. The Archaeologist has confirmed that this investigative work will need to be undertaken and the mitigation measures approved prior to the commencement of development. These details can be secured by the following condition being imposed on the outline planning permission:

'No development (including demolition) shall commence until a written scheme of investigation (WSI) for an archaeological programme of works has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- the statement of significance and research objectives;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

The development shall be carried out in accordance with the approved details.

(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.)'

B. Section 106 Matrix

The Section 106 matrix attached as appendix 1 to this report summarises all of the contributions to be sought from this development and includes the policy justification for these.

C. Conclusion

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

D. Recommendation

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

Section 106 agreement

Completion of a Section 106 agreement confirming payment of the items outlined in Appendix 1 attached to this update report, the management and maintenance arrangements for the surface water drainage infrastructure to be installed and on site public open space etc;

and

The draft conditions listed in paragraph 178 of the main report, with the addition of a condition requiring a written scheme of archaeological investigation to be submitted and approved prior to the commencement of any development.

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

Contact Officer: David Thompson – Principal Planning Officer
Telephone: (01954) 713250

This page is left blank intentionally.

Swavesey – Boxworth End (S/3391/16/OL)

Heads of terms for the completion of a Section 106 agreement

Swavesey – Boxworth End (S/3391/16/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Swavesey and the remaining should be allocated on a 50/50 split basis between applicants with a District wide connection

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years and Primary School	CCC	£248,814
Secondary School	CCC	£651,659
Libraries and lifelong learning	CCC	£6,507
Transport	CCC	£68,000
Sports	SCDC	£100,000
Children's play space (older children)	SCDC	£15,000
Indoor community space	SCDC	£45,000
Household waste bins	SCDC	c£6,615
Monitoring	SCDC	£3,000
Healthcare	SCDC	£34,063
TOTAL		£1,178,658
TOTAL PER DWELLING		£13,096.20

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local equipped area for play	SCDC	At least 9 items of play equipment serving 2-8 year olds

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Pedestrian crossing	CCC	Provision of a pedestrian crossing across Middle Watch to be provided to improve connectivity from the development to the primary school and recreation ground.
Bus stops	CCC	Upgrading of bus stops adjacent to the entrance to the site on Middle Watch

Swavesey – Boxworth End (S/3391/16/OL)

		to encourage occupants of the development to use alternatives to the private car.
Footpath improvements	CCC	Improve footpath links to the facilities available in the village to enhance the sustainability of the development.

Swavesey – Boxworth End (S/3391/16/OL)

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1																				
Type	Early years																				
Policy	DP/4																				
Required	YES																				
Detail	<p>According to County Council guidance the development is expected to generate a net increase of 21 early years aged children of which 11 would be eligible for s106 contribution and 25 primary school places.</p> <p>This development is expected to contribute towards the project to increase the capacity of the early year's facility at Swavesey Primary School. The catchment school is Swavesey Primary School.</p> <p>In May 2013, Cambridgeshire County Council identified a 3 classroom primary school extension and 2 pre-school classroom extension to replace 3 temporary classrooms at Swavesey Primary School to accommodate the growing primary school aged population in the catchment arising from natural growth in the population and the impact of new housing developments.</p> <p>The project has been costed at £2,350,000 (CCC Capital Programme 2016-2017 Ref. A/C.01.011).</p> <table border="1"> <tr> <td>Scheme cost</td><td>£2,350,000</td></tr> <tr> <td>less non s106 items</td><td>£404,820</td></tr> <tr> <td>subtotal</td><td>£1,945,180</td></tr> <tr> <td>less 2/5th of work</td><td>£1,167,108</td></tr> <tr> <td>subtotal</td><td>£778,072</td></tr> <tr> <td>less Boxworth End early years</td><td>£72,595</td></tr> <tr> <td>less Boxworth End primary school</td><td>£261,166</td></tr> <tr> <td>subtotal</td><td>£444,311</td></tr> </table> <table border="1"> <tr> <td>Middlewatch 70 dwellings (@44%)</td><td>£195,496.84</td></tr> <tr> <td>Boxworth End 90 dwellings (@56%)</td><td>£248,814.16</td></tr> </table>	Scheme cost	£2,350,000	less non s106 items	£404,820	subtotal	£1,945,180	less 2/5th of work	£1,167,108	subtotal	£778,072	less Boxworth End early years	£72,595	less Boxworth End primary school	£261,166	subtotal	£444,311	Middlewatch 70 dwellings (@44%)	£195,496.84	Boxworth End 90 dwellings (@56%)	£248,814.16
Scheme cost	£2,350,000																				
less non s106 items	£404,820																				
subtotal	£1,945,180																				
less 2/5th of work	£1,167,108																				
subtotal	£778,072																				
less Boxworth End early years	£72,595																				
less Boxworth End primary school	£261,166																				
subtotal	£444,311																				
Middlewatch 70 dwellings (@44%)	£195,496.84																				
Boxworth End 90 dwellings (@56%)	£248,814.16																				
Quantum	£248,814.16																				
Fixed / Tariff	Fixed																				
Trigger	<p>50% of the contribution upon commencement of development</p> <p>50% payable prior to occupation of 50% of dwellings</p>																				
Officer agreed	YES																				
Applicant agreed																					
Number Pooled obligations	<p>Two to date being;</p> <p>18 Boxworth End Swavesey</p> <p>Middlewatch Swavesey</p>																				

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	YES
Detail	See 'Early Years'
Quantum	

Swavesey – Boxworth End (S/3391/16/OL)

Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	Two to date being; 18 Boxworth End Swavesey Middlewatch Swavesey

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	YES
Detail	<p>In 2012 Cambridgeshire County Council identified a 1 Form of Entry (FE) project at Swavesey Village College which would expand the school from 8FE to 9FE and accommodate 150 additional pupils. The purpose of the expansion was to accommodate the growing secondary-aged population in the catchment arising from natural growth in the population and the impact of new housing developments.</p> <p>The previous 5 applications being:</p> <ul style="list-style-type: none"> • Boxworth End Swavesey • Mill Road Over • Fen Drayton Road Papworth • Hallmark Hotel Bar Hill • Middlewatch Swavesey <p>According to County Council guidance the development is expected to generate a net increase of 23 secondary education aged children (based on the County Council general multipliers). The catchment school is Swavesey Village College.</p> <p>The County Council is proposing a further extension to mitigate the impact of this and other developments in the area. This project consists on the expansion of the secondary school by 60 additional places. The total cost of the project is £4,250,000.</p> <p>Contributions will be based on £28,333 (£4,250,000/150) per pupil, therefore contributions are total contribution of £651,659 is required, unless one of the scenario's relating to the outstanding appeals applies (as detailed in the main report.)</p>
Quantum	£651,659
Fixed / Tariff	Fixed
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None to date

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	The proposed increase in population from this development (90 x 2.5 (average household size) = approximately 225 new residents) will put

Swavesey – Boxworth End (S/3391/16/OL)

	<p>pressure on the library and lifelong learning service in the village. Therefore a contribution is required.</p> <p>Swavesey is served by a mobile library and has a Library Access Point situated at the Village College which are considered insufficient to serve the new residents arising from this development.</p> <p>The County Council's proposed solution to mitigating the impact on the libraries and lifelong learning service arising from this site and others in the area would be add another mobile library stop in the village and to enhance the library stock by purchasing additional information and fiction books for adults, including large print books and story CDs, Children's story books, picture books and board books for babies and toddlers, as well books for teenagers. In order to do this, the County Council would require a developer contribution of £28.92 per head of population increase. This figure is based on the MLA Standard Charge Approach for public libraries (Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and Archives Council, May 2010).</p> <p>Contribution = 225 x £28.92 = £6,507</p>
Quantum	£6,507
Fixed / Tariff	Fixed
Trigger	<p>50% of the contribution upon commencement of development</p> <p>50% payable prior to occupation of 50% of dwellings</p>
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO
Detail	This development falls within the Cambridge and Northstowe HRC catchment area for which there is insufficient capacity. However, the HRC already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 strategic waste contribution from this development and will mitigate impact through existing provisions and efficiencies.
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	NO
Applicant agreed	NO
Number Pooled obligations	

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO
Detail	The County Council have sought a contribution of £650 (at a rate of £50 per hour) towards the cost of monitoring. The District Council does not support this request as (i) it is contrary to a Court of Appeal decision on section 106 monitoring and (ii) the District Council will undertake this function and share information with CCC. On this basis the Council considers that the request fails to satisfy the tests as set out in CIL Reg

Swavesey – Boxworth End (S/3391/16/OL)

	122 and para 204 of the NPPF.
Ref	CCC7
Type	Transport
Policy	TR/3
Required	YES
Detail	<p>A contribution is required to provide</p> <p>2 x new Real Time Passenger Information displays at a cost of £27,000 each</p> <p>2 x new bus stop shelter maintenance contributions at a cost of £7,000 each</p> <p>New cycle stands at the busway at a cost to be agreed with the applicant</p>
Quantum	£68,000 (plus additional sum to cover cost of installing cycle stands at CGB stop)
Fixed / Tariff	Fixed
Trigger	<p>RTPI contribution to be paid prior to commencement of development</p> <p>Bus stop maintenance contribution to be paid upon the installation of the bus stops</p> <p>Cycle stand contribution to be paid prior to commencement of development</p>
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Swavesey – Boxworth End (S/3391/16/OL)

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Swavesey needed 4.24 ha but only has 2.66 ha i.e. a deficit of 1.58 hectares of Outdoor Sport Provision.</p> <p>Swavesey has one full football and one mini-soccer pitch on the village green, additionally there are basic pavilion facilities and a children's play area on the site. The village has two football clubs and a cricket club, with both junior and adult teams; there is also a netball club from Over village who use the facilities. Some clubs at Swavesey use the facilities at Swavesey Village College, and much of winter football training takes place at the community centre in nearby Over. There is demand for an additional mini-soccer pitch and a skate park.</p> <p>Through the planning appeal for 30 dwellings at 18 Boxworth End (Appeal Ref: APP/W0530/W/15/3139078) the Council secured an area of 2.6 ha of agricultural land that is to be offered to Swavesey Parish Council. Swavesey Parish Council have the right to refuse this offer and if they do financial contributions become payable. The offer is for land only and should the Parish Council accept the offer then a substantial amount of funding will be required to get the land fit for purpose. The land transfer itself comprises the first obligation of a possible 5 that may be secured towards this one project.</p> <p>This land currently comprises an open field that exhibits ridge and furrow. A feasibility study (dated 1st September 2016) has been undertaken to ascertain the quantum of monies that would be required to provide the land for sports purposes. The consultants have suggested that this work may be achieved for a sum of circa £190k exc VAT.</p> <p>The SPD also establishes the quantum of offsite financial contributions in the event that the full level of onsite open space is not being provided:</p> <p>1 bed: £625.73 2 bed: £817.17, 3 bed: £1,130.04 4+ bed: £1,550.31</p>
Quantum	Circa £100,000
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 20 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date

Ref	SCDC2
Type	Children's play space
Policy	SF/10
Required	YES
Detail	The Recreation and Open Space Study July 2013, forming part of the

Swavesey – Boxworth End (S/3391/16/OL)

	<p>Local Plan submission, showed that Swavesey experienced a deficit of 1.58 ha of Children’s Play Space.</p> <table><tr><th></th><th>Formal play space</th><th>Informal play space</th></tr><tr><td>1 bed</td><td>Nil</td><td>Nil</td></tr><tr><td>2 bed</td><td>7m2</td><td>7m2</td></tr><tr><td>3 bed</td><td>9.7m2</td><td>9.7m2</td></tr><tr><td>4+ bed</td><td>13.3m2</td><td>13.3m2</td></tr></table> <p>Ordinarily a LEAP would be required to meet the needs of 50 dwellings and which would comprise 9 items of play equipment of which 9 will be for 4-8 year olds and 3 pieces for toddlers).</p> <p>Here the applicant is proposing the provision of a LEAP surrounded by open green space (including a SUDS basin area) to the Western end of the site. Furthermore the applicant highlights that there are [no] other larger areas of open space within close proximity to the site. The LEAP will comprise a range of equipment and will consist of 9 pieces of equipment of which at least 6 will be for 4-8 year olds and 3 for toddlers.</p> <p>The provision of the LEAP will satisfy policy SF/10 and SF/11 insofar as children up to the age of 8 are concerned but no onsite provision is proposed for older children whose needs are ordinarily met through the provision of offsite NEAPs. In order to meet their needs an offsite contribution is required. The necessary contribution is £15,000 and which Swavesey Parish Council would use towards installing a youth shelter on the new sports ground (or elsewhere in the village).</p>		Formal play space	Informal play space	1 bed	Nil	Nil	2 bed	7m2	7m2	3 bed	9.7m2	9.7m2	4+ bed	13.3m2	13.3m2
	Formal play space	Informal play space														
1 bed	Nil	Nil														
2 bed	7m2	7m2														
3 bed	9.7m2	9.7m2														
4+ bed	13.3m2	13.3m2														
Quantum	£15,000 (and onsite LEAP)															
Fixed / Tariff	Tariff															
Trigger	<p>To be paid prior to occupation of 50 dwellings</p> <p>LEAP to be laid out prior to occupation of 50 dwellings</p>															
Officer agreed	YES															
Applicant agreed	YES															
Number Pooled obligations	NONE															

Ref	SCDC3										
Type	Informal open space										
Policy	SF/10										
Required	YES										
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Swavesey experiences a deficit of 0.73 ha in terms of informal open space.</p> <p>The applicant will be required to provide a minimum level of informal open space in accordance with the table below</p> <table><tr><th></th><th>Informal open space</th></tr><tr><td>1 bed</td><td>5.4 m2</td></tr><tr><td>2 bed</td><td>7m2</td></tr><tr><td>3 bed</td><td>9.7m2</td></tr><tr><td>4+ bed</td><td>13.3m2</td></tr></table> <p>The informal open space requirement is satisfied through onsite provision but this is subject to the drainage basin being predominantly dry.</p>		Informal open space	1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
	Informal open space										
1 bed	5.4 m2										
2 bed	7m2										
3 bed	9.7m2										
4+ bed	13.3m2										

Swavesey – Boxworth End (S/3391/16/OL)

Quantum	
Fixed / Tariff	
Trigger	TBC
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p> <p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>Based on the likely number of people arising from the development an area of circa 23 m2 is required.</p> <p>The audit advises that in Swavesey there is a deficiency of 83 sqm of community space against the standard.</p> <p>Swavesey Memorial Hall is a community hall built in the 1920s and improved at various times since. Owned and managed by a registered charity, however the hall relies on an annual support grant from the Parish Council. During 2012 the Parish Council gave a cash grant of £3,500 plus also purchased a digital projector system at a cost of £1,500, which was installed in the Meeting Room. This room is used by many village clubs, the Parish Council and other hirers. Part of the cost of the digital projector was from S106 Indoor facilities funding obtained from the building of a recent new three-bed dwelling in the village.</p> <p>The Swavesey Parish Plan was adopted in 2008 and was accompanied by an Action Plan which highlighted projects in respect of indoor community facilities:</p> <ul style="list-style-type: none"> • Link up with the Village College and Primary School to improve community use. • Investigate with the Village College how the village can participate in and benefit from the proposed community hall and environmental centre. • Refurbish the Memorial Hall, including new heating and an

Swavesey – Boxworth End (S/3391/16/OL)

	<p>audio loop.</p> <p>The information recently provided by the Parish Council highlights that the Parish Council will again include its annual support grant to the hall running costs in its 2013/14 budget. Further improvements to the Hall are required and plans include providing additional kitchen equipment, repairs to the fabric of the outside of the building and provision of projection equipment to the main hall room.</p> <p>In respect of recent applications Swavesey Parish Council advised that contributions are required towards improving parking facilities at the Village Hall (Memorial Hall) to tarmac the car park, mark out parking bays and ensure the most effective use of the parking area to cater for the increased use of the hall. A contribution was requested in respect of these applications (including the appeal for 70 dwellings at Middlewatch).</p> <p>Swavesey Parish Council has recently said that money arising from this development may instead be spent on erecting a sport pavilion on the new recreation ground and which will include hireable indoor meeting space which will meet the existing deficiency. More certainty will be known in the coming weeks and months. For example this project (i.e. the construction of a new community centre on the new recreation ground) will crystallise if planning permission is granted for Middlewatch and which will secure money towards the Memorial Hall project.</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>
Quantum	Circa £45,000
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 35 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£73.50 per house and £150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Paid in full prior to commencement
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	SCDC policy approved by PFH
Required	YES
Detail	To monitor the delivery of onsite infrastructure

Swavesey – Boxworth End (S/3391/16/OL)

Quantum	£1,500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	SF/10 and Open space in new developments SPD
Required	YES
Detail	<p>Paragraph 2.19 of the Open Space in New Developments SPD 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. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space is offered to the Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.</p>

Swavesey – Boxworth End (S/3391/16/OL)

OTHER OBLIGATIONS	
Ref	OTHER 1
Type	Health
Policy	DP/4
Required	YES
Detail	<p>The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development.</p> <p>The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.</p> <p>The planning application does include a Health Impact Assessment (HIA) however it does not propose any mitigation of the primary healthcare impacts arising from the proposed development, as this review includes GP practices in excess of 2km from the development. A 2km radius is considered appropriate by NHS England when assessing the impact of development.</p> <p>A Healthcare Impact Assessment (HIA) has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within High quality care for all, now and for future generations the GP Catchment Area.</p> <p>The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 168 residents and subsequently increase demand upon existing constrained services.</p> <p>The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.</p> <p>The development would give rise to a need for improvements to capacity by way of extension, refurbishment or reconfiguration at Swavesey surgery; a proportion of the cost of which would need to be met by the developer.</p> <p>Developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £34,063.</p>
Quantum	£34,063
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupations of 35 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE