

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

12 May 2004

AUTHOR/S: Director of Development Services

S/6237/04/RM - CAMBOURNE UPPER CAMBOURNE INFRASTRUCTURE FOR MCA DEVELOPMENTS LTD

Recommendation: Delegated Approval

Site and Proposal

1. This site comprises 16 hectares (39.5 acres), and is located in Upper Cambourne.
2. This reserved matter application was received on 16th March 2004, as amended on 20th April, and proposes spine roads, electricity and foul water pumping stations, foul and storm water drainage and a balancing lake. The spine road will connect Upper Cambourne to Greater Cambourne. The lake will be built in the upper part of eastern valley, which lies between Great and Upper Cambourne and on the route of an existing right of way (Public footpath no. 2 at Bourn), which is to be diverted round the lake.

Planning History

3. The balancing lake has been the subject of technical vetting by the Cambourne Technical Panel. Minor amendments were requested by the Technical Panel, and these have been made.

Planning Policy

4. **SE7 Cambourne** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") sets out the requirements that must be met in order for proposals in Cambourne to be considered for approval.

Consultation

5. **Cambourne Management Liaison Committee (Planning Sub-committee) (MLC)** recommends approval.
6. **Caxton Parish Council** recommends approval.
7. **Bourn Parish Council** makes no recommendation.
8. The **Ramblers' Association** has objected to the proposal, as the proposal for the balancing lake will obstruct a right of way (footpath no. 2).
9. The **County Council Definitive Maps Officer** has commented that no development must commence until the route of footpath no. 2 has been diverted, and also makes detailed comments regarding surface construction and its proximity to haul roads.
10. The **County Council Highways Officer** recommends appropriate planning conditions.

11. **English Nature** comments that there are protected species identified within the application boundary, and any works that affect these species should take place under supervision, and enforced by planning condition.
12. The **Environment Agency** seeks clarification about certain matters, including mitigation measures at the Uttons Drove treatment works, and more detail with regard to the sewage pumping station and petrol interceptors.

Representations

13. The occupier of the existing property at 'Oakdene', have objected to the proposals. Their concerns include noise and nuisance associated with the haul road to the south-eastern boundary of the site, and their belief that there should be no development within 100 metres of the boundary of their property. Further concerns include the level of the flood route to the north west of their property, and their recommendation that its level should be lowered from 58.00 to 57.00 at the south west corner of Oakdene.

Planning Comments – Key Issues

14. The key issues in relation to this application are its relationship with the masterplan and design guide, and the impact of the proposal will have on the amenities of existing occupiers of Oakdene and existing public footpath.
15. The scheme is generally in accordance with the Masterplan and Design Guide. The infrastructure road element of the application is in accordance with the revised Masterplan drawing number 25, which was discussed at last month's Planning Committee.
16. With regard to the concerns of the residents of Oakdene, it is a misunderstanding that development must not take place within 100 metres of their property. Development can take place in these locations so long as a scheme that includes measures to protect these properties against the noise of construction work and traffic has been agreed with the Local Planning Authority and this will be the subject of appropriate conditions. The level of the flood route has been reduced from 58.00 to 57.50 but cannot be reduced further without affecting flows through the existing ditch, at this level I am satisfied that the flood route will not adversely affect these residents.

The public footpath will legally remain on its current alignment until such time as formal procedures have been agreed for change.

Recommendations

17. Delegated powers of approval, satisfying the comments of the Environment Agency; and planning conditions including those relating to protected species, hours of working and compound location, noise and nuisance protection to the residents of the property know as Oakdene, tree protection measures, landscaping conditions and clarification of materials to be used on the footpaths.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004

- Planning file Ref: S/6237/04/RM

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