

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500

f: 01954 713149

www.scambs.gov.uk



17 February 2021

To: Chair – Councillor John Batchelor
Vice-Chair – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Henry Batchelor (substitute), Anna Bradnam, Dr. Martin Cahn, Grenville Chamberlain (substitute), Peter Fane, Geoff Harvey (substitute), Deborah Roberts, Heather Williams, Dr. Richard Williams, Eileen Wilson t

Quorum: 3

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

Dear Councillor

This is a supplement to the agenda for the Extraordinary meeting of **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.

Agenda Supplement

4. **S/3440/18/OL - Bourn (Bourn Airfield)**

**Pages
1 - 6**

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.

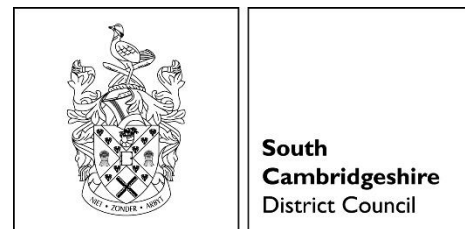
"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) 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'.

Agenda Item 4



19 February 2021

Report to: South Cambridgeshire District Council
Planning Committee

Lead Officer: Joint Director of Planning and Economic
Development

S/3440/18/OL – Bourn (Bourn Airfield, Bourn, Cambridgeshire)

Parish: Bourn, Highfields Caldecote

Proposal:

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.

Applicant:

Countryside Properties and the Taylor Family

Recommendation:

Approve, subject to section 106 agreement

Key material considerations:

Principle of development
Amount, use, indicative layout, and scale parameters
Access and transport
Housing delivery
Social and community infrastructure

Education
Environmental considerations
Financial obligations / section 106
Other material planning considerations
Planning balance

Committee Site Visit: n/a

Departure Application: No

Presenting Officer: Mike Huntington, Principal Planner

Application brought to Committee because: Large scale development of strategic importance.

Date by which decision due: 19th February 2021 (by agreement)

Further Consultation Responses - Third Party Representations

2 further representation:

Two further representations have been made. These are appended to the update sheet in the form they came in.

Amendments to report

Amount

Under paragraph 376. At the end of the sentence, add 'Condition 8 restricts this figure to no more than 3,500 dwellings'.

Summary Conclusion

Under paragraph 802, remove 'referral to the Secretary of State'. The application does not need to be referred to the Secretary of State, in accordance with the Town and Country (Consultation) (England) Direction 2009.

Recommendation

At the end of paragraph 808, add 'decision'.

From: Tim Lawson <Tim@tlawson.email>
Sent: Monday, February 15, 2021 3:25 pm
To: Huntington Mike
Cc: Desmond P O'Brien; Stephen Jones
Subject: FW: Notification of public speaking - S/3440/18/OL

Mr Huntingdon,

Thanks you for your very prompt response to my request via Mr Ian Senior & for the plan of the proposed "No left turn arrangement".

1. I have studied it and hope it works – but in case it does not -- I ask that you will include in the terms of the consent – that **if it does not** then the applicant/developer (no matter how much later this may prove to be or how costly it may be to remedy) will **in perpetuity** be responsible for all/any alterations to the arrangement to ensure that is the case or provide an huge up front warranty amount to pay for such work to be carried out by SCDC Etc for ever.
2. Please don't lecture me (or anyone else who lives in Bourn) on S.178 or S 106 Agreements – So was The Golf Course at Cambourne covered by one – where is it now? -- So was the limit of 3,000 Houses in "three villages" – how many are there now? -- All those and many many more things were promised to us all by Councillor Daphne Spink then head of the SCDC panning committee (and a person we all knew and Trusted 'till she left the area and we were in the useless hands of others replacing her) Etc!! All of which PROMISES have been totally and utterly abandoned by the enforcement officers and Councillors of SCDC – SO -- We don't believe any of the words or the paper they are written upon after our bitter and disastrous experiences with the last "permitted development"! All we are told has been/is "times have changed" --- that is not what was PROMISED to be a part of the development in perpetuity!!!!!!
3. It is very clear to see that even if the "no left turn" arrangement works to the north (right) of the green shading o the plan --- there is an obvious(in time to come) route out onto The Broadway from both Cambourne and Bourn Airfield [BAD] via the said to be "Bus Route only" ["Said to be" because we have had those sort of promises many times before which have **always** been broken – viz all the happenings above and with "Wincanton Transport" – which was in the end only stopped using the airfield because of OUR – **not your** – persistence in monitoring non-permitted movements through our village!!

Please assure me now that **BOTH of those ways into/out of both Cambourne and BAD will be controlled at ALL TIMES by retracting bollards where ONLY bus drivers & no other people at all have the transponders to retract them – ALL paid for, including regular maintenance, in perpetuity by the developer**

Please may I have those assurances before the event on Friday next at 10:00hrs?

Regards
Tim Lawson FRICS

This page is left blank intentionally.

Mr Malcolm Massey
14 West Drive
Highfields Caldecote
Cambridge
CB23 7NY

South Cambridgeshire Business Park
Cambourne
CB23 6EA

Planning Application
Reference: S/3440/18/OL

To all Planning Committee attendees I would like to make the following points for you to consider. As this new development will greatly increase the traffic on local roads the developer and South Cambs District Council has a duty of care to all local residents. I believe that to fulfil this commitment the council should establish a bridleway to run alongside the present proposed footpaths and cycle ways designed to surround the development (similar to Cambourne) for the following reasons:

1. Horse and human safety – the more that horses and riders are able to avoid traffic the better for the horses, riders and car drivers, not to mention the ambulance and health services. Any enquiry will reveal some serious cases of human injury – most often to the rider.
2. To utilise and enhance the existing footpath/bridleway system. At present you can ride/walk (and I think cycle) from Coton through Hardwick, Highfields, Bourn, Cambourne, Caxton and further.
3. A Highfields connection would enable horses from Childerley to access off-road riding and there are some excellent horses/riders over there – up to international level.
4. Horses do provide employment opportunities (often overlooked). My son made a life as a professional jockey and is still fully employed with horse work. A friend's daughter (local) is in horse therapy and Newmarket (the horse centre of the UK) provides job training and opportunities. Giving youngsters the opportunity to have a background in horses is very beneficial and should be encouraged in this rural area and does help the horse "families" in the villages, which is particularly beneficial for younger people.
5. South Cambs is developing intensely and rapidly. Bridleways do help to retain the South Cambs "feel".
6. The present national situation has illustrated how important physical activity and recreation are for physical and mental health. Horse riding is excellent for this.

I trust that the above issues will cause you to include bridleway facilities in the new development.

Many thanks

Malcolm Massey