

**COUNCILLORS' BULLETIN  
29 JUNE 2005**

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**South  
Cambridgeshire  
District Council**

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**COMMITTEE MEETINGS FROM:  
4 July to 8 July 2005**

				<b>Contact</b>
<b>Mon 4 Jul</b>	10 am	Site Visits		Janice Fisher
<b>Tue 5 Jul</b>				
<b>Wed 6 Jul</b>	10 am	Development and Conservation Control Committee	Council Chamber	Ian Senior
<b>Thu 7 Jul</b>				
<b>Fri 8 Jul</b>				

**UPDATE ON PLANNING APPLICATIONS - S/2379/2001/O - IMPINGTON**

The following report is provided to Members as an update and for information and is instead of a report to the next Development and Conservation Control Committee (6 July).

**Development Comprising Residential, Employment, Retail, Leisure, Social/Community Uses, Open Space, Educational Facilities Associated Transport Infrastructure. Land at Arbury Camp Kings Hedges Road, Cambridge for Gallagher Estates Ltd and Land Improvements Holdings Plc.**

**Update for Information**

- On 2<sup>nd</sup> July 2003 Members considered five applications for the development of a residentially led, mixed-use urban extension within Cambridge Northern Fringe (West) at Arbury Camp, located north of Kings Hedges Road and immediately south of the A14. Members were minded to approve the principal outline application (S/2379/01/O) subject to the prior signing of a Section 106 Agreement covering a wide range of matters.
- At a meeting of the Committee on 13<sup>th</sup> May 2005 members deferred this [S/2379/01/O] planning application together with a planning application from Unex S/2604/04/F covering part of the site. Following further discussions with Unex they withdrew their application on the 31<sup>st</sup> May. On 14<sup>th</sup> June the Section 106 agreement was signed and the outline planning permission S/2379/01/O was issued. The current six planning consents for this site are therefore:
- Full Planning Permission (S/1956/05/F) for three Vehicular accesses from Kings Hedges Road granted 9<sup>th</sup> July 2005. An additional vehicular access to the Eastern end was the subject of a separate application (S/0352/03/F) for which planning permission was issued 30<sup>th</sup> January 2004. (A tandem application to the City Council as it abuts the City / District Boundary has also been granted consent. Information to discharge the conditions of these consents is currently with the authorities.
- Outline Planning Consent (S/0157/03/O) for a Primary School within the Arbury Camp Ring to the western end of the site was granted 16<sup>th</sup> June 2004.
- Outline Planning Consent (S/0158/03/O) for a Historical Resource and Cultural Centre (HRCC) was granted 16<sup>th</sup> July 2004.
- Full Planning Consent (S/2298/03/F) was granted 13<sup>th</sup> May 2005 for the main infrastructure comprising spine roads, footways, cycleway, surface water drainage, foul water drainage, and strategic services and water storage tanks.
- As stated above, on 14<sup>th</sup> June 2005, outline Planning Consent (S/2379/01/O) for a mixed use development comprising 900 dwellings (on up to 16.48 hectares), up to 18,000 m<sup>2</sup> B1 Gross floorspace (on up to 3.32hectares), up to 1.21 hectares of education facilities, 4.86 hectares of open space, up to 0.56 hectares of local centre facilities (A1, A2, A3, A4, A5 and D1 uses) up to 2.07 hectares of public transport infrastructure corridor and mixed uses on up to 2.87 hectares in five areas to include B1, C1, C2, C3, D1, and D2 uses and car

showroom. For Members' information, a copy of the Planning conditions attached to this consent is attached. Information to discharge 16 of these conditions has just been received and is currently out for consultation. The permission was also subject to a section 106 agreement which brings forward 30% affordable housing 270 dwellings split into 13 Land parcels.

Contributions under the Section 106 Agreement include inter alia the following:

£100, 000 Public art;  
£100, 000 Community development facilities;  
£715, 000 Leisure and community facilities management sums;  
£134, 000 Sustainability Innovation Fund;  
£6.9m for Transportation;  
£150, 000 Drainage;  
£2.2m Education;  
£27, 000 Archaeological preservation and interpretation;  
Some of these contributions will be added to from other sources.

8. The outline application (S/2379/01/O) was accompanied by a Development Framework Plan which delineated the broad land uses permitted. A composite plan has been subsequently agreed which regularise changes made when members granted planning consent for the Primary school and HRCC in July 2004

In parallel with the S.106 and planning conditions Gallagher's have prepared a number of documents that will guide the development throughout its procurement. Four principal documents are:

1. Arbury Camp, Design Guide revised 18/7/03, 21/5/04, 27/07/04 and 07/06/05. The most recent version is currently with consultees and responses will be reported to members in due course.
2. Arbury Camp Play Sport and Recreation Facilities Strategy Revised January (C), (D), August (E), September (F). This document concentrates on providing the strategy for the use of seven principal areas of public open space identified by the outline planning application and the Development Framework Plan. The strategy provides for the full range of age groups by the provision of equipped and unequipped areas. NEAPS (Neighbourhood Equipped Areas of Play), LEAPS (Local Equipped Areas of Play), LAPS (Local Areas of Play) and super LEAPS which provide equipment that is not provided on the smaller LEAPS. The LAPs are to be identified within each parcel of land by each house builder. This document has been provided alongside the work undertaken with the S.106 Agreement, and Schedule 3 Annex 8 of the agreement provides a full list of specifications and trigger points for delivery.
3. Arbury Camp Noise Attenuation Scheme. Revised 1<sup>st</sup> April, 16<sup>th</sup> September 2004.
4. Arbury Camp Sustainability Action Plan, 20<sup>th</sup> October 2004. To be revised.

#### **Future work Programme**

9. Gallagher's have indicated that they would like work to start on site in mid September. This cannot occur until a number of the [51 in total and two section 106 requirements] planning conditions have been agreed and officers will be working over the coming three months period to reach agreement on the details submitted. Copies of the information received are being sent to the Parish Council and consultees.

10. Discussions are also progressing with the Lead RSLs (Registered Social Landlords: Housing Associations) who are likely to be the first housing developers to submit reserved matters planning applications. Early indications are that this will be two parcels of land towards the Western End of the site providing approximately 32 dwellings to accord with the Design Guide/Codes. Grant funding (some £9.5m), through The Housing Corporation, has been verbally received and the RSLs and this Council is currently await written confirmation. Discussions with private house builders has also taken place. Officers have also had preliminary meetings with County Council Officers to discuss the design of the Primary School but this is at an early stage and no agreement as to the to design to be submitted for reserved matter planning consent has been reached. Officers are continuing to influence the progress on this key building.
11. The future work programme includes a commitment to further consultation: Gallagher's are committed to further consultation with local children and young people in order to embrace and incorporate their views on the design and possible themes for the play areas. A lead Artist has been appointed and work is starting with establishing links with the local communities. A Community Development worker will be appointed in conjunction with the RSLs.

Contact Officer: John Pym – New Village Senior Planning Officer (01954 713166)

## **HOUSING OPTIONS APPRAISAL Q&A**

At the Cabinet meeting of 9 June Cllr Joan Smith asked a number of questions about the housing options appraisal which it was agreed would be responded to through the members' bulletin so that all members could be informed of the answers.

**Q How long will it take to procure a new stock condition survey?**

A Due to the value of the stock condition survey contract it will need to be advertised in the European Journal. This will extend the tendering timetable and means that we will need to allow 12 months from start to completion of a new stock condition survey.

**Q How is the £750,000 pre ballot expenditure made up?**

A The full breakdown of the £750,000 estimate appears in the Tribal HCH financial analysis report which is available from the Director of Housing & Environmental Services. This figure covers the employment of specialist consultants, a new stock condition survey, new organisation set up costs, information for tenants and carrying out the formal tenant ballot (c£15,000). Costs are likely to run over two years and be apportioned to the Housing Revenue Account (two thirds) and the General Fund (one third).

**Q Do older people's services such as sheltered housing carry on after transfer?**

A The sheltered housing service, like all other landlord services, will be subject to negotiation and agreement of standards prior to transfer. Those standards will form part of the contract that will be offered to tenants prior to a transfer ballot. Given the significance of South Cambs' sheltered housing it is unlikely that any transfer proposal that does not enhance services to older people would be supported by the Council or its tenants. By way of local example Fenland District Council are saying that transfer offers the only means of their being able to retain residential sheltered housing wardens.

**Q What happens to the Tenants Compact post transfer?**

A It is usual in the event of transfer for the Council's Tenants Compact to be adopted in its substantive form by the new landlord. The housing association will adhere to the compact agreement as far as practical and reasonable but would update it in consultation with tenants.

**Q Can Board members of a housing association be voted off the Board?**

A The governance arrangements of a Housing Association are set out in its constitution. A new association would need to include its own proposals in a constitution which would need to be approved by the Housing Corporation. The Corporation would have to be satisfied that the proposed governance arrangements such as the composition of the Board and arrangements for retirement/nomination/election of new and or existing Board members complied with the Regulatory Code. All associations are inspected to ensure compliance with the Regulatory Code which covers all aspects of the management of an association's operations, not just its governance. Any association that fails to meet the requirements of the Code may, depending on the seriousness of the breach, be subject to Corporation intervention in its management or governance.

A transfer association's board is normally made up of tenant representatives, Council representatives and independent members, a proportion of whom stand down each year and are subject to reappointment. The constitution normally requires 75% of the association's members at an Annual General Meeting to be in favour of any changes to the constitution, and the Council normally exercises 33% of the votes at such a meeting.

If members have any further questions about the options appraisal or the reports circulated for the Cabinet meeting of 9 June then please do not hesitate to contact me.

Steve Hampson  
DHES

**CALL IN ARRANGEMENTS**

The Chairman of the Scrutiny and Overview Committee or any five other Councillors may call in any executive decision recorded in this bulletin for review. The Democratic Services Manager must be notified of any call in by **Wednesday 6 July 2005 at 5 pm**. All decisions not called in by this date may be implemented on **Thursday 7 July 2005**.

Any member considering calling in a decision made by Cabinet is requested to contact the Democratic Services Section to determine whether any relevant amendments have been incorporated.

The call in procedure is set out in full in Part 4 of the Council's Constitution, 'Scrutiny and Overview Committee Procedure Rules', paragraph 12.

**DECISIONS MADE BY OFFICERS AND REPORTED FOR INFORMATION**

**Conservation Manager**

<b>Applicant</b>	<b>Decision and Reasons</b>
Cambridge Cottage Housing Society Ltd for The Barn at 8-10 High Street, <b>Great Eversden</b>	Historic Building Grant (G/20/03) of £205 (additional grant) towards the cost of rethatching, reredging and rewiring the longstraw thatched roof.
Mr & Mrs K Burt-Gray, 4 Challis Green, <b>Barrington</b>	Historic Building Grant (G/31/04) of £2,100 (20%) awarded towards the cost of rethatching,

	reridging and rewiring the longstraw thatched roof.
SJ & HC Maddox, 5 Market Lane, <b>Linton</b>	Historic Building Grant (G/2/05) of £3,142 (20%) awarded towards the cost of rethatching, reridging and rewiring the water reed roof.
Balsham Parish Council for War Memorial, Church Lane, <b>Balsham</b>	Historic Building Grant (GWM/1/05) of £550 (50%) awarded towards the cost of recarving the raised lettering on the front stone panel of the war memorial.