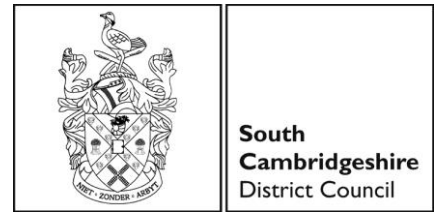


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12 February 2021

To: Chair – Councillor John Batchelor  
Vice-Chair – Councillor Pippa Heylings  
All Members of the Planning Committee - Councillors Anna Bradnam,  
Dr. Martin Cahn, Grenville Chamberlain (substitute for Nick Wright),  
Peter Fane, Dr. Tumi Hawkins, Geoff Harvey (substitute for  
Judith Rippeth), Deborah Roberts, Heather Williams and  
Dr. Richard Williams

Quorum: 3

Substitutes Councillors Mark Howell, Dr. Shrobona Bhattacharya, Graham Cone,  
if needed: Sue Ellington, Henry Batchelor, Dr. Claire Daunton, Eileen Wilson,  
Geoff Harvey, Brian Milnes and Dr. Douglas de Lacey

Dear Councillor

This supplement relates to the **Extraordinary Planning Committee**, which will be held as a **Virtual meeting - Online** on **Friday, 19 February 2021 at 10.00 a.m.** **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

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  
**Liz Watts**  
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.**

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#### Agenda supplement (Heads of Terms)

	<b>Pages</b>
<b>4. S/3440/18/OL - Bourn (Bourn Airfield)</b>	<b>1 - 18</b>
Outline Planning Application (with all matters reserved except	

for access), for a new mixed use village comprising residential development of approximately 3500 dwellings; mixed uses comprising employment, retail, leisure, residential institutions; education, community facilities, open space including parks, ecological areas and woodlands, landscaping; engineering for foul and sustainable drainage systems; footpaths, cycle ways, public transport infrastructure; associated access and infrastructure. This application is subject to an Environmental Impact Assessment.

### **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'.

Appendix

Bourn Airfield – Section 106 Heads of Terms

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
	Affordable and other housing				
1	Policy requirement H/9, H/10	Minimum of 40% of all accommodation on site to be affordable – tenure agreed.	n/a		Phased throughout the development
2	Self-build H/9	A proportion of the market housing plots should be made available for self- builders - up to 5%	At each phase	Agree that this should mostly be in relatively large locations – requirement for a marketing strategy to deliver	Phased throughout the development
	Education				

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
3	Early years SC/4	See primary schools		Included in primary schools and through the marketing of commercial units where appropriate.	
4	Primary education SC/4, TI/9	Capital contribution and land. 2 x 3FE Primary schools with early years provision.  Community access agreements required	1 <sup>st</sup> school = 10% on commencement; 65% after 12 months; and 25% after 24 months 2 <sup>nd</sup> school = 10% prior to occupation of 900 <sup>th</sup> dwelling; 65% prior to occupation of 1050 <sup>th</sup> dwelling; and 25% prior to occupation of 1200 <sup>th</sup> dwelling	Flat and free serviced sites to be provided. Full specification of school site to be agreed with CCC.  The County Council may want to refresh this prior to agreeing final costs OR Indexation, based on BCIS, to be linked to the date of the costing.	£29,700,000 (4Q17)
5	Primary school expansion	1 x 3FE school to be expanded to 4FE.	tbc		tbc

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
6	Secondary education SC/4, TI/9	6FE school, which is equivalent to 900 pupils.  Community access agreements required	10% prior to occupation of 900 <sup>th</sup> dwelling;  65% prior to occupation of 1050 <sup>th</sup> dwelling; and 25% prior to occupation of 1200 <sup>th</sup> dwelling	Flat and free serviced sites to be provided. Full specification of school site to be agreed with CCC.  The County Council may want to refresh this prior to agreeing final costs OR Indexation, based on BCIS, to be linked to the date of the costing.	£24,657,000 (3Q18)
7	Provision towards special needs education SC/4, TI/9	Financial contribution towards off site school at Northstowe. Requirement is 1% of school yield	1000 occupations - £1,256,330 (4Q17)  2000 occupations £1,256,330 (4Q17)	The Council has a statutory duty to secure appropriate provision for children and young people with SEND from 2-23 years of age. This breaks down	£3,768,990 (4Q17)

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
				as £3,768,990 in capital contributions; and £39,840 in pre-opening revenue costs.	
8	Children and Family Service Provision SC/4	Development in kind	Minimum of 60 sqm. Detailed specification to be set out in the s106.	To be delivered as part of the Community Centre.	Development in kind
9	School start-up costs SC/4, TI/9	Revenue funding standard County Council formula	First payment one term before the opening of the respective school.	Indexation is RPI.	£150,000 secondary school  £50,000 for each primary school
10	Library contribution SC/4	Development provides the space at nil cost to the County Council to agreed specification, as well as a	As part of completion of 1 <sup>st</sup> or 2 <sup>nd</sup> community centre tbc	20 square metres within community centre – see Coneygear Community	£45,000 – Decoration and lighting - £8k I.T. - £5k Fit out - £25k

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
		financial contribution towards fit out/stock of the library.		Centre, Huntingdon, for most recent example	Stock - £5k Hardware - £7k
	Sport / Recreation				
11	2 x Sports pavilions / changing rooms SC/7	On-site delivery of facility	In accordance with agreed phasing	In accordance with agreed Sport England design specification to include ancillary facilities.	Development cost
12	Strategic open spaces with sports pitches SC/7		In accordance with agreed phasing	In accordance with agreed design specification	Development cost
13	Play areas SC/7	NEAP, LEAP and LAP delivery and to include a	In accordance with agreed phasing	In accordance with agreed design specification	Development cost

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
		skateboard facility – location to be agreed			
14	Contribution towards new leisure centre at Cambourne, including swimming pool SC/7	Strategic Leisure Ltd prepared a report (July 2018) for SCDC which indicated a need for new swimming pool and sport facilities. The financial contribution is proportionate to the scale of the estimated population of the site. The scale and nature of facilities have been directly informed by Strategic Leisure report.	In accordance with agreed phasing		Financial contribution tbc



	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
	Community governance of open space	To be agreed	Tbc		n/a
	Community				
15	2 x Multi-purpose Community Centres and indoor sports (MpCC):	Direct delivery	In accordance with agreed phasing	Total indoor space excluding ancillary space – 3500 dwellings x 2.8 persons per dwelling = 9800 pop x 111 sq m per 1000 pop -= 1087.8 sq m minimum  No. 1 minimum size 330 sqm. No. 2 minimum size of 750 sqm (to include changing rooms and 2 court sports	Development cost

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
				hall and performance space)	
16	Burial ground SC/4	On-site delivery of facility	tbc		Development cost
17	Allotments SC/2 and SC/8	On-site delivery of facility	tbc		Development cost
18	CCC Social Services Children Families and Adults service requests SC/4	The scale has been determined with reference to South Cambridgeshire Local Plan Policy SC/4.	The support worker is considered necessary to meet the needs of the new population generated through the early phases of the development.	To be divided amongst following elements – Mental health kick start Counselling for young people Children’s centre kick start Children’s social care Older people Adult social care Community development Public health	£740,000  £80,000 by 1 <sup>st</sup> occupation  £320,000 by 100 <sup>th</sup> occupation  Balance after 600 <sup>th</sup> occupation

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
19	Community Development Worker and Community Chest SC/4	Financial contribution	tbc	tbc	tbc
20	Archaeological finds display NH/14	Location within the community centre for display of finds	1 <sup>st</sup> community centre	As part of the Community Centre development specification.	Development cost.
21	Faith space SC/4	Land set aside  Not just faith space within community centre – the masterplan needs to be flexible enough to allow for a variety of mixed uses	As part of masterplan	As part of the phasing of the development	

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
		to come forward within the settlement centre			
	Health				
22	Health Care Facility SC/2, SC/5 Health Impact SPD		£145,000 by 500 dwellings  £945,000 by 1250 dwellings  £355,000 by 1500 dwellings		£1,445,000 tbc
	Transport / Infrastructure				
23	Strategic Scheme Contribution		1 <sup>st</sup> payment at 500 dwellings		£20 million financial contribution towards the C2C or equivalent strategic scheme.

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
24	Monitoring	Real time monitoring of site entrances/exits and at key points on the network (to be set out in Monitoring Strategy)	Monitoring ongoing from prior to first occupation, throughout the life of the development.	Monitoring results may trigger the need for intervention	Developer cost – cap to be agreed
25	Bus Services from Cambourne to Cambridge city centre, Addenbrookes Hospital and the Cambridge Science Park	Developer to contract directly to provide/maintain required service level	Prior to first occupation	Service levels to be agreed	Developer will implement Shuttle busses until such time as the bus link through the site has been delivered at the 200th dwelling. This is agreed subject to the shuttle buses reflecting the CA service frequency etc.
26	Routing Cambourne 4 Bus Service through Bourn Airfield and increase frequency to 15 minutes in the peak hour.	Developer to contract directly to provide/maintain required service level	Shuttle bus from occupation  Frequency uplift and routing into the site at 200 dwellings (unless CCC agree otherwise)	Developer to provide either until the Strategic Transport Scheme has been delivered to replace it, or until the increased Citi 4 service becomes commercially viable.	Development cost
27	Free bus travel will be provided for 1 year for up to 4		From first occupation and then ongoing throughout development.		

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
	members of each household				
28	Better Points Scheme	An incentives package to encourage sustainable modes from Bourn and Cambourne.	From first occupation and then ongoing throughout development.		Direct delivery
29	Electric Charging Points	Provided in public areas. Number and locations to be agreed	From first occupation and then ongoing throughout development.		Direct delivery
30	Support for Cycle Hire/Cycle Maintenance at the Bourn		From first occupation and then ongoing throughout development.		Direct delivery
31	Provision of a Car Club on Site		30 <sup>th</sup> occupation		Direct delivery
32	Shared Cycleway from Madingley Mulch to the Site		Delivered prior to first occupation	If a CCC/GCP equivalent scheme supersedes the developer scheme prior to the trigger, a S106-equivalent value switch will be triggered, based on cost	Direct delivery

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
				estimates for the developer scheme.	
33	Cycle Crossing at the Cambridge Crossroads		Delivered prior to first occupation		Direct delivery
34	Greenway Connection		Delivered prior to first occupation		Direct delivery
35	Cycle/Walking Information leaflets		Delivered prior to first occupation		Direct delivery
36	Provision of the Work Hub	An on-site hub for home working	300 dwellings		Direct delivery
37	Provision of a Commuter Club		1 <sup>st</sup> occupation of business units		Direct delivery
38	Cycleway links to villages of Bourn, Caldecote and Cambourne		Delivered prior to first occupation		Direct delivery
39	Electric Cycle Vouchers		Delivered prior to first occupation		

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
40	Traffic calming	Cambridge Road/Main Street Long Road Broadway and through Bourn village Highfields Road  and additional locations as identified through the monitoring.		The following roads are to be monitored on an ongoing basis linked to a S106 contribution of (£TBC) to resolve any issues. B1046 (from A1198 to junction with M11, The Broadway, Highfields Road, Hardwick main Street, Long Road to where they meet the B1046. Knapwell High Street.	tbc
41	Delivery of busway within development		200 <sup>th</sup> dwelling		
42	Delivery of wider improvements to the footpath network	Local footway enhancement fund	Pre-commencement strategy		
43	Caxton Gibbet roundabout	Contribution towards improvements to Caxton Gibbet roundabout	Tbc with Highways England		£275,000 tbc



	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
44	Travel plan and travel plan coordinator				Development cost
	Waste				
45	Refuse Collection Vehicles SS/6		To be collected at each reserved matters' application.		£61.67 per dwelling, to be collected with each reserved matters' application.
46	Household Waste bins SS/6		To be collected at each reserved matters' application.		Estimated total of £528,750 (based on average of £117.50 per dwelling).  Standard house – 3 bins @ £75 per unit. Flat (Based on 2 bed) - £160 per unit.

	Planning Obligation and Policy basis	More detail on obligation	Trigger	Other comments	Provisional Cost (to be finalised before signing of Section 106)
47	St Neots household waste centre		To be collected at each reserved matters' application.		£181 per dwelling
	Other				
48	Jobs Brokerage scheme SS/6	See description below	tbc		
49	Section 106 Monitoring	The contribution would be directly related to achieving the implementation of the planning obligations.	Prior to occupation of any dwellings		tbc

“Jobs Brokerage Scheme” a scheme which shall:

- (a) provide access to job opportunities on the Site by providing links between employers on the Site, the District Council, Jobcentre Plus and other relevant partners;
- (b) set out how the Owner or its subcontractors will work with the District Council and its partners to promote opportunities for employment of local construction workers during the construction of each Phase with the target that at least 20% of the jobs created by that Phase (whether permanent or temporary) shall be taken by persons within the workforce of the District Council's area;
- (c) for each Phase include a list of skills and the number of various types of construction workers estimated as being required for the relevant Phase and how employment opportunities will be advertised throughout South Cambridgeshire including at Jobcentre Plus;
- (d) for each Phase promote education and training opportunities in construction which are linked to the relevant Phase in conjunction with any District Council led initiatives and/or local colleges and schools (e.g. via open days, presentations and marketing); and
- (e) include the principles to be followed:
  - (i) to update the said scheme including as Phases are brought forward; and
  - (ii) to gather information as to the effectiveness of the said scheme;

"Self/Custom Build Scheme" a scheme to be submitted to and Approved by the District Council for the marketing of Self/Custom Build Plots to be consistent with Policy H/9: Housing Mix (and in particular paragraph 2.f.) of the South Cambridgeshire Local Plan adopted September 2018 (or equivalent future adopted policy) and to include:

- (a) an indicative strategy for marketing Self/Custom Build Plots to eligible prospective purchasers (such purchasers to have first registered their interest for the same with the District Council pursuant to the Self Build & Custom Housebuilding Act 2015 (as amended));
- (b) the principles to be applied to the location and distribution of Self/Custom Build Plots within prospective Residential Reserved Matters Areas;
- (c) the principles to be applied to ensure the development of Self/Custom Build Plots for Self/Custom Build Housing is consistent with all relevant approvals, consents, and parameters in connection with the Planning Permission and this Deed; and
- (d) the principles to be applied to reaching an appropriate target for the amount of Self/Custom Build Housing forming part of the Development having regard to the aims and objectives of the said Policy H/9 (such target being no more than 5% of the Dwellings forming part of the

Development shall be Self/Custom Build Housing) but subject always to there being sufficient demand for the same which is to be evidenced to the reasonable satisfaction of the Owner by the District Council.