

Appendix B – Recommended proposed changes to the draft Bourn Airfield SPD and Consultation Statement

Ref. No.	Page No.	Section of SPD	Proposed Change	Reason for Change
1		General point which occurs throughout SPD	References to “zero carbon” should be amended to refer to “Net zero carbon”	To reflect the Council’s priorities
2	v	Have Your Say	Add (before the last para): <u>“Any comments submitted may also be accompanied by a request to be notified of the adoption of the Bourn Airfield New Village SPD.”</u>	To allow people to ‘opt-in’ to future correspondence / updates on the SPD.
3	5	Key Issues	Reorder the Key Issues so that number 6 becomes number 2. (Also check font).	To better reflect Council’s priorities.
4	16	Landscape, ecology & water	Amend text of penultimate paragraph to read: “There are seven Sites of Special Scientific Interest within 5km of the site boundary, <u>one of which is also designated as a Special Area of Conservation (SAC).</u> ”	To reflect informal comments from Natural England
5	16	Landscape, ecology & water	Amend the first sentence of the last paragraph to read: “Any application for development must consider any the ecological direct and indirect-impacts on habitats within the site and beyond <u>including nearby designated sites,</u> for example in terms of lighting and the appropriate level of public access.”	To reflect informal comments from Natural England and to address nature conservation considerations.
6	17	Views and vistas	Amend reference to “Historic Parks and Gardens” to read “Registered Parks and Gardens”.	To reflect informal comments from Historic England
7	31	Spatial Framework	Amend treatment of the eastern boundary strategic landscaping to better accord with Local Plan policy SS/7 section 6b.	To ensure consistency with Policy SS/7. (consequential amendment to the Quantum of Development – see Ref. No. 34). Note: this amendment is shown on the revised Spatial Framework diagram in Annex 1

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8	31	Spatial Framework	Move the indicative Primary School location to the east to help create an improved sense of place towards the village centre.	To reflect informal comments from the Urban Design team Note: this amendment is shown on the revised Spatial Framework diagram in Annex 1
9	31	Spatial Framework	Amend built boundary of Cambourne to follow Local Plan Development Framework Boundary	Factual correction. Note: this amendment is shown on the revised Spatial Framework diagram in Annex 1
10	35	1B An environment that promotes walking and cycling	Amend third bullet to read: 'Generously-sized and high quality spaces for pedestrians, <u>including seating suitable for all age groups,</u> in key locations such as the local centre, at public transport stops, and close to community facilities, <u>and across the pedestrian and footpath network</u> '.	To reflect the aspirations of Scrutiny Committee.
11	38	Fix A Main Access Point sand Primary Street	Amend bullets 2 and 3 to read as follows: "2. Enhancement to the existing junction between St Neots Road and the Broadway, ensuring the HQPT route can travel through without hindrance by queuing traffic. 3. Enhancement to the existing roundabout on St Neots Road, <u>ensuring the HQPT route can travel through without hindrance by queuing traffic.</u> "	Formatting. The text was inserted in against the wrong bullet point.
12	41	2A Mixed Use Neighbourhoods	Amend the fifth bullet point to read: "A range of community facilities, <u>including spaces for teenagers,</u> schools and early years child care.	To reflect the aspirations of Scrutiny Committee.
13	43	2C Social Infrastructure and Neighbourhood Hub	Add a new paragraph as follows: <u>"Community development workers will have an important role in providing the necessary support to the new residents as they move into the new development, helping</u>	To reflect the aspirations of Scrutiny Committee.

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			<u>to foster community relations.”</u>	
14	45	Fix D Village Centre and Neighbourhood Hub	Add post box to the list of ‘Social and Community Facilities that should be provided at the Village Centre and Neighbourhood Hub	To reflect the wider range of facilities that should be provided
15	46	2D Inclusive Access	Add a new bullet point to read: <u>“The incorporation of ‘dementia-friendly’ design principles designed to ease decision-making; reduce agitation and distress; encourage independence and social interaction; promote safety; and enabling activities of daily living.”</u>	To reflect the aspirations of Scrutiny Committee.
16	49	3C Scale, Height and massing	Remove reference to ‘urban character’ from the first bullet	To remove ambiguity that the character of the village will be urban.
17	51	3E Open Spaces and Landscape character	Amend the first sentence to read: “The new village will be integrated with its landscape, incorporating and enhancing existing features and creating an encompassing network of landscaped <u>green, natural and multi-functional</u> open spaces within and surrounding new development.”	To reflect informal comments from Natural England and to address nature conservation considerations.
18	52	3F Integrating inherited assets	Add new bullet point: <u>“Woodland management must be carefully considered and implemented to ensure limited disturbance to potential roost features of Barbastelle bats.”</u>	To reflect informal comments from Natural England and to address nature conservation considerations.
19	54	Fix F Introductory section	Add text to the second paragraph as follows: “Green edges will be provided <u>in accordance with Policy SS/7</u> as follows:”	To provide additional clarity to the implementation of Policy SS/7.
20	54	Fix F, 3 Eastern Edge	Amend the text of Fix F, 3 Eastern Edge to read: “Eastern Edge - Provision of a buffer defined by the edge <u>including land within</u> the Major Development Site, to include new and enhanced woodland planting to create a continuous woodland buffer of at	To provide additional clarity and ensure consistency to the implementation with Policy SS/7 6b, and in relation to the delivery of the landscape treatment to the eastern boundary of the new village.

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			least 30m in width to fully screen views between the village and adjacent properties. Provision of an additional 15m buffer from the edge of the existing woodland and Bucket Hill Plantation County Wildlife Site. An additional strategic landscape area is to be created alongside the new and enhanced woodland, providing further landscape setting to the new village, and ensuring separation from Highfields Caldecote to the east.	Note: The last sentence is to be moved to Fix B on page 55 in an amended form, to aid the reader and make clear that this is in reference to the provision of an additional buffer is directly related to the Bucket Hill Plantation County Wildlife Site.
21	55	B Woodland and Bucket Hill Plantation	Add following text to the end of the description of 'B': <u>"Provision of an additional 15m buffer from the edge of the existing woodland and Bucket Hill Plantation County Wildlife Site."</u>	To add clarity Note: Relocated and amended text from '3 Eastern Edge'.
22	56	4A Recreational walking, cycling and riding	Amend first bullet point to read: "A network of bridleways and paths suitable for all non-motorised users through <u>and around</u> the village which allow recreational walking, <u>including space for walking dogs off lead, cycling and horse-riding...</u> "	To reflect informal comments from Natural England and to address nature conservation considerations.
23	61	4D Outdoor and indoor sports provision Fix G Recreational walking, cycling and riding	Add new bullet point: <u>"Circular routes within and around the edges of the village, incorporating routes and areas of walking dogs off of leads."</u>	To reflect informal comments from Natural England and to address nature conservation considerations.
24	61	4D Outdoor and indoor sports provision Fig 47 Recreational walking, cycling and riding	Addition of green route (Circular walking and cycling route including runway park) to the north of the strategic landscape area, leading across to the footpath network in Cambourne.	To correct omission on this map. Route already shown on Spatial Framework (page 31)
25	63	Responsive and sustainable	Add to the end of the last paragraph: <u>"The objectives and targets set out in the site-wide Sustainability Strategy will be reviewed for each key phase of the development to ensure that the proposals keep up to date with national policy and</u>	To ensure development is truly responsive to the latest policy and technology.

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			<u>changes in technology and sustainable building practices</u> ".	
26	64	5A Biodiversity and habitats	Amend the first bullet point to read: "Minimise and mitigate the impacts of noise, light and human disturbance on the environment and protected species by appropriate layout, lighting design and management of access to the most ecologically sensitive environments <u>within and beyond the site boundary.</u> "	To reflect informal comments from Historic England
27	64	5A Biodiversity and Habitats	Additional text in seventh bullet point to read: <u>"Incorporate bat and bird nesting/roosting facilities into the built fabric of the village, and ensure management of wooded areas and trees does not have a significant impact on bat roosting features."</u>	To reflect informal comments from Natural England and to address nature conservation considerations.
28	65	5C Integrating sustainable drainage	Amend the last sentence of the first paragraph to read: "SuDs can also improve the quality of water in the water table and local watercourses, <u>in particular Bourn Brook.</u> "	To reflect informal comments from Environment Agency
29	67	5E site wide energy strategy	Amend the second sentence to read: "The new village therefore aspires to be an exemplar development and developers should explore, on a site-wide basis, opportunities to incorporate on-site renewable and low-carbon energy generation <u>with a view to exceeding the baseline requirement for 10% onsite renewable energy as set out in Policy CC/3. Solutions could include solar photo voltaic arrays in suitable locations and solar panels above car parking and within Runway Park.</u> "	To clarify the need to exceed the policy requirement for 10% renewable energy.
30	68	5G Noise, Light and Air Quality	Amend third bullet point to read: "Where permanent lighting is required within the vicinity of sensitive habitats <u>such as those</u>	To reflect informal comments from Natural England and to address nature conservation considerations.

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			that may be used for foraging bats, including where paths pass through these areas, such lighting will be sensitively designed to minimise light spillage.”	
31	69	Fix I, second bullet point	Amend second bullet to read: “Existing woodland, significant areas of vegetation and the existing watercourse should be retained and enhanced, with appropriate buffers provided to minimise the impact of development on biodiversity <u>including buffers for Barbastelle bats.</u> ”	To reflect informal comments from Natural England and to address nature conservation considerations.
32	74	Infrastructure Delivery Plan	Various amendments to provide further updating and clarity. See Annex 2 for details.	Updating to add clarity.
33	78	Infrastructure Delivery Plan item 24 Gas	Insert the following text to the ‘description’: <u>“There is uncertainty whether new homes will need gas connection given the Government is proposing that new homes will not have gas boilers from 2025.”</u>	To reflect the Government’s proposals that new homes will not have gas boilers from 2025.
34	85	6.4 Development Quantum	Amend the second paragraph to read: “...for a development of approximately 3,500, based on a net residential area of <u>86.5</u> ha and an average net density of 40 dph (approximately <u>3,460 dwellings</u>).”	Consequential amendment to Ref. No. 7
35	86	Fig 57 Indicative land use budget	Amend residential from 87.5ha. to 86.5ha.	Consequential amendment to Ref. No. 7
36	95	New Appendix	Additional appendix required to include Policy SS/7 and its supporting text. This is referenced in Section 1.6 of the document and has been omitted. The appendix should also include the Policies Map. (Consequential amendment to Appendices references and numbering)	To rectify an omission.
37	95+	Appendix 1	All newly inserted text appears to be in a different font	Formatting
38	95	Appendix 1	Policy CC/9 Managing Flood Risk - missing text for summary of policy	Missing text

Ref. No.	Page No.	Section of SPD	Proposed Change	Reason for Change
39	96	Appendix 1	Policy H/9 Housing Mix – font of third issue is shown in italics	Formatting

Annex 1 – Revised Spatial Framework diagram

Bourn Spatial Framework

Amended Draft 24/05/2019

LAND USE

- Residential
- Employment
- Mixed-Use
- Village Centre
- Local Hubs
- Secondary School
- Primary School

MOVEMENT AND ACCESS

- Key walking and cycling corridors and connections
- Existing footpath network
- Existing cycle routes
- Primary street
- Secondary street
- High Quality Public Transport corridor
- High Quality Public Transport stops

GREEN AND BLUE INFRASTRUCTURE

- Strategic Landscape Area
- Green Corridors and open spaces
- School Playing fields
- Outdoor sports facilities
- Woodland blocks
- Watercourse
- Long views
- Viewpoints

HISTORICAL CONNECTIONS

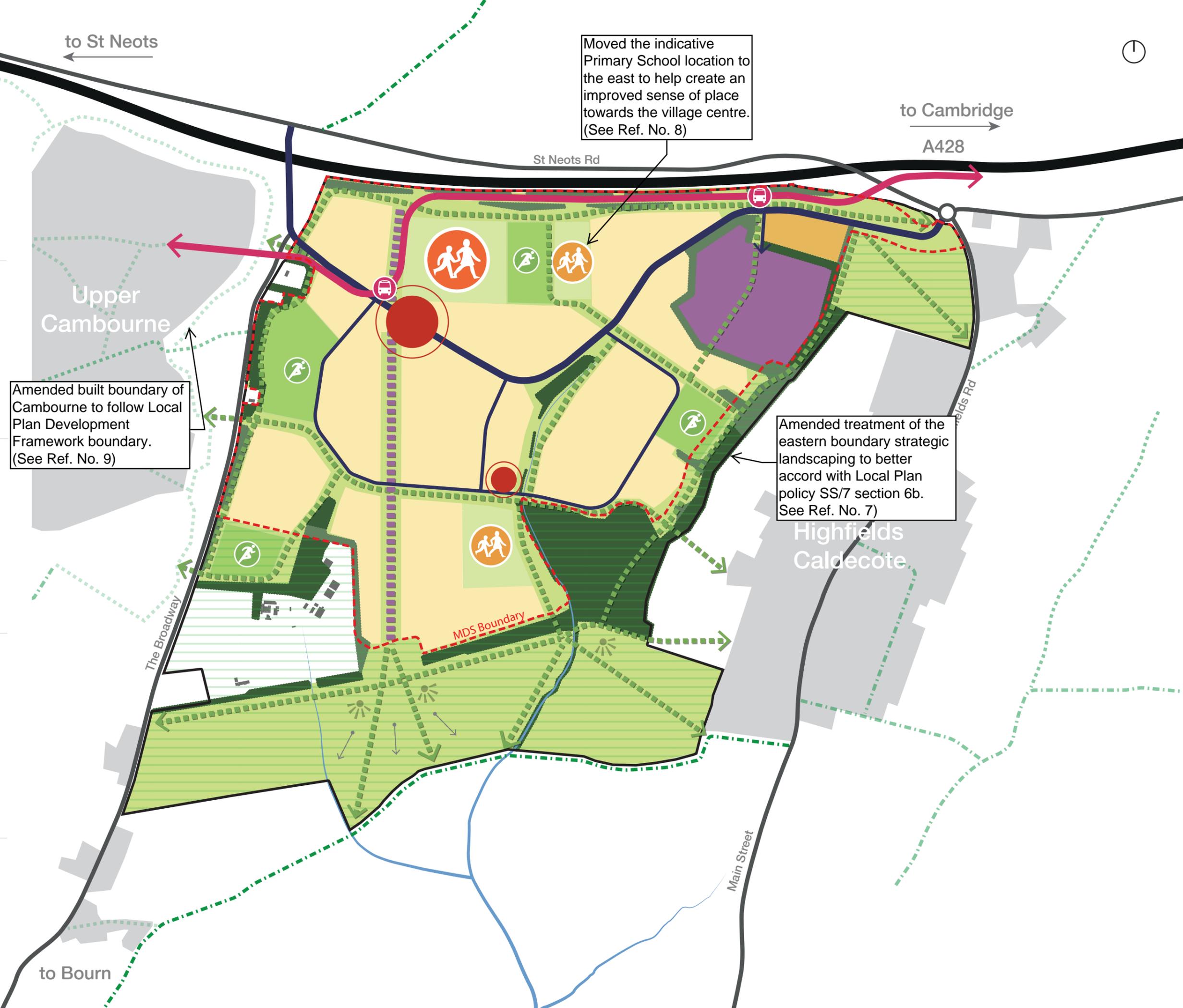
- Retained farm and aviation buildings
- Runway park

NB. Unshaded areas within the SPD site retained in existing use, including Grange Farm and properties adjacent to Broadway.

Metres

0 100 200 400

Scale 1:10,000 @ A3 / 1:5,000 @ A1



Moved the indicative Primary School location to the east to help create an improved sense of place towards the village centre. (See Ref. No. 8)

Amended built boundary of Cambourne to follow Local Plan Development Framework boundary. (See Ref. No. 9)

Amended treatment of the eastern boundary strategic landscaping to better accord with Local Plan policy SS/7 section 6b. See Ref. No. 7)

to St Neots

to Cambridge

A428

Upper Cambourne

Highfields Caldecote

MDS Boundary

The Broadway

Main Street

to Bourn

Annex 2 – Revised Infrastructure Delivery Plan

INFRASTRUCTURE DELIVERY PLAN

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
TRANSPORT INFRASTRUCTURE								
<i>Non-motorised user infrastructure</i>								
1	Improved cycle and walking network	A comprehensive network of high quality pedestrian, cycle routes and riding within the site and to connect the new village to surrounding villages, including Caldecote, Bourn and Cambourne etc	Applicants / Cambridge County Council (CCC)	Triggers to be agreed via S106 discussions. To be identified through the Transport Assessment process.	Both	Taylor family / Countryside and offsite.	S106 / S278	Planning conditions / s106 where direct mitigation required.
2	Cycleway improvement	Along old A428 corridor, between A428 Madingley Mulch roundabout and Cambourne.	Applicants / CCC	Prior to occupation. To be identified through the Transport Assessment process.	Both	Taylor family / Countryside and offsite.	S106 / S278	Planning conditions / s106 where direct mitigation required.
3	Improvements to public rights of way network	Link on site routes to surrounding villages (walking, cycling, bridleways) and provide circular routes for dog-walking, health walks, running and horse riding.	Applicants	Prior to occupation. To be identified through the Transport Assessment process.	Both	Taylor family / Countryside	S106 / s278 <u>S106 / S278</u>	Planning conditions / s106 where direct mitigation required.
4	Cycle parking	Cycle parking to be provided at some of the bus stops to improve accessibility.	Applicant / CCC	Pre-occupation. To be determined through Transport Assessments.	Off	n/a <u>N/A</u>	s106/ S278 <u>S106</u>	Planning conditions / s106 where direct mitigation required.
<i>Public Transport infrastructure</i>								
5	Cambourne to Cambridge – Better Public Transport Project	New public transport link and Park and Ride facility between Cambourne and Cambridge. The developer is to provide the section within their site. Two stops are proposed at Bourn Airfield New Village. Public consultation has been carried out one route. Plans for the regional Cambridgeshire Autonomous Metro (CAM) network are at an early stage, but the proposed routes take into account the requirements of the CAM.	GCP Cambridgeshire and Peterborough Combined Authority	Prior to occupation.	Both	Taylor family / Countryside and offsite	S106	A contribution towards the GCP Cambourne to Cambridge scheme will be made by the developer. To be agreed with CCC.
6	Bus services	Improvement of sustainable transport links to Cambridge and Cambourne/St. Neots.	Applicant / CCC	TBC – dependant on modelling outcomes. <u>Triggers to be agreed through the S106 process.</u>	Off	n/a <u>N/A</u>	S106	Planning conditions / s106 where direct

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
7	A428 Madingley Road Bus priority	Mitigation would be required along A428 corridor by enhancing off site bus routes.	Applicant / CCC	TBC dependant on modelling outcomes. <u>Triggers to be agreed through the S106 process.</u>	Off	n/a <u>N/A</u>	S106	Planning conditions / s106 where direct mitigation required.
8	Public Transport	Improved services to destinations such as St Neots to be investigated and provide by developer as necessary.	Applicant / CCC	On occupation. To be determined through Transport Assessments.	On and off	n/a <u>N/A</u>	£106 <u>S106</u>	Planning conditions / s106 where direct mitigation required.
Highway infrastructure								
9	Highway improvements	Primary road network within the proposed new village.	Applicant / CCC	To be determined through Transport Assessments.	On site.	Taylor family / Country-side	Developer to deliver.	Planning conditions / s106 where direct mitigation required.
10	Highway improvements	New access junction on the eastern side of the development. Junction with Highfields Road/ St Neots Road.	Applicant / CCC	To be determined through Transport Assessments.	On and off site	Taylor family / Country-side and off site.	Developer to deliver.	Planning conditions / s106 where direct mitigation required.
11	Highway improvements	New access junction on the western side of the development. Junction with The Broadway. Junction must be designed to effectively ban left turns out of the New Village and right turn in so as to minimise rat running through the village of Bourn.	Applicant / CCC	To be determined through Transport Assessments.	On and off site	Taylor family / Country-side and off site.	Developer to deliver.	Planning conditions / s106 where direct mitigation required.
12	Highway Improvements	Capacity enhancements at other local junctions which are impacted by the development as required.	Applicant / CCC	Prior to occupation - to be identified through the Transport Assessment process.	Off site	Taylor family / Country-side and off site.	S106 / S278	Planning conditions / s106 where direct mitigation required.
13	Highway Mitigation	Applicant to monitor traffic impacts on village routes on an ongoing basis.	Applicant / CCC	Prior to occupation and ongoing - to be identified through the Transport Assessment process.	Off site	Taylor family / Country-side and off site.	S106	Planning conditions / s106 where direct mitigation required.
14	Highway Mitigation	Traffic calming and other measures to be implemented in surrounding villages if required. Monitoring strategy will reflect this need.	Applicant / CCC	Triggers to be agreed through S106 process. To be identified through the Transport Assessment process.	Off site	Taylor family / Country-side and off site.	S106	Planning conditions / s106 where direct mitigation required.

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
15	Off-site mitigation works	If traffic is above model flows monitoring and fund required for traffic calming.	Applicant	TBC dependant on modelling outcomes. <u>Triggers to be agreed through the S106 process.</u>	Off	n/a <u>N/A</u>	S106	TBC Planning conditions / s106 where direct mitigation required.
16	Electric car and cycle charging points	Provision of charging points for electric cars and bicycles to facilitate greener travel options.	Applicant	Amount should be in line with housing and village centre phasing.	On	Taylor family / Country-side	Direct	TBC Planning conditions / s106 where direct mitigation required.
UTILITIES INFRASTRUCTURE								
Waste								
17	Waste and recycling containers	Provision of waste storage containers for storage and collection of household general waste, recyclables and organic waste.	Waste Collection Authority & Developer	Prior to occupation and then phased delivery.	On	Taylor family / Country-side	£406 <u>S106</u>	Developer to provide bins and pay s106 contribution towards provision of collection vehicles.
18	Bring sites	Provision of Bring Sites for the collection of recyclable materials, to be situated at sites easily accessible to the public.	SCDC?	Prior to occupation and then phased delivery.	On	Taylor family / Country-side	S106	Planning conditions / s106 where direct mitigation required.
19	Household Waste Recycling Centre	Contribution to St Neot's Household Waste Recycling Centre (HWRC). This depends upon whether 5 s106 agreements have already been pooled towards this facility. If only 4 s106 agreements have been signed to date then a financial contribution would be sought.	Waste Collection Authority	Prior to occupation and then phased delivery.	Off	n/a <u>N/A</u>	S106	Planning conditions / s106 where direct mitigation required.
20	Household waste receptacles	Provision of household waste receptacles for users.	Applicant	Details of housing mix required to calculate cost.	On	Taylor family / Country-side	TBC <u>S106</u>	Alongside delivery of reserved matters applications.
21	Litter bins	Adequate facilities for residents and visitors to dispose of litter in public places.	Applicant	Details of housing mix required to calculate cost.	On	Taylor family / Country-side	S106	TBC <u>Planning conditions / S106 where direct mitigation required.</u>

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
Water								
22	Potable water supply	<p>The existing main has no spare capacity and substantial reinforcements will need to be carried out by Cambridge Water.</p> <p>The site is expected to be served from the water main located near the junction of Broadway and the A428. An additional 300m of water main will be required to get to the site.</p>	Cambridge Water	Prior to occupation	Both	n/a N/A	Direct agreement between developer and infrastructure provider.	Direct agreement between developer and infrastructure provider who is obliged to provide capacity for planned development.
23	Foul water network	<p>The proposed development is in the catchment of Bourn WRC. The existing WRC has limited capacity but could take a portion of foul flows from the new site. Alternative WRCs in the vicinity are Papworth Everard and Utton's Drove, and each may be able to accommodate some or all of the foul water flows from the development. Work is ongoing to assess the foul drainage options in conjunction with other development sites at Cambourne West and Northstowe. Initial assessment indicates that capacity could be made available at Papworth Everard within environmental parameters. Utton's Drove is less favourable at this time as the expansion of Cambourne and Northstowe would likely take precedence.</p> <p>Whichever option is taken, upgrades to the foul network will be required to convey the flows to the serving WRC.</p>	Anglian Water	Prior to occupation	Both	n/a N/A	Direct agreement between developer and infrastructure provider.	Direct agreement between developer and infrastructure provider based upon the number of dwellings and commercial units connected. Service provider is obliged to provide capacity for planned development.
Energy and Telecoms								
24	Gas	<p>The capacity in the local area is limited and Cadent Gas will complete network studies and reinforcement to provide the capacity to the site.</p> <p>Connections are likely to be from an existing medium pressure main in the North West corner of the site.</p> <p><u>There is uncertainty whether new homes will need gas connection given the Government is proposing that new homes will not have gas boilers from 2025.</u></p>	National Grid	Prior to occupation.	Both	n/a N/A	Direct agreement between developer and infrastructure provider.	Direct agreement between developer and infrastructure provider based upon the number of dwellings and commercial units connected. Service provider is obliged to provide capacity for planned development.

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
25	Electricity	Lack of available capacity in the network, and therefore there needs to be reinforcement to provide capacity to the site. Capacity must be sufficient to enable charging of electric and low emission vehicles. Connections are likely to be from 'Bourn Primary' approximately 2.9km from the SW corner of the site.	UK Power Networks	Prior to occupation.	Both	n/a N/A	Direct agreement between developer and infrastructure provider.	Direct agreement between developer and infrastructure provider based upon the number of dwellings and commercial units connected. Service provider is obliged to provide capacity for planned development.
26	Telecoms / Broadband	There are multiple options for serving the site with ultrafast fibre broadband to each dwelling and commercial unit (Full Fibre to the Premises (FTTP)).	Broadband/ Telecoms provider	Prior to occupation	Both	Taylor family / Country-side	Commercial arrangement directly with broadband/ telecoms provider.	Direct agreement between developer and infrastructure provider.
27	Renewable energy infrastructure	Policy CC/3 of the Local Plan sets out the targets for new development. Various types of renewable energy generation may be suitable on the site and should be investigated further. Policy SS/7 (9) states that the new village will incorporate and deliver opportunities to exceed sustainable design and construction standards in the Local Plan and that these measures could include combined heat and power.	Developer	At various stage throughout the development.	On	Taylor family / Country-side	S106	Outline planning applications must clearly demonstrate that renewable energy opportunities have been investigated and incorporated.
SOCIAL INFRASTRUCTURE								
Affordable Housing								
28	Affordable housing	40% of the homes on the site will be affordable in line with Policy H/10 of the South Cambridgeshire Local Plan.	Applicant	Phased throughout development.	On	Taylor family / Country-side	£406 <u>S106</u>	£106 contributions. <u>S106 contributions</u>
Community Facilities								
29	Community centre	Provision of multi-purpose community building. This could include services such as library (see below), information and advice services, health services, adult learning services and children's centre.	SCDC	Ready for first occupations and easily accessible to first occupations.	On	Taylor family / Country-side	£406 <u>S106</u>	To be delivered by the developer.

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
30	Library	Satellite library based within a shared multi-purpose community building, to complement the library in Cambourne.	CCC	Triggers to be agreed through the s106 process.	On	Taylor family / Country-side	€406 <u>S106</u>	s106 contributions.
31	Indoor sports facilities	Contributions to sports hall, swimming pool and indoor bowls in line with the Playing Pitch Strategy (2016) and Indoor Sports Facility Strategy (2016). Provision of the swimming pool is likely to be in Cambourne. Sports hall could be co-located with the community building or at a larger facility in Cambourne.	SCDC / Parish Council body	TBC <u>Triggers to be agreed through the S106 process.</u>	Both	Taylor family / Country-side	S106	TBC
32	Faith spaces	Requirement of Policy SC/4 of the South Cambridgeshire District Plan (2018). There has been interest from faith groups to build their own places of worship	Parish Council body / various depending on occupier	TBC <u>Triggers to be agreed through the S106 process.</u>	On	Taylor family / Country-side	S106. Held in trust by Parish Council until suitable purchasers.	Spaces to be provided as opportunity sites. Minimum of two in sensibly located areas.
33	Burial Grounds	Requirement of Policy SC/4 of the South Cambridgeshire District Plan (2018) Approximately 300 m2 of land is likely to be required.	Parish Council body	TBC <u>Triggers to be agreed through the S106 process.</u>	On	Taylor family / Country-side	0.83ha to be provided within the site.	TBC <u>To b provided by developer on site.</u>
34	Public Art	Requirement of Policy HQ/2 of the South Cambridgeshire Local Plan (2018). This should be community led and reflect the distinctiveness of the site.	SCDC / Parish Council body	To be determined <u>Triggers to be agreed through the S106 process.</u>	On	Taylor family / Country-side	TBC <u>S106</u>	TBC <u>S106 contributions</u>
35	Community development workers and Children and Families and Adults service requests.	TBC <u>Support worker to meet the needs of the new population generated through the early phases of development (Policy SC/4).</u>	Applicant/ CCC (?) <u>Applicant/ CCC / SCDC</u>	TBC <u>From first occupation for set period.</u>	n/a <u>N/A</u>	TBC <u>N/A</u>	Phased financial contribution.	TBC <u>S106 contributions</u>

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
Education								
36	Primary schools	Two primary schools are required, a 3FE primary school with Early Years provision requiring 3ha of land. In addition, a 4FE primary school with Early Years provision requiring 4ha of land.	CCC CCC Academy	TBC <u>First school by first occupation. Second school to reflect pace of housing delivery.</u>	On	Taylor family / Country-side	£106 S106	£106 contributions. S106 contributions
37	Secondary school	A 6FE secondary school requiring 7ha of land.	CCC Academy	TBC <u>Triggers to be agreed through the S106 process to ensure the provision of sufficient capacity.</u>	On	Taylor family / Country-side	£106 S106	£106 contributions. S106 contributions
38	Special Education Needs (SEN)	Contribution to proposed Northstowe Area Special School.	CCC	TBC <u>Required to be monitored.</u>	Off	n/a N/A	£106 S106	£106 contributions. S106 contributions
39	Children's Centre	An office and access to a room is required which could be at a school or other suitable community building. There is no requirement for a financial contribution to build additional dedicated space.	CCC	TBC <u>School or community centre opening.</u>	On	Taylor family / Country-side	£106 N/A	£106 contributions. S106 contributions
40	Nursery	Unit to be provided for commercial rent within the development for full day-care provision of pre-school accommodation.	Applicant – space requirement	TBC <u>Aligned to primary school provision plus site(s) and / or accommodation for private providers.</u>	On	Taylor family / Country-side	£106 contributions S106 contributions	s106 contributions
Health								
41	Community health facility and space	Community health facility for provision of a range of primary and community services. Approximately 1000 sqm, plus parking and access. Potential extension of Sackville House, Cambourne.	Cambridgeshire & Peterborough Clinical Commissioning Group (CCG) / NHS	TBC <u>Subject to NHS requirements. Triggers to be agreed through the S106 process.</u>	On	Taylor family / Country-side	£106 S106	£106 contributions. S106 contributions

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
Retail and Employment								
42	Retail and services	Retail and service space in local centre and potentially neighbourhood hub.	Third party	Delivered through each phase. <u>Village centre in first phase.</u>	On	Taylor family / Country-side	Direct.	Ensure land is safeguarded in local centre.
43	Small business/retail units	The delivery of speculative small business units. Strategy needed for the delivery and management of the units.	Applicant (TBC) <u>Applicant / other developers</u>	Delivered through each phase. <u>Village centre in first phase.</u>	On	Taylor family / Country-side	Direct.	Employment developers to put forward their proposals through planning applications.
44	Employment space	Existing employment area on site to be reconfigured / expanded. Co-working business space in local centre to support small scale business development.	DB Group Aitchison Developments Third party	Delivered through each phase.	On	DB Group Aitchison Developments Taylor family / Country-side	Direct.	Employment developers to put forward their proposals through planning applications. Ensure land is safeguarded in local centre.
Open Space								
45	Outdoor sports pitches	South Cambridgeshire Local Plan (2018) requires 1.6ha of outdoor sport space per 1,000 people. Therefore, assuming a population of 9,800 residents (3,500 dwellings x 2.8 people per household) there is a requirement for 15.68ha. There will also be a contribution for artificial grass pitches.	SCDC / Parish Council body.	Delivered through each phase.	On	Taylor family / Country-side	£106 <u>£106</u>	Developers to provide. Also, contribution for on-going maintenance and governance.
46	Open space and play areas	South Cambridgeshire Local Plan (2018) requires 1.2ha of open space per 1,000 people. Therefore, assuming a population of 9,800 residents there is a requirement for 11.76ha. Subject to the needs of the development the open space requirement will consist of: formal children's play space (3.92ha), informal children's play space (3.92ha) and informal open space (3.92ha).	SCDC	Delivered through each phase.	On	Taylor family / Country-side	£106 <u>£106</u>	Developers to provide. Also, contribution for on-going maintenance and governance.

No.	Infrastructure Scheme	Description	Provider/ Partner	Triggers	On/Of f site	Land Holding	Funding	Mechanism
47	Allotments and community orchards	South Cambridgeshire Local Plan (2018) requires 0.4ha of allotments and community orchards per 1,000 people. Therefore, assuming a population of 9,800 residents there is a requirement for 3.92ha.	SCDC	Delivered through each phase.	On	Taylor family / Country-side	€406 <u>S106</u>	Developers to provide. Also, contribution for on-going maintenance and governance.
48	Maintenance of public open space, play areas, sports pitches and water attenuation features.	Will be in accordance with agreed phasing of transfer spaces.	SCDC / CCC / Developer	TBC <u>Delivered through each phase.</u>	On	Taylor family / Country-side	S106	S106 contributions
Drainage								
49	Surface water drainage	Appropriate sustainable drainage systems (SuDs) must be incorporated into the development. These should be integrated to create amenity, enhance biodiversity and contribute to a network of green and blue open space.	CCC Environment Agency	Delivered through each phase.	On	Taylor family / Country-side DB Group Aitchison Developments	s106	Developers to provide. Also, contribution for on-going maintenance and governance.
Monitoring								
50	S106 monitoring	Funding towards officer time.	Developer	TBC <u>Throughout the development.</u>	N/A	<u>N/A</u>	TBC <u>S106</u>	TBC <u>S106 contributions</u>
51	Travel plan monitoring and coordinator	TBC <u>Funding towards officer time.</u>	TBC <u>Developer / CCC</u>	<u>Prior to first occupation.</u>	N/A	N/A	S106	TBC <u>S106 contributions</u>
52	Travel plan measures	Package of measures such as bus passes, cycle discounts, etc., to be agreed. Breakdown of costs of individual measures needed as part of the travel plan(s).	<u>Developer / CCC</u>	In accordance with agreed travel plan.	N/A	N/A	S106	TBC <u>S106 contributions</u>

Proposed amendment to the Consultation Statement

Page No.	Section of Consultation Statement	Proposed Change	Reason for Change
2	Preparation of the draft SPD	<p>Amend the sixth paragraph on the second page to read as follows:</p> <p>Additional discussions were held with stakeholders, including Highways England, Greater Cambridge Partnership, and Cambridgeshire County Council, <u>Natural England, Historic England and the Environment Agency.</u></p>	To reflect the additional consultation undertaken with technical stakeholders