

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th March 2009

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/2172/08/F - CAMBOURNE
Outline Application for the
Erection of a 2 Form Entry (420 Places) Primary School with 14 Classrooms,
Hall, Activity Room, Atrium Area and Extended School Facilities
at Jeavons Wood and Adjacent Land, Eastgate, Cambourne
for Cambridgeshire County Council**

Recommendation: Approval

Date for Determination: 17th April 2009

Notes:

This Application has been reported to the Planning Committee for determination because the proposal does not accord with the Development Plan.



Departure Application

Site and Proposal

1. **The site and its surroundings:** The 2.07 hectare site lies on the south side of Eastgate, east of Jeavons Lane, and comprises the eastern part of an overgrown former residential garden known as Jeavons Wood, and a portion of the open grassland between Jeavons and Great Common Wood West. It extends southwards from the spine road (Eastgate) as far as the east-west hedgerow and ditch which runs from Cressbrook Drive to Great Common Wood West. To the east of the site the Cambourne eastern valley provides a long open vista to the south. North of the spine road is the site allocated for a church, burial ground, and the Great Cambourne cricket field, beyond which, north of Lancaster Gate, the sports playing fields complete the masterplanned green separation between Great and Upper Cambourne. The Citi 4 bus route runs from Lower Cambourne every 20 minutes via Jeavons Lane into High Street.
2. **The proposal** is submitted by Cambridgeshire County Council with full details, to overcome the reason for refusal (see History) of Outline application S/6448/07/O submitted by MCA Developments Ltd, (the Cambourne developer and landowner of the site), by reducing the impact on trees. The scheme comprises a single storey building with a taller section for the main Hall, maximum height 9 metres. It would be designed to accommodate one form of entry (7 classrooms) for 210 pupils with the option to expand at a later stage to 420 pupil places if required. The application is for the whole 420 place school. The building would comprise an entrance/admin area with the Reception classes adjacent to it, and the taller Hall building to the rear. This would be linked by the Library/IT building to an L-shaped classroom area for key stages

NOTE
 This drawing is not to be scaled. All dimensions to be checked on site, report any discrepancies to the Mouchel Office. All drawings to be read in conjunction with specifications where applicable.
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Cambourne 3rd Primary School

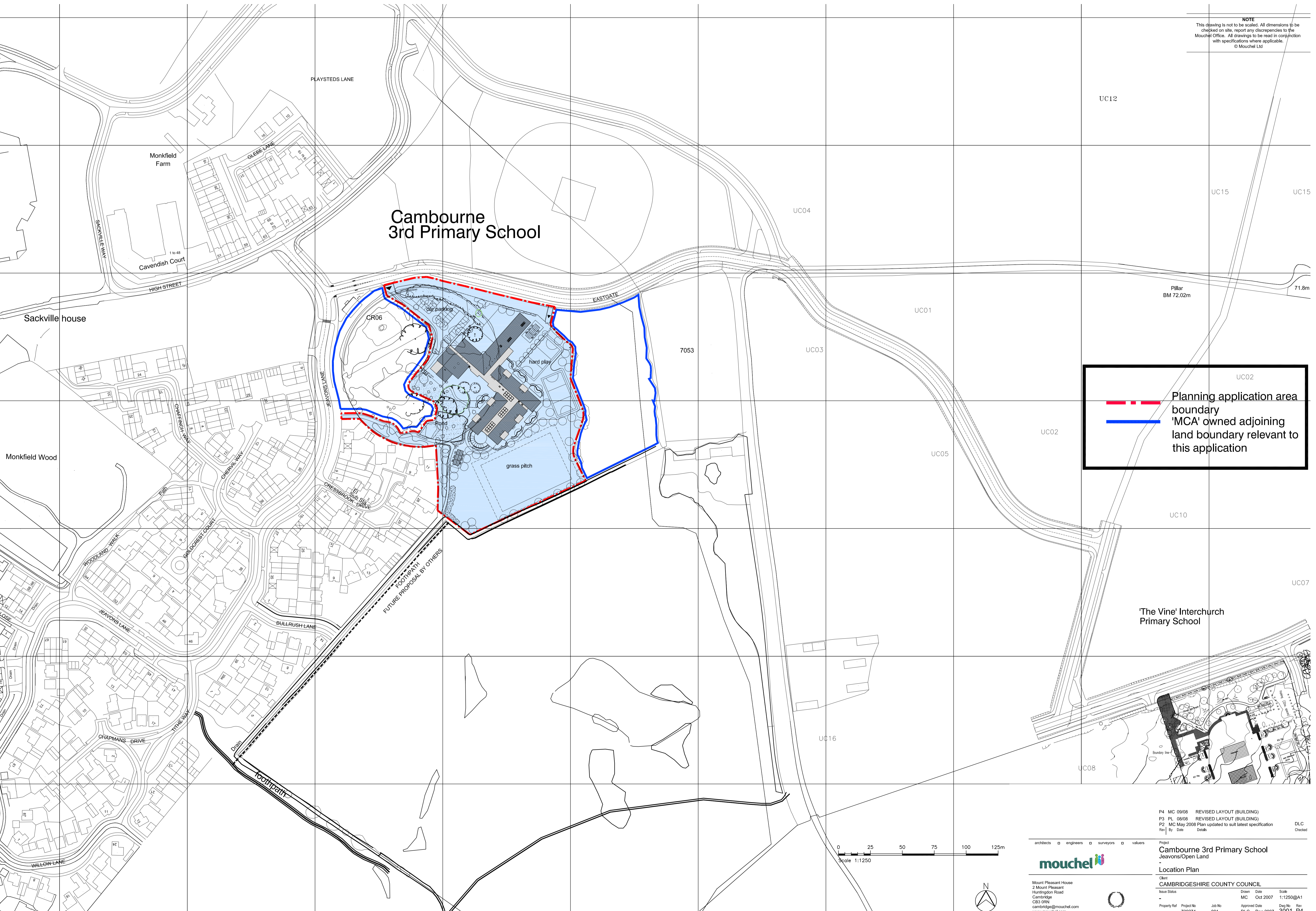
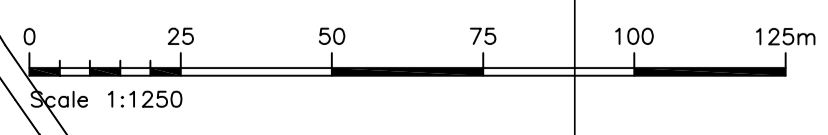
 Planning application area boundary
 'MCA' owned adjoining land boundary relevant to this application

'The Vine' Interchurch Primary School

P4	MC 09/08	REVISED LAYOUT (BUILDING)	
P3	PL 08/08	REVISED LAYOUT (BUILDING)	
P2	MC May 2008	Plan updated to suit latest specification	DLC
Rev	By	Date	Details

architects engineers surveyors valuers
mouchel
 Mount Pleasant House
 2 Mount Pleasant
 Huntingdon Road
 Cambridge
 CB3 0RN
 cambridge@mouchel.com
 www.mouchel.com

CAMBRIDGESHIRE COUNTY COUNCIL
 Location Plan
 Client: CAMBRIDGESHIRE COUNTY COUNCIL
 Project: Cambourne 3rd Primary School
 Jeavons/Open Land
 Issue Status: -
 Drawn: MC
 Date: Oct 2007
 Scale: 1:1250@A1
 Property Ref: -
 Project No: 739274
 Job No: 001
 Approved Date: DLC
 Dec 2007
 Draw No: 3001
 Rev: P4



- 1 and 2. These portions of the building would enclose an outdoor area to the southwest where the better quality Jeavons trees would be retained. To the northeast of the main building a narrower community Extended School Facilities (ESF) wing would extend towards the road. The main pedestrian entrance from Eastgate would be just beyond this. The materials are chosen to be woodland tones to complement the backdrop; Freshfield Lane brickwork, large windows with blue frames, small panels of white render, and feature ochre render on the small projecting elements to articulate the long classroom elevations. At upper level the clerestory and hall walls are cedar cladding, and the roof red-brown tiles.
3. The return to the northwest of the buildings would accommodate 2 play areas for the ESF and reception classes, whilst the return to the northeast would contain 2 hard play areas. Further south (east of Cressbrook Drive) a grass pitch is proposed. A southern entrance to the site would give access from two proposed new footpaths, one through the south side of Jeavons westwards to Jeavons Lane, and the other leading south to Bullrush Lane and beyond it to Titheway greenway. The circular line of trees would be retained around the north side of the application site, with removal only of dead or dying trees. The western part of Jeavons Wood lies outside the application site, and is proposed to be opened to the public as a nature conservation park. In the southeast quadrant of the Jeavons circular site the building would “wrap round” the more significant trees, necessitating removal of a section of overgrown hedge but few trees.
 4. **The Design and Access Statement** describes the site search for a suitable site to cater for the existing urgent need for primary school places in Cambourne (see below), It also sets out the design process to avoid detriment to the trees on site which contribute to the landscape character of the locality. This has resulted in a design which “slots in” between the larger trees and the circular feature group of trees. The statement also points out that the proposal also allows for the proper tree and landscape management of Jeavons Wood and would provide for significant new tree planting to mitigate the loss of existing trees. The single storey scale of the building is designed to allow for the trees on site to dominate in the street scenes.
 5. **A Planning Statement** has been prepared by John Martin Associates on behalf of Cambridgeshire County Council to accompany the application. It describes the site selection process which considered Lower Cambourne but found no available land as the developers’ land is fully built out. A linear site adjacent to Monk Drive had insufficient development area and offered no locational advantage. The circular site of Jeavons on its own would have had insufficient area and, because of the constraints of the mature trees, would have had additional construction costs and risks.
 6. The Statement sets out the intended sustainability measures to be aspired to in the detailed design. The proposed scheme would score “very good” on the BREEAM Schools rating if implemented in accordance with the County’s draft scheme. The landscape principles are described as aiming for a secure, safe and friendly environment, outdoor education spaces of various types, retention as far as possible of existing trees and other landscape features, ecological enhancements, and creation of an “informal” eastern edge to the site by the use of a series of curves in the boundary fencing to allow new trees and climbing plants either side of it, masking the transition from golf course to school site. The boundary fence would be 2 metre high weldmesh for security.

7. The Planning Statement includes a draft map of the distribution of 3 school catchment areas across Cambourne, which shows the proposed school eventually serving the east side of Great Cambourne and the northwest part of Upper Cambourne.
8. **The Transport Assessment and Supplementary Assessment (TA)** describes the road network in the vicinity of the site, its suitability for pedestrians and cyclists, and the bus services. Parking provision (25 spaces) for staff only, plus disabled parking and a delivery bay are proposed. This meets the Council's adopted parking standard. It is stated that this will minimise the number of vehicles turning in to the school access, and in turn the level of conflict between turning vehicles and pedestrians. Covered parking for 140 bicycles is proposed, with capacity for more if needed. The assessment takes account of the readjustment of school catchment areas which will eventually result from the continuing development of Upper Cambourne with the approximately 750 dwellings still to be built from the original 3,300. "As Upper Cambourne is currently not built out, the majority of pupils at The Vine School are drawn from the Great Cambourne area, whilst Monkfield Park takes pupils from Lower Cambourne and part of Great Cambourne. Pupils from Cambourne are also transported to schools in surrounding settlements, because the two Cambourne schools are over-subscribed. As Upper Cambourne is built out it is likely that The Vine school will eventually draw more of its pupils from this area, meaning that a third primary school is needed to accommodate pupils from Great Cambourne." The computer-modelled traffic flows are well within the design capacity of the junctions.
9. The car park access would be 50 metres from the Jeavons Lane junction, and can be provided with 70 metres visibility to the east. A separate pedestrian and cycle access to Eastgate is proposed, to the east of the car park entrance, and this will form the main entrance to the school. The southern gate to the school site would be locked during school hours for security within the site. The TA recommends that the footway in the vicinity of the pedestrian access should be widened to accommodate carers waiting to drop off/pick up children. This can be required by condition.
10. The type of measures which could be included in a School Travel Plan in order to discourage irresponsible car parking are discussed, along with the suggestion that the County Council might negotiate an arrangement to use a nearby car park for "Park and Stride". Pedestrian crossing points with central refuge are proposed on Jeavons Lane south of the junction with Eastgate, and on Eastgate itself.
11. The recorded data for travel to school at Monkfield Park shows a high propensity to walk and cycle to school. The TA anticipates that this situation will be replicated for The Vine school now that the route past construction sites adjacent to Lancaster Way has become relatively clear again, and as the readjustment of catchment areas reduces the number of "cross-town" trips to school. The new school would be within 1.2 km walk of most of Great Cambourne. The TA has been prepared on the basis of various scenarios for the different stages of the build-out of Upper Cambourne and the different split of catchment areas as the schools become established. In order to make a robust assessment, the potential for additional 950 dwellings in Upper Cambourne has also been modelled in. Taking the above into account, the predicted traffic generation has been assigned to the road network, from which

the TA concludes that “a proposed third primary school could result in considerable journey savings.” Similarly it finds that the junction capacity modelling of High Street/Jeavons Lane and Jeavons Lane/Eastgate predicts “that both junctions would have sufficient capacity to accommodate the traffic generated by the proposed school, without causing significant additional delay.”

12. **A Supplementary Transport Statement** clarifies how the survey data was collected, and the changing circumstances since Back Lane has been opened up as a public route to Upper Cambourne and The Vine school. Observed driver behaviours such as corner-cutting at junctions would be likely to improve in proximity to a school. Other inappropriate behaviours such as parking in unsuitable locations are prohibited in the Highway Code, and school parents will be reminded of this in the work to implement the School Travel Plan.
13. **A Flood Risk Assessment** has been undertaken. The site lies on the watershed between 2 drainage catchment areas. With a view to reducing the overall flood risk to areas downstream, Environment Agency recommends that the developer should seek to control the surface water run-off to below existing rates, by the inclusion of Sustainable Urban Drainage (SUDS). Some techniques have been proposed, which would ensure that the post-development off-site discharge rates are restricted to at least those from the existing site or less. The Proposed Drainage Strategy plan shows the car park as porous paving, and the hard play area as an attenuation “open feature area 150mm deep to store excess surface water flows”. Some other SUDS techniques have been discounted as not viable, including swales and filter drains which would have also improved the water quality of run-off before eventual discharge to the Cambourne strategic drainage system (the lakes). The conclusions of the Flood Risk Assessment are acceptable to Environment Agency. Implementation will be required by condition.
14. **An Arboricultural Report** is submitted which surveys and describes all the trees on site. The Report lists the size and condition of all the trees, and proposes that all the best quality trees should be retained within the school site. Tree Preservation Order 01/SC dated 09/03/2001 covers the site. The central large oak tree T1 and the Group of Trees including 3 oak, 5 ash and 1 sycamore would lie outside the school site. The outer circle of mixed trees, Area A1 in the Order, would mainly be retained, but on the southeast side the circle is formed of hedge and scrub. This is the part of the site where development would “break through” a small arc of the vegetation. An Arboricultural Impact Assessment plan shows the size and condition of trees affected in this quadrant. The Tree Protection Plan shows the areas to be protected by robust fencing prior to commencement, which would prevent any construction works, traffic or storage on the roots or beneath the canopy of trees on and adjacent to the site. Because of the close proximity of works to trees, the building foundations will be piling (not dug trenches), and there will be “no dig construction” of the edge of the car park and a small area of the paving adjacent to the building. Parts of the southern footpath will be raised decking to avoid compression of roots within the wooded area.
15. **Ecological Assessment:** Ecological surveys have been undertaken over the course of the Cambourne development by Ecological Services Ltd. A survey and report has been prepared by ERA Consultancy to accompany this application, which uses the general Cambourne data and surveys of the site itself. No plant species protected under the Wildlife and Countryside Act were found. The report identifies that there are 3 trees in Jeavons Wood which are

significantly older than the rest: 2 oak trees and an ash. When the site was laid out for the miniature railway there were additional shrub and tree plantings over a period of years. There is an outer circular hedge composed mainly of hawthorn with occasional field maple, privet and sycamore. Domestic plum trees are in the south eastern section of the hedge. There is a partial inner circle some 3 metres away, of 20-30 year old sycamore, horse chestnut, crack willow and balsam poplar. Within the southern part of the site there is a small orchard of apple, pear and plum trees. There are two areas of old grassland, probably lawns, within the miniature railway site. The land to the east of Jeavons is set-aside agricultural in character. Within Jeavons a small pond is known to a breeding place for great crested newts, which should be protected by newt fencing to exclude newts and reptiles from the construction site. The pond is shown retained within the school site. The trees with potential for bat roosts are outside the development site and not at risk. Monitoring for grass snake can take place during the summer months, and the translocation of any found can take place at the same time as any newts. The report also recommends that as wide a range of tree/hedge/scrub/grassland habitat as possible be kept to perpetuate the current diversity of plants and the invertebrates that feed on them. As the larvae of many butterfly species feed on grasses, areas that are being left as long grass should not be cut every year but on a 2-3 year rotation. These objectives will be sought in the management plan for the public open space and for the detailed planting scheme for the school development.

Planning History

16. **S/1371/92/O** Outline permission for new settlement of 3,300 dwellings and associated facilities including, among other things, two primary schools.
17. **S/6339/06/RM** Eastern valley new landforms to accommodate spoil disposal: includes as Area D land between Jeavons Wood and Great Common Wood West to receive deposits to a depth of 1.5 metres and subsequently be re-landscaped as golf course. Approved.
18. **S/6448/07/O** Outline application by MCA Developments for 2-form entry primary school at Jeavons, refused by Planning Committee on 6th August 2008 for the reason "The development would result in adverse impact on an area of established trees and hedge which contribute to the character of the locality. The loss of these original features within Cambourne would be detrimental to landscape character and visual amenity contrary to Policies NE/4, DP/1p and DP/2 1a and b of the Local Development Framework Development Control Policies DPD 2007."
19. **S/0452/08/CC** Cambridgeshire County Council Regulation 3 application for provision of a temporary school on adjacent site to provide a two-form entry primary school with 120 pupil places in 4 classrooms, hall dining room, toilet facilities, cloakroom space, administration area and hard & soft play areas, on land to the east of Jeavons Wood. Approved by the County Council Planning Committee on 25th July 2008 but not pursued as MCA Developments would not release the land.
20. **S/1982/08/CC** Cambridgeshire County Council Regulation 3 application for provision of a temporary school on the Parish Council proposed Burial Ground site north of Eastgate to provide a two-form entry primary school with 120 pupil places in 4 classrooms, hall dining room, toilet facilities, cloakroom space,

administration area and hard & soft play areas. Approved by the County Council Planning Committee on 22nd January 2009 and not called in by the Secretary of State, as the departure from the Development Plan in respect of the Cambourne Master Plan does not relate to matters of more than local importance. It is anticipated that this temporary school will open in September 2009.

21. Cambourne approved **Masterplan** Revision 30 shows the land as open space/golf course, and the circular Jeavons for housing development, although Jeavons is not included for dwellings in the Housing Phasing Schedule approved in May 2007. The site is still shown on the Phasing Plan included as CR06 in Phase 6 (the remainder of which phase is currently being developed for housing).
22. Cambourne **Design Guide** 1995 shows Jeavons Wood as a primary school site (pages 23 & 24), with accompanying text “Jeavons School sits within its existing landscaped perimeter. Many good precedents for single storey primary schools exist. The natural existing enclosure provides a ready setting for a good quality contemporary building.” Recommended materials are stone, timber and glazed panel façade with metal panels roof. There is no Briefing Plan for this application site and Jeavons Wood.
23. **Tree Preservation Order** 02/01/SC dated 9th March 2001 covers the whole of the circular Jeavons site, and identifies 5 individual trees within the site, one group of oak, ash and sycamore on the bank across the west side of the site, and one area covering the whole perimeter encompassing conifers, horse chestnut, ash, oak, field maple, sycamore and thorn trees.
24. **S/6438/07/O** - outline application for 950 extra houses at Upper Cambourne, Decision pending.

Planning Policy

South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:

25. **STa-k (Objectives).**
26. **ST/4 (Rural Centres).**

Local Development Framework Development Control Policies 2007:

27. **DP/1** (Sustainable Development), **DP/2** (Design of New Development), **DP/3** (Development Criteria), **DP/4** (Infrastructure and New Developments), **DP/6** (Construction Methods), **DP/7** (Development Frameworks), **SF/6** (Public Art and New Development), **SF/9** (Existing Recreation Areas), **NE/1** (Energy Efficiency), **NE/3** (Renewable Energy Technologies in New Development), **NE/4** (Landscape Character Area), **NE/6** (Biodiversity), **NE/10** (Foul Drainage), **NE/11** (Flood Risk), **NE/12** (Water Conservation), **NE/14** (Lighting Proposals), **TR/1** (Planning for More Sustainable Travel), **TR/2** (Car and Cycle Parking Standards), **TR/3** (Mitigating Travel Impact), **TR/4** (Non-motorised Modes)

South Cambridgeshire Local Plan 2004 saved policies:

Cambourne 2 (Development in accordance with Cambourne Approved Masterplan and Design Guide).

28. **SE7** (Development in accordance with Cambourne Masterplan and Design Guide).

Consultations

29. **Cambourne Parish Council** 3rd February 2009

“There was an in depth discussion on the application and correspondence between the applicants agent. The basic shape of Jeavons Wood is to be retained.

Concern was raised about the possibility of 3 building projects in close proximity and the siting of the School and the traffic/parking in the vicinity of the site. It was resolved that the application be approved:- the site may not be the best location, but as the applicants have done the best to address the issues raised by the Parish Council. The attached correspondence should form part of the application and part of the conditions.

The following conditions should be considered:

- (a) The Zebra crossing installed prior to the commencement of construction in the interest of road safety.
- (b) Confirmation of the use of Church car park as there is no provision in the application for parental parking for dropping off or collecting children at the start and end of the school day.
- (c) The school should be limited to 2 form entry with no further increase in size.
- (d) There should be no further erosion of the green space, preserving the gap between Great and Upper Cambourne.

In line with the Parish Council’s disability policy we would request that access should be higher than part M with level access to all entrances both to and within the building. There should also be separate disabled toilets for pupils.”

30. **County Highway** – Requires visibility splay condition.
31. **The Highway Authority** will also seek the provision of a crossing point within the proposed adoptable public highway. Again taking into consideration the periodically intense use of the proposed junction it is likely to be a large central island to allow pedestrians and cyclists to cross the carriageway in two separate stages. This can be achieved under a Section 106 Agreement, as can the widened footway at the pedestrian access. The Highway Authority advises that the road network and junctions as considered in the Transport Assessment are adequate for the proposed use, such that no unacceptable risk to road users (vehicular, cyclist and pedestrian) would arise, and clarifies:

“Although the level of car traffic that is normally associated with school travel is often seen as presenting a significant risk to highway users and in particular children, the empirical reality is different. Even in an urban environment such

as Cambridge where car usage is significantly higher than that in Cambourne, (where the majority of parents walk or cycle with their children to school), the number of accidents outside schools is very low”.

“This low level of risk is in part a response to the apparent confusion created by relatively high volumes of traffic (in all its modes pedestrian, cyclist and motor) actually heightens the awareness of motorists in particular to the potential hazards, leading to a less risky environment for all”.

“Clearly the management of the school entrances by the school itself can play a key role in reducing the normal risks associated with using the public highway and the Highway Authority would request that a Travel Plan for the school be implemented which includes elements of on site control”.

32. **County Archaeologist** - The area has been subject to a programme of archaeological evaluation, with negative results (Historic Environment Record Number ECB1064). We do not consider further investigation to be necessary and have no objection to the planning application.
33. **Police Architectural Liaison Officer** - Recommends “in view of the potential for Crime and Anti Social Behaviour that the site boundary weldmesh fencing be 2.4 metres high to comply with BS. 1722. With the incorporation of this development within Jeavons Wood, care should be taken to prevent existing trees from becoming a climbing aid. Any branches which allow climbing onto the fence should be cut back in consultation with a arborist. Normally, it is recommended that there must be no structures or physical features that compromise the security of the site. This is an issue for this application due to the proposed location of the site. Whilst meticulous planning has taken place to fit the proposed school within the site layout, almost all of the south-west side of the fencing and building is hidden by the trees of the existing Jeavons Wood. From a Community Safety and Crime Reduction this would not normally be recommended”.

“The number of entrances to school sites should be reduced to the minimum practicable. In this case there are three points of entry, two from Eastgate and one from a footpath accessed from Jeavons Lane. One main entrance is the standard recommended for pedestrians and vehicles. I would recommend that the Car Park entrance is gated and secured during school hours. This would ensure that all visitor access is via the pedestrian route to the Main Reception providing adequate control and monitoring of visitors. The prevention of open access to the school is essential and some form of entry control systems should be incorporated. The main entrance showing the direction to the reception, to be clearly signed”.

“Landscaping must not prevent natural surveillance of the site. Therefore all shrubs and hedges shall generally have a maximum growth height of 1metre. Where practicable, all trees should be pruned up to a minimum height of 2.2 metres, thereby maintaining a clear field of vision around the site. Mature trees must not obscure lighting columns nor become climbing aids”.

“I would suggest that CCTV should be considered in the design of this building. Bollard Lighting as shown is not acceptable within parking areas. The spread of light from bollards is at a low level, therefore failing to provide sufficient illumination for facial recognition and are easily damaged. I recommend the use of column mounted luminaries that emit a `white' light,

projected downwards, to reduce light spillage and pollution. Natural surveillance of the car and cycle parking should be provided. Further advice is given on building details to deter climbing and intrusion, including reinforcement, flush-fitting down pipes, laminated glazing and high performance windows and doors”.

34. **Environment Agency** – No objection subject to compliance with the measures in the Flood Risk Assessment dated April 2008 to limit the rate of surface water run-off. This is to be required by condition.
35. **Anglian Water** – no reply, previously - The applicant will need to ensure sufficient sewerage capacity within the as yet unadopted system in this locality. There is at present available capacity for sewage treatment at the Uttons Drove works. Informatives are recommended.
36. **Council’s Tree Officer** – no objection subject to conditions relating to management and supervision of the process on site, details of root and tree protection.

Representations

37. Two email responses seeking clarification of the alignment of the surface water drainage ditch and footpath to the south of the site, since they need to link up with the existing systems at Bullrush Lane. Maintenance regime and responsibility for this part of the site needs to be put in place, and the private property boundaries to adjacent houses should be protected. The type and intensity of lighting is queried, in case it illuminates rooms which are normally dark.
38. Two further email responses, recognising the need for a school, but objecting to this particular site on grounds of:
 - (a) Preference for location in Lower Cambourne to spread catchments areas,
 - (b) Increased traffic volumes and parking on Eastgate and Jeavons Lane at the beginning and end of the school day, to the detriment of road safety and residential amenity,
 - (c) Congestion and hazards caused by parked cars and irresponsible driving on Jeavons Lane which is a bus route,
 - (d) Increased pedestrian flows in Jeavons Lane causing conflict with residential driveways,
 - (e) Insufficient parking proposed on-site,
 - (f) Damage to an original landscape feature of the area, the circular form of the tree belt,
 - (g) Loss of wildlife habitat,
 - (h) Erosion of the green gap between Great and Upper Cambourne, contrary to the Cambourne Masterplan,
 - (i) Risk to children around mature trees,
 - (j) Loss of privacy and seclusion at houses adjacent to the proposed footpath from Jeavons Lane, particularly at number 1,
 - (k) Potential light spill towards residential properties,
 - (l) Potential hazards to people using the new footpaths,
 - (m) Insufficient ambition to achieve a higher sustainability rating,
 - (n) Concern about the opening hours being extended.

Planning Comments – Key Issues

39. The main planning issues are the appropriateness of the location in relation to the residential and catchment areas, the capacity of the site to accommodate the building and related activity, access and transport, safety and security, impact on ecology and biodiversity, displacement of excavated spoil to alternative sites, visual impact of the building and any associated fencing on the street scene, preservation of trees and open spaces, compliance with the Cambourne Masterplan and Design Guide, and compensation for loss of public open space on the “golf course” site by a properly managed woodland park in the remainder of Jeavons Wood.
40. **Location** – The County Council, as Education Authority, has an urgent need to provide for additional permanent primary school places in Cambourne, and has therefore approached MCA Developments, as landowner within Cambourne, to negotiate for a suitably sized site for the purpose. Lower Cambourne is fully built out, and therefore there is no suitable site there within the Development Framework. The land between Monk Drive and the sports fields north of Back Lane is of insufficient size for the County’s educational requirements. The undeveloped housing allocation of Jeavons Wood was the only available land of sufficient size within the Development Framework but outside Upper Cambourne, where there is already The Vine School. On closer analysis, the County Council considered it inappropriate to site the school buildings entirely within Jeavons Wood, given the environmental impact on mature trees. It therefore explored the possibility of the school and the community benefiting from the trees within a newly opened up public open space, and developing the school partly on the open land to the east. The application site does not include “The Ark” building which currently accommodates community activities and the Cambourne Pre-School, so there is no impact on pre-school provision.
41. The proposed catchments for the schools divide Cambourne into three areas; these do not wholly coincide with the three villages because Lower Cambourne has fewer dwellings (815) than Great Cambourne (1690) and Upper Cambourne (795 allocated, 950 applied for). Thus Monkfield Park school will serve Lower Cambourne and the western part of Great Cambourne, Jeavons is centrally placed for a catchment of the east and north parts of Great Cambourne along with the northwest part of Upper Cambourne, and The Vine serves the remainder of Upper Cambourne. Clearly there would be a few years’ transition period during which the current population continue with attendance at schools which may not be their closest, but this is a temporary phase.
42. The site lies on the east side of Great Cambourne, the access being approximately 95 metres and 290 metres respectively from the residential areas to the west and east. It is 190 metres from the bus stop in the High Street. The site is thus close to the settlement centre, and is accessible on foot, cycle or by bus from all parts of Cambourne. This location is therefore considered suitable, and has the additional advantage that if, in the longer future, fewer school places are required as Cambourne matures demographically, the premises would have a useful and viable function for community purposes in a reasonably central location. The distance from houses is sufficient to minimise the impact of the building, associated activity and lighting on residential amenity (the latter subject to control by condition). The proposal therefore complies with Policy DP1 of the Local Development Framework Development Control Policies DPD 2007.

43. **Capacity of the site** – The first phase of building would have 6 classrooms, hall, library, activity and administrative rooms, as well as the Extended School Facilities. The addition of phase 2 with 8 classrooms would extend the building southeast, bringing it to 35 metres from the nearest house. The overall internal floorspace of the building would be 2500m². The shape of the building, partially enclosing a group of trees where outdoor learning can take place, is considered suitable for the use. The provision of more extensive outdoor play and sport provision on land to the east of Jeavons Wood allows for these functions to be adequately accommodated close to the classrooms.
44. Provision for 25 staff cars and one disabled space is made to the west of the building, and a delivery bay for school and kitchen supplies adjacent to the main hall. This meets the Council's adopted parking standards. The space for storage of 140 bicycles proposed in three shelters round the site would fit in with the layout and use of the site. The site is therefore considered to be adequate to accommodate school provision for 420 pupils (two forms of entry). Although the Parish Council has queried whether further expansion might be sought, there would not be sufficient space on this site, and the County Education Authority has a strong policy preference for primary schools to be no larger than 420 places.
45. **Access and Transport** – The site is near a bus route. It is accessible on foot and cycle, and none of the proposed catchment area lies more than 1200metres (¾ mile) from the school. There was previously in 2008 a perceived problem of road safety for pedestrians and cyclists in Eastgate because of the housing construction in Upper Cambourne and the route to the Vine School being used at that time for an unusually high proportion of school journeys by private car. The situation has changed with the opening of Back Lane as the priority route to Upper Cambourne. The updated Transport Assessment takes account of the possible further development of 950 extra homes at Upper Cambourne and the readjustment of school catchment areas which would gradually reduce the number of cross-village journeys. It concludes that the roads and junctions at and around the site are adequate for the predicted volumes of traffic, but that a crossing point on Jeavons Lane would assist pedestrians and cyclists from Great Cambourne en-route to Jeavons and The Vine schools. Although the TA describes the crossing on Jeavons Lane as a zebra crossing, it also recognises the low levels of traffic outside school journey periods. Under these circumstances the County Development Control Engineer advises that zebra crossings that are used intensely during limited periods (e.g. outside schools) have a tendency to increase risks to pedestrians during the rest of the day as they are under-used and motorists do not expect to see anyone crossing. The plans have been amended to show central refuge crossings, to be provided under the Section 106 Agreement. The landowner, MCA Developments and the County Council have confirmed their willingness to enter such an Agreement.
46. A School Travel Plan should be prepared as soon as the school begins to recruit staff, and this will be required by condition. The changed road priority, at the Back Lane/Lancaster Gate junction, routes more traffic via Back Lane instead of Eastgate; the only properties which require vehicular access directly from Eastgate are the Jeavons site and the church and burial ground sites. As there are no residential accesses off Eastgate, kerbside parking there for the short periods at each end of the school day is not considered to be problematic, but the Travel Plan would address working with parents and carers to deter inconsiderate parking on other streets. The footpath and ditch

alignment at the east side of Cressbrook Drive will allow for planting to deter trespass on to the private drive in front of these properties. This will be sought by condition.

47. It is considered that the proposal complies with Policy TR/3 (Mitigating Travel Impact) of the Local Development Framework Development Control Policies DPD 2007, by reducing travel distances to schools, improved road crossing safety, and the promotion of non-car modes of access in a School Travel Plan.
48. **Safety and security** – The proposal includes new access paths which do not lead to the main entrance, contrary to the Secure by Design Schools Guide. The proposal includes gates and fences to enclose the whole site with 2 metre high weldmesh along the outside boundary. This is considered adequate to create a secure environment when the gates are locked or controlled, in a similar arrangement to that at Monkfield Park and The Vine schools, where access in both cases is provided at each end of the site, but security controlled. The provision of alternative paths to the school is considered to be in the interests of sustainable travel, and could improve (by separating) the space available for carers waiting to see pupils into the school and pick them up at the end of the day. The layout therefore complies with Policies DP/2 and DP/3 of the Local Development Framework Development Control Policies DPD 2007.
49. **Ecological impact** – The circular site contains mature trees at present, of which the most significant are on the west side which is proposed as public open space. Since the site was a residential garden prior to the development of Cambourne, there is a mixture of garden plants and trees with thickets of overgrown land. It has become a secluded refuge for wildlife, particularly because the land remains in MCA Development’s ownership and is not officially open to the public. The land to the east is “set-aside agricultural” in character, and forms part of the foraging habitat for badgers from areas within Upper Cambourne. The available areas for foraging are changing as building work and spoil disposal disturbs different areas, but the badger population overall has remained more or less constant. Surveys of ground nesting birds, amphibians and reptiles will be undertaken prior to work on site in order to comply with Policy NE/6 (Biodiversity) of the Local Development Framework Development Control Policies DPD 2007.
50. **Spoil disposal capacity** – The land to the east of Jeavons has planning approval for construction spoil disposal to a depth of 1.5 metres, as part of the spoil disposal strategy for the remainder of the permitted Cambourne development. Approved disposal area D, comprising most of the land between Jeavons Wood and Great Common Wood West would have accommodated 12,000 cubic metres of spoil. The capacity of all the approved disposal areas, at 401,000, was calculated to be adequate to accommodate spoil from development of up to 4,000 dwellings. An updated strategy has been submitted by MCA Developments to address the loss of this site as well as revised calculations based on actual spoil generated from development so far. The calculations show that there is more than sufficient spoil disposal capacity within the other approved areas to cater for the completion of the 3300 dwellings currently permitted for Cambourne, so that the grant of permission for Jeavons School would not prejudice the eventual decision on the new spoil disposal strategy. The school development would produce very little spoil because of the piling foundations. It is therefore concluded that the proposal complies with Policy DP/6d of the Local Development Framework Development Control Policies DPD 2007.

51. **Visual impact** – The building would be single storey, the tallest element being the hall which would be seen against the backdrop of the large retained trees. The layout has been altered to pull the forward most part of the building away from the frontage arc of trees, and to link the parts of the building to make the best, most economical use of space. The rectilinear shape would be varied by the protrusion of the classroom lobby/service facilities, and the roof would be reduced in scale and impact by the use of a central atrium between the sets of classrooms either side. The distance of the main buildings from the road frontage (minimum 45 metres), and their oblique angle to it, would reduce the visual impact in the street scene, and allows for significant new planting around the buildings even with the set-back required to keep landscaping clear of the access visibility splay. The ESF wing of the building would be closer to the road but only 5.8 metres to the ridge, thus allowing the trees to remain the dominant feature in the street scene. The ancillary structures such as cycle shelters, sun shades and play equipment are designed and sited to be unobtrusive. Although the boundary fencing would be an incongruous feature in the open land between Great Cambourne and Upper Cambourne it is considered that its material (weldmesh rather than close boarded) and new planting around the informal line of the boundary will help to blend it in with the southward view of the existing hedgerow. There would remain a clear 60 metre wide swathe of open land (golf course or country park eventually) between the school boundary and the hedge boundary of Great Common Wood West. It is considered that this would form sufficient visual and functional separation between the two distinct villages as envisaged by the Cambourne Master Plan and Design Guide to comply with saved Policy Cambourne 2 of the South Cambridgeshire Local Plan 2004.
52. **Preservation of trees and open spaces** – All the individual TPO trees are to be retained within the scheme, as is the majority of the circular belt of boundary trees, so that the main views from the surrounding area would be characterised by views of the trees which currently mark this point of transition at the edge of Great Cambourne. The trees to be removed are those of poorer condition and/or smaller size, many of which would be likely to be removed in the interests of good management whatever the future use of the land. In total, there are 219 surveyed trees within the Jeavons circle; of these, approximately half lie within the planning application site. 30 trees are to be removed, and 78 trees are to be planted. These will provide a succession of new trees for the future, enliven the internal spaces, screen the building, and blend the outer boundaries with the surrounding trees, hedges and open space. They have also been chosen as characteristic local species, for which there is ample space within the layout, and to enhance biodiversity and wildlife value, complementing the retained area of Jeavons which will be managed for that purpose. It is therefore concluded that the previous conflict with Policy NE/4, DP/1p and DP/2 1a and b (local landscape character and value) of the Local Development Framework Development Control Policies DPD 2007 has been overcome.
53. **Compliance with the Cambourne Masterplan and Design Guide** - The approved Cambourne Masterplan Revision 30 shows the circular Jeavons site as development site CR06, which was formerly scheduled for 6 dwellings in Phase 6. The Housing Phasing Schedule approved May 2007 does not allocate any housing numbers to it. The land to the east of Jeavons is shown on the Masterplan as landscaped area, indicatively as a golf course with a clubhouse. This proposal therefore does not comply with saved Local Plan Policies Cambourne 2 and SE7,

and the proposal has therefore been publicised as a departure from the Development Plan. Similarly, the land east of Jeavons lies outside the Development Framework, so the proposal would not comply with Policy DP/7 of the Local Development Framework Development Control Policies DPD 2007. However, because the proposal allows for the substitution of public open space in the residual portion of the circular site known as Jeavons Wood in compensation for the loss of part of the eventual golf course or Country Park, it is considered to be an acceptable departure from the Masterplan policy for the area.

54. **Replacement public open space** - The residual (western) half of Jeavons Wood is excluded from the planning application site for the school, which would leave its planning status as allocated housing land unless a Section 106 agreement is made to secure its creation and maintenance as a properly managed woodland park. MCA Development Ltd has confirmed its willingness to transfer the land to Cambourne Parish Council for that purpose. Cambourne Parish Council has confirmed willingness to enter into a Section 106 Agreement, and has liaised with the Wildlife Trust (which is responsible for similar areas of open space in Cambourne, such as Monkfield Wood) to prepare a scheme of the capital work required to create a park for enhanced biodiversity and public access, and for a management regime which would secure that benefit for the long-term. Subject to the conclusion of a Section 106 agreement, it is thus considered that an enhanced public benefit can be gained, in terms of accessible and agreeable public open space, by allowing the school development to encroach on to the “golf course” land, and accepting Jeavons Wood in lieu. This would accord with Policy SF/9(1) of the Local Development Framework Development Control Policies 2007.

Recommendation

55. That Members indicate that they are **minded to approve** the planning application, which will have to be **referred to the Secretary of State** as a Departure from the Development Plan. In the event that the Secretary of State does not call in the application for decision, such approval be subject to the conclusion of a **Section 106 agreement** to secure pedestrian/cycle crossings near the Eastgate/Jeavons Lane junction, and to secure the provision and maintenance of a woodland park public open space on the remainder of site CR06 “Jeavons Wood”, and subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

3. All hard and soft landscape works shall be carried out in accordance with the details to be approved under condition 2 above. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

4. No site clearance or building operations shall commence until tree protection in accordance with a protection scheme to be agreed in writing by the Local Planning Authority shall have been erected around all the trees shown on the landscaping scheme to be submitted under condition 2 as being retained on and adjacent to the site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

5. No development or site clearance shall take place until a suitably qualified ecologist has checked the site for the presence of nesting wild birds, protected species and important plants and declared them absent.

(Reason – To prevent damage to or destruction of the nest of any wild bird whilst the development is being built, and any important plants, in the interest of the biodiversity of the site in accordance with saved Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004 and Policy NE/6 of the Local Development Framework Development Control Policies Development Plan Document 2007).

6. No development shall take place until a scheme of ecological enhancement based on “Ecological Opportunities within the Built Environment” (ESL, November 2000) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented as approved before any of the buildings are occupied, and thereafter maintained.

(Reason – To ensure the ecological enhancement of the site in accordance with the Section 106 Agreement dated 20th April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report,

saved Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004 and Policies DP/1, DP/3 and NE/6 of the Local Development Framework Development Control Policies Development Plan Document 2007.)

7. During the course of construction, outside a secure compound area (a secure compound is defined as an area with a security fence extending to the ground, and with a gate extending to the ground and locked at night), any steep sided trench of less than 600mm deep must have at least one end sloped, and any steep sided trench of over 600 mm in depth must be covered or fenced if left open overnight.
(Reason – To prevent injury or death to badgers which may forage on the site and in accordance with the Section 106 Agreement dated 20th April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report, saved Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004 and Policies DP/2, DP/3 and NE/6 of the Local Development Framework Development Control Policies Development Plan Document 2007.)
8. No development shall take place until a plan showing the location and details of the contractors' building compound and parking area has been submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and no materials shall be stored, nor contractors' vehicles parked, outside the approved compound and parking area.
(Reason – To ensure that the compound and contractors' parking are adequately accommodated without an adverse impact on existing landscape features, amenity areas or existing residential areas in accordance with Policies DP/2 and DP/6 of the Local Development Framework Development Control Policies Development Plan Document 2007.)
9. No development shall take place on each Phase until a scheme showing access routes for construction traffic (contractors, deliveries and spoil removal) has been submitted to and approved in writing by the Local Planning Authority prior to commencement of each Phase. The development shall subsequently take place strictly in accordance with the approved scheme.
(Reason – In the interests of the amenities of existing residents in accordance with Policies DP/2 and DP/6 of the Local Development Framework Development Control Policies Development Plan Document 2007.)
10. No development shall take place until a schedule of materials and finishes has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved schedule unless otherwise approved in writing by the Local Planning Authority.
(Reason – In the interests of amenity and quality the development in accordance with saved Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004 and Policies DP/2 and DP/3 of the Local Development Framework Development Control Policies Development Plan Document 2007.)

11. Notwithstanding the submitted drawings, none of the buildings shall be used unless details of the boundary treatment including gates have been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details. The boundary treatment shall thereafter be maintained as approved unless otherwise agreed in writing with the Local Planning Authority.
(Reason – To ensure that a coordinated strategy is adopted for this site in keeping with the aims of the Cambourne Design Guide in accordance with saved Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004 and Policies DP/2 and DP/3 of the Local Development Framework Development Control Policies Development Plan Document 2007.)
12. None of the buildings shall be used until details of external lighting for the site have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented and maintained in accordance with the approved details.
(Reason – In the interests of the amenity, security and the quality of the development in accordance with saved Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004 and Policies DP/2, DP/3 and NE/14 of the Local Development Framework Development Control Policies Development Plan Document 2007.)
13. The permanent spaces to be reserved on the site for parking and turning of vehicles shall be provided before any of the buildings are used and those areas shall not thereafter be used for any purpose other than for the parking and turning of vehicles.
(Reason – In the interest of highway safety and in accordance with Policies DP/2 and DP/3 of the Local Development Framework Development Control Policies Development Plan Document 2007.)
14. No development shall commence until a scheme for the provision of footpath links to the south of the school (as shown on drawing 3002 rev P1 and 3003 rev P1) to meet the needs of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the footpaths to be provided, and shall thereafter be carried out and maintained in accordance with the approved scheme and timetable.
(Reason - To ensure that the development contributes towards pedestrian access in accordance with Policies DP/1, TR/1 and TR/4 and Policy DP/4 of the adopted Local Development Framework 2007.)
15. The school shall not be used until a Travel to School Plan for staff, pupils and visitors has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented as approved.
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)
16. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated April 2008 and the following mitigation measures detailed within the FRA:- Limiting the surface water run-off generated by the 1 in 100 year critical storm (with climate change allowance) so that it will not

exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

(Reason - To prevent the increased risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

17. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be implemented as approved prior to the first use of the school hereby permitted.

(Reason – To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

18. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted and agreed in writing with the Local Authority. The scheme shall be implemented as approved prior to the first use of the school hereby permitted.

(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

19. During the course of construction, no work for the implementation of this permission shall take place on site outside the hours of 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 Saturday, and no work shall take place on the site on Sundays, Bank Holidays or Public Holidays.

(Reason – To protect the residents of nearby properties against the noise of construction work and construction traffic in accordance with Policy DP/6 of the Local Development Framework Development Control Policies DPD 2007.)

20. No development shall take place until a scheme for the provision of technology for renewable energy to provide at least 10% of the school's predicted energy requirements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to the first used of the school hereby permitted.

(Reason - To ensure the use of renewable energy in accordance with Policy NE/3 of the adopted Local Development Framework Development Control Policies 2007.)

24. No development shall begin until details of a scheme for the provision of public art to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/6 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards public art in accordance with Policy SF/6 and DP/4 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Local Development Framework Development Control Policies 2007

- Planning files ref:
 - S/1371/92/O Outline permission for new settlement of 3,300 dwellings
 - S/6339/06/RM Eastern valley new spoil disposal landforms
 - S/6448/07/O Third primary school on Jeavons
 - S/0452/08/CC Temporary school adjacent to Jeavons
 - S/1982/08/CC Temporary school on Burial ground
 - Masterplan Revision 30
 - Design Guide 1995
 - Tree Preservation Order 02/01/SC dated 9th March 2001

Contact Officer: Pam Thornton – Senior Planning Officer
Telephone: (01954) 713099