

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 December 2010

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S/6438/07/O - CAMBOURNE

Up to 950 dwellings, a neighbourhood/community building, ancillary public open space, formal play areas, internal access roads, pedestrian and cycle routes, and associated drainage and engineering infrastructure, including electricity sub-stations on land at Upper Cambourne for MCA Developments Ltd.

Recommendation: Delegated Approval

Date for Determination: 15 November 2007

Notes:

This Application has been reported to the Planning Committee for determination because it is of strategic importance.

Members will visit the site on 6 December 2010

Site and Background

1. Cambourne is a new settlement, which was granted outline planning permission in 1994, and including consent for 3,300 residential units, of which 30% was affordable housing.
2. The original masterplan, approved in 1996, set out a vision of three interlinked villages: Lower, Greater and Upper Cambourne, each centred around a village green, with a spine road running east to west and with the majority of services and facilities concentrated along this route principally along the High Street in the centre of Great Cambourne. Two gentle valleys separating the three villages provide significant areas of open space and drainage lakes, and the employment principally provided in a business park to the northwest of the site adjacent the main entrance from A428.
3. Work started on site in 1998 with the first resident moving into Cambourne in 1999.
4. Eleven years on Cambourne now has 3001 homes occupied, and a variety of services and facilities including three primary schools, a supermarket and 12 smaller shop units, hotel, a police station, church, health centre, community centre, library, sports pitches, youth centre, play areas, allotments, country park, and 24,300 m² floorspace occupied on the business park.
5. Lower Cambourne is complete with the exception of one small site close to the village green and Great Cambourne is close to completion. The remaining areas to be built principally include parts of the High street and Business Park, the proposed golf course and a significant part of Upper Cambourne.

6. The application site, which measures approximately 35 hectares (ha) in size, relates to the south and eastern parts of Upper Cambourne.
7. The site lies to the south of the recently dualled A428 trunk road, separated from the road by a cutting and earth bunding. Some tree planting has also taken place along the southern edge of the trunk road and to the east adjacent the new fly-over crossing. To the east of Upper Cambourne is the Broadway, the main road which leads down to the village of Bourn. Between the site and the Broadway is Great Common Farm house, some mature and newly planted trees that will eventually form a new woodland and a recently established set of allotments. Adjacent to the allotments is The Vine Primary School. Beyond the Broadway, separated from the application site by significant mature tree and hedgerow planting, is Bourn airfield, which contains a large telecommunications transmitter.
8. The application site makes up the remaining parcels of land in Upper Cambourne that formed part of the original outline consent for the village, but have yet to receive detailed planning permission for housing.
9. The site mainly comprises former agricultural land, primarily arable, that formed part of Great Common Farm. It is largely open with some mature dividing hedgerows and ditches. It also contains the Upper Cambourne village green, located directly north of the Vine School. The village green is presently being landscaped, prior to first use, with landscaped play areas and cycle parking facilities.
10. Three footpaths exist linking the site to the Broadway, using former agricultural routes, in part still with concrete surfacing. One of these is a Public Footpath (No. 3) which runs from the Broadway, westwards alongside Brace Dein, past the lakes and down to Bourn. A number of spine roads exist within site presently, linking Sterling Way and Lancaster Way, surrounding the village green and providing vehicular access to the Vine School and allotments.
11. For the most part the site is flat; the profile changes towards the southern end of the site, falling in a South-Westerly direction along the Brace Dein Brook, towards one of the existing balancing ponds that serves to attenuate surface water run-off for the village and separate the site from Great Cambourne.

Proposal

Proposed development

12. This outline planning application, received on 16th August 2007, proposes the development of up to 950 residential units with associated public open space, formal play areas, internal access roads, pedestrian and cycle routes, a building for community use, and associated drainage and engineering infrastructure on land at Upper Cambourne.

Parameters plans

13. In addition to the Design and Access Statement and accompanying documents six parameter plans have been submitted. These include: land use and landscape, access and movement, maximum building heights and building envelopes, urban design framework, density and phasing.

Land use and Landscape

14. In terms of land use and landscape the predominant land use is residential with ancillary publicly accessible green spaces. In addition, a 'community focused building' to the east of the village green is proposed. This building will be for a D1 use class (e.g. day nursery, crèche, etc.) and it is intended that this will be run as a commercial venture.
15. Three distinct character zones are proposed to enhance legibility and create a sense of place. The first of these, the Village Heart, comprises the area surrounding the village green and the Vine School. Some of the ways that the character of this zone will be defined is by formal blocks and using a minimal range of dwelling types to create a cohesive and simple layout. The second character zone, the Woodlands, takes its name from the existing mature copses and new woodlands along the eastern boundary of Upper Cambourne. Some of the ways that the character of this zone will be defined is by irregular block structures allowing the integration of landscape with the natural environment. The third character zone, the Meadows, incorporates the western boundary of Upper Cambourne that abuts the site of a proposed golf course. Some of the ways that the character of this zone will be defined is by more curved or organic block forms with streets and spaces opened up to embrace the views to the south and west.

Access and movement

16. There are two roads into Upper Cambourne; Back Lane and Eastgate, which link the north west part of Upper Cambourne to the High Street and Great Cambourne. Although no additional roads are proposed for Upper Cambourne, a bus link will be provided from Sterling Way onto the Broadway. Use of this link will be restricted to buses, cyclists, pedestrians and possibly emergency vehicles. The use of physical barriers, signage and the design of this link will prevent its use by private motor vehicles.
17. The primary vehicular route in Upper Cambourne runs in a loop around the village green and the land parcels to the west and south of the Vine School. The parameter plans set out a clear road hierarchy for Upper Cambourne, comprising of:
 - (a) Primary roads, which will have a width of between 5.5-6.75m and have a minimum of 2.00m wide footways either side.
 - (b) Secondary routes, which will run in loops off the primary routes and will be approximately 5.5m in width with 2.00m wide footways either side.
 - (c) Tertiary routes will provide access to the edges and centres of land parcels by way of shared surfaces and will only have footways where necessary.
18. In addition to the bridleway that runs around the perimeter of Cambourne, there will be a network of primary and secondary cycleways, footpaths and shared surfaces within the development. As with the rest of Cambourne, there will be a strong network of greenways, which will build on existing landscape features and link the development with the surrounding countryside. The Local Wildlife Trust will manage strategic open spaces such as woodlands and greenways. Informal open spaces, play areas and the village green will be managed by the parish council.

Building Height and Building Envelope

19. The majority of the residential development will be up to 2-storeys in height (9m to ridge) with occasional 2.5 or 3-storey (10.5m to ridge). This increases to up to 3-

storeys (12m to ridge) along parts of the primary routes to the southwest of the village green and a small area either side of the southernmost primary route.

Urban Design Framework

20. This parameter plan provides details of how the built form in Upper Cambourne will address the various access routes that permeate the site, the open spaces within it and how it will relate to the countryside and proposed golf course surrounding the site.
21. Primary, active, frontages are proposed to front onto the primary vehicular routes within the site, creating a strong sense of enclosure and providing a formality that will assist in identifying and creating the character of key routes through the site.
22. Further to the function of primary frontages, building frontages are specifically proposed to address open spaces within the site, providing natural surveillance, and therefore security, to those areas. In addition, frontages are proposed to face out of the site, particularly in the southern element of the site, where they can create a relationship with, and benefit from, the open landscape beyond.
23. There are also details of the locations of secondary frontages, which will address minor circulation routes within the site, creating a further sense of enclosure, but in a simpler form to create a hierarchy of space within the site.
24. Landmark buildings are proposed in key locations to aid navigation and orientation within the site.

Density

25. The net developable area of the site is approximately 26.58ha, which would accommodate the 950 units at an average density of 35.7 units/ha. The highest densities (45 to 50 dwellings per ha) will be accommodated along the primary routes and around the village green, along the potential bus route. The lowest densities (under 30 dwellings per ha) will be around the edges of land parcels that abut the open countryside. The rest of the site will accommodate medium density areas of 30 to 45 dwellings per ha. The layout of land parcels will be design led rather than numbers led.

Phasing

26. As the North-Western part of Upper Cambourne is presently being built out, the first of the proposed phases (phase 8) would be to the north east. Spoil from this phase of the development will be deposited on the A428 bund and to the north of the northernmost lake in the eastern valley. The next phase of development (phase 9) sees almost all of the development within the primary vehicular route that forms a horseshoe looping to the south of the Vine School. Spoil from this phase will be deposited to the south of the development. Development then moves to the west of the north/south primary vehicular route (phase 10) and the final phase (phase 11) is in the South-Eastern corner of the site. Spoil from these last two phases will be deposited to the south of the site.
27. This parameter plan also provides details of indicative routes for the delivery of materials and the movement of spoil.

Housing

28. The development will contain a mix of housing types, sizes and affordability. In terms of the open market housing this will comprise 25% x 2 bedroom; 40% x 3 bedroom units, mostly arranged in small groups/terraces; 35% x larger (4 bedroom or more) houses.
29. 30% of the development (285 homes) will be affordable housing. Of this 30%, the tenure split will be 50% social rented and 50% intermediate affordable housing. These will be pepper-potted in small clusters throughout the development and schemes designed to ensure that they are tenure blind.

Sports and play

30. In addition to the residential development, there will be two Neighbourhood Equipped Areas for Play (NEAP), two Local Equipped Areas for Play (LEAP), three Local Landscaped Areas for Play (LLAP) and a number of Local Areas for Play (LAP). The LAPs will have a minimum of 100 m² of flat, well drained, grass or hard surface and will be provided within each housing area.
31. Additional sports pitches will be provided to the west of the existing pitches in order to meet the 18 ha of space required for outdoor sport by LDF Policy SF/10. In addition, a lit, artificial turf pitch (ATP), which is the equivalent of three grass pitches, will replace one of the grass pitches. Although large enough to accommodate sports pitches, Upper Cambourne Village green will remain as informal open space. It will not be marked out for formal sport and has not been included in the sports provision calculations.

Community infrastructure and facilities

32. The Heads of Terms proposes S106 contributions towards the following:
 - (a) Extension to the burial ground and church;
 - (b) Extension to the community centre, health centre and library;
 - (c) Early years, primary, secondary education;
 - (d) Public art;
 - (e) Improvements to Uttons Drove;
 - (f) Youth centre and land and Youth worker (half time);
 - (g) Household recycling centre;
 - (h) Enhanced pavilion at Great Cambourne cricket pitch;
 - (i) Maintenance of ATP, LEAP and NEAP;
 - (j) Grounds maintenance building at sports centre and Grounds maintenance commuted sum;
 - (k) Sustainability options in show homes;
 - (l) S106 and site monitoring;
 - (m) Wheeled bins and Underground bring site (7 units);
 - (n) Highway improvements (including modifications to junction of Broad St and High St);
 - (o) Dog and litter bins;
 - (p) Welcome packs.

Surface water drainage and flood protection

33. The surface water drainage solution for Upper Cambourne uses the existing system of linked balancing lakes in the eastern valley to attenuate flows. In addition to providing an amenity value to residents, these existing attenuation lakes, managed

by the Wildlife Trust, also provide enhanced biodiversity. They have been designed to control the discharge rates into downstream catchments of Bourn Brook to provide protection against flooding. The surface water drainage and flood control system will comprise a network of adoptable sewers as well as using existing ditches where possible.

Foul drainage

34. The existing foul sewer network drains via gravity to the existing Upper Cambourne pumping station where rising mains and gravity sewers convey flow to the adopted Terminal Pumping Station (TPS) at Lower Cambourne. The TPS in turn pumps effluent offsite to the Sewage Treatment Works (STW) at Uttons Drove. The sections of the existing drainage network that will serve the development have been designed and constructed to cater for an increased number of units. The proposed foul drainage network will be offered to Anglia Water for adoption.

Application documents

35. This application, as originally submitted on 16th August 2007, contained the following plans and documents:
- (a) Location Plan;
 - (b) Site Survey Plan;
 - (c) Masterplan;
 - (d) Design and Access Statement / Masterplan;
 - (e) Archaeological Reports;
 - (f) Planning Support Statement;
 - (g) Environmental Statement;
 - (h) Environmental Statement Appendices;
 - (i) Non Technical Summary;
 - (j) Flood Risk Assessment;
 - (k) Transport Assessment;
 - (l) Contamination Statement.
36. On 31st March 2010 the following documents were submitted:
- (a) Design & Access Statement – amended;
 - (b) Survey Plan – amended;
 - (c) Location Plan – amended;
 - (d) Parameter Plan Text document, March 2010 - new drawing;
 - (e) Parameter Plan: Landscape and Land Use - new drawing;
 - (f) Parameter Plan: Access - new drawing;
 - (g) Parameter Plan: Building Height - new drawing;
 - (h) Parameter Plan: Urban Framework - new drawing.
37. On 22nd April 2010 the following new documents were submitted:
- (a) Waste Minimisation Strategy;
 - (b) Health Needs Assessment;
 - (c) Art and Culture Strategy.
38. The following changes have also been made to the Environmental Statement
- (a) Chapter 5.0 (Landscape and Visual Impacts) – has been superseded by a revised landscape chapter;
 - (b) Chapter 6.0 (Ecology and Biodiversity) – an updated chapter supersedes the original;
 - (c) Chapter 8.0 – (Ground Conditions and Drainage) and Chapter 9.0 – Water Resources - Chapters 8.0 and 9.0 have been amalgamated into a revised

chapter 8.0 entitled: Surface, Water and Foul Drainage, Water Conservation and Ground Conditions;

(d) A revised Chapter 9.0 has been provided entitled: Flood Risk Assessment.

39. On 22nd October 2010 the following amended documents were submitted:
- (a) Design and Access Statement – amended;
 - (b) Design and access statement schedule of amendments - new document;
 - (c) Parameter plans supporting document – amended;
 - (d) Parameter Plan: Landscape and land use – amended;
 - (e) Parameter Plan: Access – amended;
 - (f) Parameter Plan: Building height – amended;
 - (g) Parameter Plan: Urban framework – amended;
 - (h) Parameter Plan: Density – new drawing;
 - (i) Parameter Plan: Phasing – new drawing;
 - (j) Upper Cambourne Masterplan – new drawing;
 - (k) Upper Cambourne red line boundary – amended.
40. An amended Health Impact Assessment (HIA) was submitted on 5th November 2010 together with a marketing strategy for the High Street.
41. The completed RECAP toolkit was submitted on 17th November 2010.
42. The HIA was further amended and re-submitted on 23rd November 2010.
43. **S/1371/92/O** Outline planning permission for a new settlement of 3300 dwellings and associated facilities was granted on 20th April 1994 following the completion of a section 106 agreement for the provision of services, infrastructure and land for facilities (see paragraph 43 below for progress on implementation).
44. **S/6182/03/O** - “Cambourne Enhanced” outline planning application refused an additional 1559 dwellings, primary schools, public open space and associated infrastructure. A subsequent planning appeal was dismissed.
45. The application covered Upper Cambourne, part of Great Cambourne, land north of Great Cambourne and land between Great and Lower Cambourne. The appeal was dismissed because at that time the proposal conflicted with the South Cambridgeshire Local Plan 2004. Allowing it would have ignored the need for an appraisal of housing sites within the district, which the Secretary of State considered necessary to determine sustainability in line with a sequential approach to site search. In his view, it was for the process of the Local Development Framework to decide whether the scale of development within the agreed boundaries of Cambourne should be increased. This subsequently took place through the preparation of the Local Development Framework Core Strategy and Site Specific Policies, as outlined below.
46. On more specific matters, increased housing between Lower Cambourne and Great Cambourne was found unacceptably at odds with the masterplanned separation between the parts of the village, which “is an important part of the character of the new settlement.”
47. The appeal Inspector and the Secretary of State found no reasons to resist the proposal on transport or education provision reasons, subject to the measures in the Unilateral Undertaking under Section 106, and there being no evidence that the proposal would have an unacceptable impact on drainage.

48. **S/6237/04/RM** – the application approved providing for road and drainage infrastructure in Upper Cambourne. This allowed for the creation of the spine road to provide access to the Vine Primary School, the second balancing lake to serve the village and a number of associated earthworks.
49. **S/6339/06/RM** – consent granted for changes to landforms south of the cricket pitch, separating Great Cambourne from Upper Cambourne, and onwards to the south of the area, the subject of the current application, to accommodate spoil disposal from the development of the village.
50. **S/6374/06/RM** – consent granted for the creation of the roads now known as Lancaster Way and Sterling Way, along with the greenway that runs east-west linking East Gate (the location of the cricket pitch south of the village's main sports playing fields) to Sterling Way and onto the existing concrete pedestrian access onto the Broadway. The works included some landscaping, street furniture, such as cycle barriers, and associated drainage infrastructure.
51. **S/6413/07/RM** – consent granted for the creation of the existing spine road that runs around the eastern edge of Upper Cambourne village green, linking Sterling Way to the Vine School, with associated conduits and sewers.
52. **S/6428/07/RM** – consent granted for the deposition of spoil along the southern perimeter of the A428 to create new embankments, ditches, bridleways and a footpath with associated landscaping. The scheme has been part implemented, with works ongoing to place spoil on the site whilst development continues on adjoining land parcels that currently have the benefit of consent.
53. **S/0042/09/RM** – approval of original design for Upper Cambourne village green, including ground modelling, footpath, grass seeding and tree planting works.
54. **S/0673/10/RM** – consent granted for works to Upper Cambourne village green to create natural play space, neighbourhood equipped area for play and a turf maze. Works are progressing on site and due for completion shortly.
55. **Cambourne Masterplan** 1995, required by Condition 1 of the Outline planning permission, approved a structure for the settlement consisting of 3 distinct villages of different sizes, separated by the gentle valleys retained for open space and surface water attenuation. Upper Cambourne lies between the eastern valley and the Broadway, which leads south from the old A428 to the village of Bourn. The Masterplan also set out the locations of infrastructure and facilities to be provided. It envisaged development at densities ranging from 24.9 dwellings per hectare (dph) in Great and Upper Cambourne to 23.2 dph in Lower Cambourne. Despite these densities, SCDC was able to reflect the 30 dph level of density set out in subsequently issued government Planning Policy Guidance 3 when granting reserved matters approval for schemes which met the requirements of the Cambourne Design Guide. As part of the Masterplan a Housing/Phasing Plan has been approved and regularly updated, to secure an orderly succession of housing development and facility provision. The Housing/Phasing Plan Approved Revision (May 2007) shows the permitted 3300 dwellings built out on the land in the North-West sector of the Upper Cambourne footprint, leaving the remainder of the Upper Cambourne land with no allocated development.
56. The latest Masterplan Revision 30, approved at Planning Committee on 1st November 2006, shows Upper Cambourne without parcel subdivision, but indicates the Phase 6 & 7 spine roads, the framework such as greenways, village green, and

the planned northern woodland adjusted to take account of the dualled line of the A428 and the Broadway flyover. The developable land area remains the same as previously approved.

57. The Cambourne **Design Guide**, which sets the framework for the original 3300 dwelling development, describes the desired village character for Upper Cambourne (p.28) as “self-contained at the end of the village road with no further connection except for buses, quiet and secluded with views over the golf courses” and generally more rural in landscape design and materials than Great Cambourne. Significantly, features such as road edges are described as being soft without hard kerbing once past the village green; this would facilitate a SUDs scheme of roadside swales.
58. **Tree Preservation Orders** cover the areas within the circular Jeavons site, Great Common Wood West, and some of the hedgerow trees across the application site.
59. **Progress on implementation of the S106 Provisions for the permitted 3300 dwellings:**
 - (a) Education – the agreed two primary schools were provided prior to schedule, and the phased financial contributions for secondary education at Comberton College have been provided. A temporary third primary school is operational on land allocated for the burial ground until such time as a permanent building can be provided.
 - (b) Employment – land has been reserved for the Business Park and a 5-acre B2 industrial estate.
 - (c) Transport – the Caxton by-pass, bus service into Cambridge, Madingley bus lane, Park and Ride, dualling of the A428 and a grade-separate junction access have been provided. Cycleways, bridleways and footpaths are being provided in a phased manner throughout the development. The latter have been slightly delayed by the strategy of using temporary haul roads outside the residential areas for construction traffic. Financial contributions have been made to the County Council for the provision of off-site cycle lanes and footpath links.
 - (d) Recycling centres were provided at the village greens and in the settlement centre at Morrisons, and subsequently consolidated at the latter site by agreement with the Council.
 - (e) The caravan storage site provision was delayed by a search for and negotiation regarding an alternative location within Cambourne, but it is now open and adopted by the Parish Council.
 - (f) Multi-purpose floodlit games area, tennis courts, playgrounds and skateboard park have been provided, and further equipped play areas are due to be provided at Upper Cambourne village green, Great Cambourne cricket field, and the sports centre. The latter has been delayed because of the sports centre postponement but the others will be due as occupations progress in Upper Cambourne.
 - (g) Structural landscaping around the perimeter of the settlement has been provided except where affected by the A428 dualling, and much of it has been transferred for management by the Cambridgeshire Wildlife Trust as a nature reserve. The strategic drainage system, incorporating the balancing lakes, has been provided. This contributes to the required informal recreation areas in the Country Park and the land reserved as possible golf course or country park. These, with the greenways, amount to 350 acres (142 hectares).
 - (h) Allotments have been provided between Lower and Great Cambourne and Upper Cambourne. These have been transferred to the Parish Council.

- (i) Serviced land for an ecumenical centre, health centre services, and burial ground has been provided. The first phase of Church building opened late in 2009.
- (j) Land and buildings for the Community Centre has been provided, and the Joint Services Building (Sackville House) includes the required provisions for a Library, Children and Family Centre and Health Centre.
- (k) The Fire Station and Police Station land has been provided. Although those services progressed with their own building programmes, such that the trigger points of 2200 and 2500 respectively were missed, the Police Station is now complete and operational, and work has now commenced on the Fire Station building.
- (l) The required small units on the business park have yet to be provided, however the planning permission included no trigger point for this.
- (m) The multi-purpose sports centre should have been provided by the completion of 2000 dwellings but because no operator could demonstrate that such an undertaking could be financially viable (and thereby ensure continuity of service provision) at that population threshold, the Council agreed to a deferral of completion. Permission was granted for a revised sports centre building and separate maintenance building incorporating changing facilities in Autumn 2010. Work on the sports centre started on site on 24th November 2010, with target completion by December 2011. Officers are monitoring this and an update will be provided.
- (n) Ecologists have been employed throughout the development, creating and implementing an ecological management plan, advising parcel developers and carrying out regular surveys of particular species in and around Cambourne.
- (o) Services and governance - The Management Liaison Committee and the Parish Council were set up at appropriate stages of the development of the new community, with the required assistance from the applicant.
- (p) Social Housing – 37 acres of free serviced land have been provided or allocated for 650 dwellings and to be provided by the Council through Housing Associations.
- (q) Affordable Housing – 250 dwellings provided by the Developers for low-cost sales (usually shared equity) for occupation by Council nominees.
- (r) Archaeological investigation – the whole site has been investigated, with additional site work as necessary.
- (s) A Design Guide was required by the S106 Agreement, and prepared and assessed at the Developer's cost, in parallel with the Masterplan.

Planning Policy

60. PPS3: Housing:

On 9th June 2010 the Government removed the requirement upon local authorities to have regard to the national minimum density for housing set out in paragraph 47 of PPS3. It argued that this policy has resulted in local authorities not having enough flexibility to set density ranges that suit the local needs in their areas - particularly for family houses. It re-issued Planning Policy Statement 3: Housing (PPS3) with the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47. Local authorities and communities are to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas. Local Planning Authorities and the Planning Inspectorate are expected to have regard to the policy in preparing development plans and, where relevant, to take it into account as a material consideration when determining planning applications.

61. *East of England Plan May 2008:*

The judgement in the recent case brought by Cala Homes in the High Court considered that the powers set out in section 79 [6] of the Local Democracy, Economic Development and Construction Act 2009 could not be used to revoke all Regional Strategies in their entirety. The effect of this decision was to re-establish Regional Strategies as part of the development plan. However, the Secretary of State wrote to Local Planning Authorities and to the Planning Inspectorate on 27th May 2010 informing them of the Government's intention to abolish Regional Strategies in the Localism Bill and that he expected them to have regard to this as a material consideration in planning decisions. It is proposed that a clause of the Localism Bill will enact that commitment. The Bill is expected to begin its passage through Parliament before Christmas, and will return decision-making powers in housing and planning to local authorities. Local Planning Authorities and the Planning Inspectorate have been advised by the Secretary of State that they should still have regard to the letter of the 27th May 2010 in any decisions they are currently taking.

- (a) **Policy H3: Provision for Gypsies and Travellers**
- (b) **Policy T1: Regional Transport Strategy Objectives and Outcomes**
- (c) **Policy T7: Transport in Rural Areas**
- (d) **Policy T8: Local Roads**
- (e) **Policy T9: Walking, Cycling and Other Non-Motorised Transport**
- (f) **Policy T13: Public Transport Accessibility**
- (g) **Policy ENV3: Biodiversity and Earth Heritage**
- (h) **Policy ENG1: Carbon Dioxide Emissions and Energy Performance**
- (i) **Policy ENG2: Renewable Energy Targets**
- (j) **Policy WAT3: Integrated Water Management**
- (k) **Policy WM6: Waste Management in Development**
- (l) **Policy CSR4: Transport Infrastructure**

62. *Cambridgeshire and Peterborough Structure Plan 2003:*

- (a) **P6/1 Development-related Provision**
- (b) **P8/10 Transport Investment Priorities**
- (c) **P9/8 Infrastructure Provision**
- (d) **P9/9 Cambridge Sub-Region - Transport Strategy**

63. *South Cambridgeshire Local Development Framework Core Strategy DPD 2007:*

- (a) **STa-k Objectives**
- (b) **Policy ST/2 Housing Provision**
- (c) **Policy ST/4 Rural Centres**
- (d) **Policy ST/11 Plan Monitor Manage**

64. *South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:*

- (a) **Policy DP/1 Sustainable Development**
- (b) **Policy DP/2 Design of New Development**
- (c) **Policy DP/3 Development Criteria**
- (d) **Policy DP/4 Infrastructure and New Developments**
- (e) **Policy DP/6 Construction Methods**

- (f) **Policy DP/7 Development Frameworks**
 - (g) **Policy HG/1 Housing Density**
 - (h) **Policy HG/2 Housing Mix**
 - (i) **Policy HG/3 Affordable Housing**
 - (j) **Policy HG/4 Affordable Housing Subsidy**
 - (k) **Policy SF/6 Public Art and New Development**
 - (l) **Policy SF/7 Underground Pipes, Wires, Fibres and Cables**
 - (m) **Policy SF/10 Outdoor Play Space, Informal Open Space and New Developments**
 - (n) **Policy SF/11 Open Space Standards**
 - (o) **Policy NE/1 Energy Efficiency**
 - (p) **Policy NE/3 Renewable Energy Technologies in New Development**
 - (q) **Policy NE/4 Landscape Character Areas**
 - (r) **Policy NE/6 Biodiversity**
 - (s) **Policy NE/9 Water and Drainage Infrastructure**
 - (t) **Policy NE/11 Flood Risk**
 - (u) **Policy NE/12 Water Conservation**
 - (v) **Policy NE/14 Lighting Proposals**
 - (w) **Policy TR/1 Planning for more Sustainable Travel**
 - (x) **Policy TR/2 Car and Cycle Parking Standards**
 - (y) **Policy TR/3 Mitigating Travel Impact**
 - (z) **Policy TR/4 Non-motorised Modes**
 - (aa) **Policy M/1 Plan Monitor Manage**
65. *South Cambridgeshire Local Development Framework Site Specific Policies DPD 2010:*
- (a) **SP/3 Cambourne**
 - (b) **SP/4 Cambourne Approved Masterplan and Design Guide**
66. *South Cambridgeshire Local Development Framework Adopted Proposals Map 2010:*
- (a) **Inset No. 14 Cambourne Map 4 of 4**
67. *South Cambridgeshire Local Development Framework Supplementary Planning Documents:*
- (a) **Open Space in New Developments SPD - Adopted January 2009**
 - (b) **Public Art SPD - Adopted January 2009**
 - (c) **Trees & Development Sites SPD - Adopted January 2009**
 - (d) **Biodiversity SPD - Adopted July 2009**
 - (e) **Landscape in New Developments SPD - Adopted March 2010**
 - (f) **District Design Guide SPD - Adopted March 2010**
 - (g) **Affordable Housing SPD - Adopted March 2010**
 - (h) **Health Impact Assessment SPD - Consultation Draft October 2010**
68. *Non-statutory guidance:*
- (a) **RECAP Waste Management Design Guide Draft Supplementary Planning Document February 2010**
 - (b) **Gypsy & Traveller DPD Issues & Options 2 Report 2009**
 - (c) **South Cambridgeshire District Council's Community Facilities Audit 2009**

69. *Circular 11/95 – The Use of Conditions in Planning Permissions:*

Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

70. *Circular 05/2005 – Planning Obligations:*

Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultation

Parish Councils

71. **Cambourne Parish Council –**

In a letter dated 12th September 2007 the Parish Council requested:

- (a) That its schedule of requirements in relation to Upper Cambourne be taken forward in order to reflect its concern for the sustainability of Cambourne as a whole and clarification of numbers.
- (b) It asked to be party to the Section 106 legal agreement in order to ensure the community has greater ownership and as the Parish Council has been established since the original agreement was entered into.
- (c) Community facilities should be provided at the beginning of development and not wait for artificial trigger points that are difficult to achieve.
- (d) Planning applications for additional facilities in the S106 should be made as soon as possible to avoid hold-ups.

The minutes of Cambourne Parish Council's meeting on 6th November 2007 recorded its recommendation:

- (a) It acknowledged the requirement for additional dwellings as set out in the LDF and national guidance.
- (b) It was concerned that there was insufficient information within the proposal to assess its feasibility of the proposal.
- (c) This application should not be used to right the shortfalls within the original Masterplan but the proposal should not make the situation worse.
- (d) It deferred making a recommendation until discussions and negotiations on the infrastructure, service and facilities have been concluded to justify the viability of increased numbers of dwellings in Cambourne.
- (e) It reaffirmed its list of items to be considered within the S106, with the inclusion of an item in relation to policing in Cambourne.

At its meeting of 7th September 2010 the Parish Council agreed its comments in relation to viability and resolved, without prejudice, that it would ask SCDC to consider the following in relation to the S106 agreement for the additional 950 dwellings:

Secondary Education:

Any funding earmarked for secondary education be used to fund a new secondary school in Cambourne or within an area bounded by the A428, A1198 and the Broadway and not towards enhancing an existing school out of Cambourne. This is to ensure that the interests of Cambourne residents are best served.

Maintenance Building:

It would agree to the contribution being removed if there is a legally binding undertaking to provide funding for the Maintenance building and changing rooms prior to the S106 for the 950 dwellings being agreed.

Enhancement of Great Cambourne Cricket Pavilion:

It would agree to the contribution being removed if there is a legally binding undertaking for MCA contribute towards the construction of the club room and changing facilities at the maintenance building and to the provision of a pavilion similar to that at Lower Cambourne on Great Cambourne cricket wicket prior to the S106 for the 950 dwellings being agreed.

Recycling:

It considers that an alternative proposal to relocate the existing recycling point at Morrisons and enhance it in a suitable central location is an acceptable approach. This could improve the appearance and access to the development of the High Street.

Arts:

It would like to see provision of lighting, staging and suitable storage at The Hub and a sum to promote art in Cambourne rather than additional pieces of art.

Rights of Way:

It considers that the work as part of the Masterplan identifying footpaths, bridle ways and cycle paths and how they link with the existing networks addresses this issue. Any residual funding left from the original S106 should be used to promote the links covering the whole of Cambourne.

On the 14th September it met to discuss its response to the amended planning application and resolved that the planning application be recommended for approval subject to the following conditions and requests:

- (a) The Council feels that there may be a design problem with the drainage system, resulting in the well-publicised flooding near the pumping station. Therefore until the Developers can prove to the satisfaction of the District and Parish Councils that the present drainage system is capable of coping with the existing and additional foul drainage discharge, Cambourne Parish Council is unlikely to be in a position to recommend approval of any large scale planning application. The District Council and Parish Council would have to be satisfied that any further application would not adversely affect dwellings lower down the drainage system.
- (b) That if the District Council were minded to resolve to grant planning permission this would be subject to the completion of a S106 Agreement in terms reasonably acceptable to the District Council as local planning authority.
- (c) That any outstanding elements of the original S106 for the 3,300 dwellings have a secure agreement for their construction as part of the new S106 to secure their provision in a timely manner.
- (d) There should be a clear enforceable timetable for the provision of commitments in the S106. The trigger points should clearly identify when the planning process is to be commenced to allow the trigger point to be met for the provision of the commitment.

- (e) That if the District Council were minded to resolve to grant planning permission this would be subject to the completion of a S106 Agreement in terms reasonably acceptable to the District Council as local planning authority.
- (f) That a realistic marketing strategy for the High Street be submitted to the District Council for approval prior to the first occupation of the additional 950 dwellings.
- (g) That the stretch of Brace Dein that runs between the Village Green and the Vine School be downgraded to a secondary road with suitable adjustment to the junctions. This is to improve the setting of the school and village green. This also will improve the road safety aspects, as it is the stretch of road on which the main entrances for the school are sited and where the playground and amphitheatre on the Village Green predominantly faces.
- (h) The masterplan should ensure that the cycle routes link up with the existing and give access to all the schools in and proposed for Cambourne.
- (i) The developers be requested to put pressure on BT, Virgin Media or other suitable service providers to improve broadband infrastructure in Cambourne so that the whole of Cambourne has access to high speed Broadband.
- (j) It re-affirmed its comments of 7th September 2010, above, in relation to S106 requirements and added:
 - i. Affordable housing within the additional 950 should be at approximately 30% in line with the existing development of Cambourne; and
 - ii. That there should be a contribution towards the Uttons Drove improvements within the S106.

At its meeting on 2nd November it resolved that the application be approved subject to the following conditions:

- (a) That the stretch of Brace Dein that runs between the Village Green and The Vine School be downgraded to a secondary road with suitable adjustment to the junctions. This is to improve the setting of the school and village green. This also will improve the road safety aspects, as it is the stretch of road on which the main entrances for the school are sited and where the playground and amphitheatre on the Village Green predominantly faces. It noted that Brace Dein's current status as a primary route is due to capacity requirements for school traffic and that the developer is open to a review of the road hierarchy here using the new guidelines 'Manual for Streets 2', which allow downgrading of existing routes. The review could be conditioned and conducted once the 950 outline planning consent is given.
- (b) That a note be added to the next D&AS revision regarding the provision of broadband. The intention is that MCA will assist CPC in securing an improved broadband service across Cambourne, whether it be BT or Virgin Media.

At its meeting on 16th November 2010 it considered additional information forwarded to it and noted the following:

- (a) References to the 'Town Centre' should be amended to 'Settlement Centre' within the Cambourne Marketing Strategy.
- (b) The Health & Safety Assessment should be amended to incorporate amendments to certain wordings listed.
- (c) Energy and Renewables Report should be amended, changing the target for carbon reduction from 10% to 25%.

72. Bourn Parish Council –

In a letter dated 18th October 2007 it raised the following concerns:

- (a) Inadequate infrastructure;
- (b) Lack of suitable employment in Cambourne for existing and new residents;
- (c) Traffic generated will be detrimental to the local area;
- (d) Sewerage system may not cope; and
- (e) Lakes are not sufficient in number /size to handle new surface water. Two lakes are missing.

In a letter dated 22nd February 2008 it commented:

- (a) The original Masterplan remains valid regarding the exclusion of all vehicular traffic onto the Broadway.
- (b) It unanimously rejected the possibility of relaxing for a specific class of vehicle or type of junction onto Broadway.
- (c) It noted previous occasions this had been reviewed including April 1993 proposals, April 1996 Planning Committee and in November 1996 when the Masterplan was amended to delete reference to an emergency access link to the Broadway.
- (d) It felt that a planning condition could not guarantee future access arrangements.

In its comments received on 30th September 2010, the Parish Council objects on four grounds including sustainability, housing, transport and flood risk:

Sustainability:

- (a) Notes that Cambourne has potential to become a sustainable development due to the easy access to facilities.
- (b) It considers that there is a severe lack of employment opportunities within Cambourne, and so fails to meet the criteria of PPS1.
- (c) It questioned the figures for employment within the Design and Access Statement, which appears to be around 1600 rather than 5000.
- (d) It queries the number of vehicle trips resulting from employment provision and states that 1800 additional journeys will be created if no additional employment is provided in Cambourne otherwise people will have to travel for work.
- (e) It questions the statement that 70% of the working population is employed in managerial, professional or technical occupations, as this is far greater than the district and regional average.

Housing Assessment:

- (a) The abolition of national housing density standards and regional housing targets are material planning considerations.
- (b) 37.5 dwellings per hectare exceeds the level set in policy HG/1 and will alter the pattern of development between Upper Cambourne, Great Cambourne, Lower Cambourne, and surrounding villages such as Bourn and Knapwell such that it will not feel like a village in terms of character.

- (c) Density and nature of the development will have a negative impact on the wider countryside and landscape. It notes that views into the site on the approach to Bourn are extensive and would have a detrimental effect on the environment.
- (d) In the first phase of development Cambourne has progressed from traditional to contemporary style of buildings, with plainer features. So far this has resulted in lower standards and “identikit housing with a distinct urban feel”. Illustrative sketches suggest a further decline in standards.
- (e) Further development should uphold the high standards of design and landscape achieved in the rest of Cambourne, employing the local building and vernacular traditions of South Cambridgeshire.
- (f) Contemporary architecture should be of a high standard, imaginative and sympathetic rather than bland and utilitarian.

Transport Assessment:

- (a) There should be no link to the Broadway. The Planning Inspector, Secretary of State and SCDC Planning Committee rejected this in the 1990s.
- (b) It does not accept that there is a justified need for a bus link in planning terms and notes that no evidence of a change in policy has been given or explanation of how these relate to the proposal.
- (c) No evidence has been given to suggest that the bus will be used less, that travel times will be longer or that the service is less attractive for it if no link to the Broadway is provided.
- (d) Lack of a physical barrier within the Broadway junction design to prevent vehicles from accessing it.
- (e) A planning condition restricting access to buses and cycles only offers it no comfort at all.
- (f) A bus link would inevitably open up a link for all vehicle types and increase the likelihood of development on Bourn airfield.
- (g) The proposed junction point is dangerous as it is within a 60mph area.
- (h) Cambourne was intended as a stand-alone community and the psychological impact of being linked to the new settlement is not acceptable.
- (i) It is vehemently opposed to any link between Upper Cambourne and the Broadway.

In its letter dated 4th November 2010 the Parish Council noted that:

- (a) The amendments have not addressed any of the issues it raised previously, particularly the link to Broadway.
- (b) Still no justification for the link to the Broadway has been given, which is not driven by traffic considerations, as the Design and Access Statement notes no objection from the highways authority.
- (c) It is the responsibility of the applicant to reference current planning policy in support of the bus link and state how this changed since previous decisions.
- (d) The Parish Council has reviewed policy itself and found no such changes.

In its letter dated 24th November 2010 the Parish Council raised no additional comments.

73. Caldecote Parish Council –

In its comments dated 2nd November 2007 recommended refusal on grounds of:

- (a) Lack of basic infrastructure, particularly primary and secondary schools.
- (b) A fourth primary school and a secondary school are essential to avoid an unacceptable number of buses being necessary for school transport.
- (c) Insufficient provision for medical services.

- (d) Insufficient provision for disposal of foul waste.
- (e) Insufficient provision for public transport, it is too far from the train service and there insufficient car parking at the nearest station 10 miles away.

In its letter dated 17th September 2010 it registered its continuing concerns regarding the effect of the proposal on:

- (a) School provision, especially secondary level;
- (b) Infrastructure including medical services, drainage and foul waste disposal;
- (c) Traffic on the former A428 and insufficient provision for public transport; and
- (d) Wildlife.

74. **Caxton Parish Council –**

On 8th November 2007 it recommended refusal, its concerns being:

- (a) It is over and above the 3,300 homes originally planned;
- (b) 40% of the houses are proposed to have 4-5 bedrooms;
- (c) It is not a sustainable town and 51% of journeys are out of Cambourne;
- (d) Existing infrastructure should be brought up to standard for the number of homes already built before further permission for 950 homes is sought;
- (e) Facilities originally proposed have not been completed;
- (f) Impact in terms of traffic through adjoining villages;
- (g) Underestimation of demographics in terms of school provision.

Comments received on the 16th September 2010 noted its concerns over:

- (a) The lack of infrastructure to support this additional development;
- (b) The additional traffic that will be generated, including heavy vehicles, particularly during construction; the inadequate provision for schooling in the area, which is already under great pressure at both secondary and primary levels;
- (c) The poor provision of social infrastructure, which will inevitably have a detrimental effect on the amenity and quality of life of existing residents both in Cambourne and surrounding villages.

On the 12th November 2010 it further commented, recommending refusal because:

- (a) It is over and above the 3,300 home originally planned;
- (b) 40% of the houses are proposed to be 4-5 bed homes;
- (c) It is not a sustainable town, as 51% of journeys are out of Cambourne;
- (d) Existing infrastructure should be brought up to standard for the number of homes already built before a further 950 homes is sought;
- (e) Facilities that were initially proposed have still not been completed;
- (f) Impact in terms of traffic, including that through adjoining villages;
- (g) Concern over existing underestimation of demographics in terms of provision of schools.

75. **Comberton Parish Council –** commented on the 5th November 2007 that:

- (a) Cambridgeshire Constabulary has advised it that Cambourne is the reason for increased anti-social behaviour in Comberton.
- (b) It welcomes any development of Cambourne that promotes sustainable and sensitive development of the overall community.
- (c) Any additional development must ensure that sufficient amenities to support local residents in Cambourne, particularly schooling are provided

- (d) Authorities should be use “joined up thinking” in relation to proposals to develop infrastructure in other villages to ensure that they are cognisant of the developments in areas that would potentially feed into schools, either Comberton or Cambourne, and that double counting is not involved.
- (e) It seeks that Cambourne and any villages proximate to it that may be impacted by antisocial behaviour incumbent with any development are minimised at the outset, by design, and paid for in full for all future residents for at least the next 20 years.
- (f) It recognised that the upgrade to the A428 means that much of any new development can feed smoothly into local transport links but that the A14 and M11 are already at breaking point, so any new development must consider the impact on all the local infrastructure and include reasonable and proportionate costs of upgrade.

76. Eltisley Parish Council –

On the 13th November 2007 made no recommendation, commenting:

- (a) It is concerned about increase in traffic movements on the A428 resulting;
- (b) Subsequent impact from traffic on local population’s health, which is worse if traffic is queuing or there are accidents.
- (c) It is concerned about the extra pressure on surgeries and hospitals.

On the 11th October 2010 it again made no recommendation but commented:

- (a) It is concerned about increase in traffic movements on the A428 resulting;
- (b) Subsequent impact from traffic on local population’s health, which is worse if traffic is queuing or there are accidents.
- (c) It is concerned about the extra pressure on surgeries and hospitals.

77. Elsworth Parish Council –

In a letter dated 6th November 2007 it commented:

- (a) It recommends approval if measures to reduce and control the increased traffic flow, that will inevitably be generated, are provided as the village has greatly suffered from increased traffic as a result of Cambourne to date and is experiencing ever increasing traffic through rat running.
- (b) Additional traffic calming measures and a reduction in the speed limit to 20 mph within the village are required. These should be a condition of planning approval, otherwise it recommends refusal.

78. Hardwick Parish Council –

In a letter dated 13th September 2010 it noted that:

- (a) It has grave concerns about the added pressure on the existing school.
- (b) Further development of Cambourne on such a scale should not be permitted unless it includes the provision of at least two more primary schools and a secondary school.

79. Knapwell Parish Council –

In comments dated 19th November 2010, recommends refusal, noting that:

- (a) It prefers that any expansion to be south of the old A428.

- (b) Any expansion puts pressure on local roads and services.
- (c) It is concerned that previous phases have led to drainage problems and possibly increased crime.

South Cambridgeshire District Council Consultees

80. **Urban Design Team:** comments are summarised:

Background:

The applicant has so far undertaken four pre-app meetings with the Joint Urban Design Team.

Vision:

- The concept of Upper Cambourne as a self-contained village 'edge' is well supported, however the vision needs to be expanded on
- The idea needs further development to provide a comprehensive 'Vision' for Upper Cambourne linking the numerous and lengthy objectives and explaining how these respond to the original masterplan and Terry Farrell Design Guide for Cambourne (1995).
- It notes that the renewables figures have been limited to a bare minimum of 10%, showing no commitment to rising above this benchmark.

Design and Access Statement:

- The applicant has made continuous efforts in improving the scheme through joint discussions held at various stages that has now resulted in a much-enhanced Design and Access Statement and set of Parameter Plans for the Outline approval stage.
- There are a few minor concerns within the D&AS document that need refinement, as it will inform the basic structuring elements of the proposed development.
- Amongst others these will include references to minimum width of garages as 2.8 m and the Movement Network Hierarchy and the Route Matrix.
- The Design and Access Statement now clearly sets out the Climate Change aspects of Utilities/Services; Phasing and Construction Access, which it appreciates.
- It commends the replacement of 'Home Zones' with a tertiary street layout
- The Design and Access Statement has improved in terms of showing examples of the approximate layouts and to determine feasibility of the proposed block sizes and resulting areas for parking and other infrastructure.
- In addition to the information submitted with the original submission dated August 2007, the current D&AS (October 2010) now includes clear details on site boundary, Design Briefing Documents, statutory consultation, movement network hierarchy, car parking, block depths, net density, frontage treatments and Character Zones.

Parameter Plans:

- Revised parameter plans have now been provided after suggested amendments and text.
- A scaled version of the 'Strategic Masterplan' is also provided at A1 size that helps better comprehend the proposal of this scale and size.
- The Southern area of the block layout was rather fragmented and illegible at first. This has been improved and developed through continuous design discussion. The South Eastern part (**Area 1**), North Eastern part (**Area 2**),

South Western part (**Area 3**); have been reconfigured as suggested to achieve active fronts and private secure backs.

- It is pleased that the parcels indicated on the layout plan have now been tested to ensure they could accommodate back-to-back housing as requested; this entails a minimum width of 42.0 metres as per urban design principles.

Parking:

- Parking is on an average two spaces per unit mainly on plot for the houses.
- Through experience at Cambourne and other best practice guides it supports this and would like to maximise on-plot and on street parking throughout the development.
- Only parking for flats is to be provided in parking courts, and is appropriately screened from public views and made attractive with the use of adequate soft landscaping.
- Any use of parking courts other than in provision for flats should be avoided.
- More on-street parking should be designed into streets and the design layout should encourage the use of carports and undercroft parking across the development.
- Examples of parking approaches based on unit type should be included in future Briefing documents.

Character Areas:

- Initially the idea proposed for engaging variety into the development was by proposing 16 character areas. This was felt to be too diverse for this size and stage of development.
- These have now been replaced with three key character areas, being the Village Heart; Woodlands and the Meadows which is appropriate to the scale of the existing Masterplan.
- This series of three dominant zones helps create a sense of place and enhances legibility with defining characteristics for each area which tries to impart a certain level of distinction through materials, built form and detailing. This subtle distinction allows for the seamless change of character that is required and suitable for a Village character.
- More detailed guidance on the character areas will be provided within the briefing documents on a phase by phase basis.
- The briefing documents needs to be formally agreed with the Council's Urban Design Team on each phase, before submission.

Utility and Services:

- There has been little information on the design parameters for the delivery and construction of utilities like substations, lighting columns, street furniture, bins storage, satellite dishes, gas, water and electrical mains for individual dwellings.
- Any arrangement detrimental to the public realm should not be permitted.
- Further guidance on this needs to be included in future Briefing documents for the phases. Careful consideration should be paid to the setting of grills, vents, pipe work etc to ensure building facades are not clustered.

Sustainability:

- It recognises the ambition to achieve initially the EcoHomes/BREEAM 'very good' standard and progress to higher Code for Sustainable Homes standard as the scheme is built.

- It welcomes the aim to minimise the environmental impact of the development and mitigate climate change. This includes a linked network of swales and ditches, orientation of streets, single wind turbines, solar water heating, Gas CHP, ground source heat pumps, biomass heating and rainwater harvesting through water butts.
- There is the potential for this masterplan to become an exemplary sustainable housing development and this needs to be explored further through detail design.
- Some reference to 'Building for Life' has been included but further information in accordance with the SCDC 'Building for Life Checklist' is requested.

It concludes that:

"Overall we appreciate the principles underpinning the design of the site. In our view, the design layout offers a basic diagram and shows greater clarity of thought about the disposition of the uses, desire routes and landscape integration. The Character Areas have significantly improved to address and resolve our concerns about density, connecting routes, block sizes and achieving sustainability on site. With the aforementioned minor amendments to the D&AS, the Urban Design Team supports the development".

Officers will request these changes to the Design and Access Statement prior to the issuing of planning permission.

81. **Partnerships Project Officer** – has been involved in discussions throughout regarding the mix of affordable housing units and tenure split across the site with the aim of meeting SCDC policy requiring 40% of housing to be affordable subject to viability. The Design and Access statement identifies a market housing mix, which should be the mixed used to test viability.

The Council's Affordable Housing SPD suggests that in order to create mixed and balanced communities, affordable housing should be in small groups or clusters typically of 6 to 8 units. Although the application discusses dividing the site up into separate development parcels, it is unclear how big the development parcels will be or how they will be delivered.

All affordable housing should meet the relevant Homes and Communities Agency design and sustainability standards. The affordable housing mix should mirror the market housing mix, with at least 2% being fully wheelchair accessible.

The application also makes no mention of Gypsy and Traveller provision, or other forms of market housing, such as self-commissioning, homes that would be suitable for either older people, or people with disabilities.

82. **Ecology Officer** – originally commented in 2008 that the ecological data supplied with the application needed to be amended to reflect impacts upon habitats during various stages of development; increased impacts upon habitats by virtue of increased population and therefore the need for ecological monitoring and future management of the population to avoid stress to existing green space.

He has raised no objections to the latest amendments.

83. **Landscape Design Officer** –comments that:

- (a) The ideas and text are good – lots of natural open space greenways flowing into development areas, taking advantage of the long views to the south and west – but illustrations show that these aspirations may be difficult in some areas.
- (b) Open spaces are likely to shrink from those shown, so areas where foundation depths need to be deeper to accommodate large trees need to be identified now.
- (c) More attention needs to be given to the development edges and connections. Good design is needed which hasn't always happened in other areas.
- (d) The major landscape features, particularly the setting of the lake, are important and should be made a priority. Careful design required.

84. **Team Leader (Principal Lead for Environmental Sustainability & Climate Change)** – comments are summarised below:

From November 2010:

- (a) Renewable Energy Assessment (REA) fails to meet the requirements of Policy NE/3 (Renewable Energy Technologies in New Development) and is misleading regards fulfilling NE/1 (Energy Efficiency).
- (b) The developer registered the scheme prior to October 2010, and therefore would be covered by lower standards of 2006 Building regulations in respect of carbon emissions factors, downgrading and/or skewing the extent of deployment of renewable energy technologies across the dwellings.
- (c) Code for Sustainable Homes (CfSH) Level 3 will require development to achieve a 25% reduction in CO₂ emissions over 2006 Building Regulation, but REA appears to use this to mask additional 10% reduction required by Policy NE/1.
- (d) The technologies proposed are welcomed, although he queries whether these can be relied upon to actually be delivered and/or be as effective as suggested in documentation (for example wind turbine would need modelling work to establish if it would work efficiently).
- (e) Before finalising the indicative energy strategy, a detailed feasibility study and microclimate analysis should be undertaken to determine implications for local environment and building form/layout. He makes a number of recommendations that the strategy should include, in order to inform design process, provide a tangible departure point for method statements at reserved matters stage, and provide confidence that sustainable energy policy standards will be achieved across the site.

Additional comments from March 2010:

- (a) In respect of climate change, water conservation measures have been covered to a degree, but influence of prolonged heat-waves and resultant heat-stress need greater coverage.

85. **Development Officer (Principal Lead for Community Infrastructure)** – welcomes the contributions to be made to extend existing facilities and would like to see greater consideration given to the involvement of:

- (a) Young people particularly with consultation.
- (b) How developers will work to facilitate social integration.
- (c) How developers will encourage new business and increase existing business.

86. **Development Officer (Principal Lead for Sport and Leisure)** – comments summarised as follows:

- (a) Queries the nature of some sports provision proposed on Upper Cambourne village green, confirming that this is classified under policy as informal open space rather than formal sports pitches.
- (b) Extension to main playing fields for junior pitches adjacent to Monk Drive is welcomed, specifications for which will need to be agreed.
- (c) Is pleased to see applicant has followed advice regarding recommended way to meet shortfall, which would be to convert one of the existing sports pitches to an Artificial Turf Pitch ('ATP'), with allowance made for commuted maintenance sums to Parish Council. Costs approximately £500,000 plus fees for initial provision.
- (d) Confirms that Open space provision is satisfactory.
- (e) The formal play area on Upper Cambourne village green is smaller than required by SCDC guidance (by approximately 100m²). Welcomes the inclusion of the Neighbour Equipment Area for Play ('NEAP') close to the sports centre.
- (f) Overall would require more detail for play areas before construction commences.

In respect of the November version of the H.I.A. comments:

- (a) Notes that a number of corrections are required.
- (b) Queries the recommendation that a community liaison officer be employed, noting the work of the current community development worker employed by Cambridge Housing Society at Cambourne
- (c) Notes that the welcome pack produced by the District Council is currently being updated it would be timely for discussions about content to start now.

87. **Development Officer (Principal Lead for Arts and Culture)** –

A sum of £150,000 has been offered to Cambourne Parish Council ('CPC') for arts related activities and facilities. A condition is recommended requiring the agreement of an arts delivery plan prior to commencement of development on site, and arrangements for support and monitoring of the process. He also makes recommendations regarding payment triggers, related to occupations and annual dates.

88. **Environmental Health** – has commented throughout the life of the application raising comments regarding the following items:

- (a) Hazard Management – to manage the site throughout the construction phase of development. They have requested a number of measures to be incorporated either through condition on the outline or any subsequent reserved matters consent.
- (b) Waste and recycling – requiring provisions, including financial arrangements, to be made for domestic bins, communal recycling facilities, dog and litter bins.

A completed RECAP Waste Management Design Guide Toolkit has been submitted to the Authority. Comments on this are awaited and will be reported as an update to members.

Health Impact – various discussions have taken place regarding the need for a Health Impact Assessment to address noise from adjacent noise sources and those arising from the development, and other public health impacts. The document has recently been received. Comments on this are awaited and will be reported as an update to members.

External Consultees

90. **Cambridgeshire County Council - Head of New Communities** – Cambridgeshire County Council has been involved discussions throughout the lifetime of the application. As the principal provider of education, community facilities, such as libraries and waste management, and public rights of way and transport in the region, it has analysed the impact that the proposed development would cause for its areas of responsibility. Its comments and position are summarised as follows:

STRATEGY FOR EDUCATION - CAMBOURNE

Primary Education:

The additional 950 dwellings will require additional primary school accommodation. The projected peak primary school population (for 4,250 dwellings) will reach 8 Forms of Entry (FE) and is projected to level off for the long term at 6.4 FE. In the medium term the County Council is delivering and planning for accommodation for the 3,300 dwellings currently permitted and sufficient accommodation for the 4,250 if planning permission is granted.

The strategy for education is set out below:

Need – Existing 3,300 Planning Permission

The primary education need for the 3,300 planning permission is 1,260 places or 6 forms of entry (6FE). A primary form of entry is 1 class per year group for the 7 years that children attend primary school. Therefore, 1 form of entry is 210 primary children.

At present (December 2010) Cambourne only has capacity for 1,020 places (see below table).

| School | Capacity |
|-------------------------------|-----------------|
| The Vine | 420 |
| Monkfield | 420 |
| Jeavons Wood (Modular School) | 180 |
| TOTAL | 1,020 |

The County Council is required to provide a primary school place for children of primary school age and whose parents want their child educated in the maintained sector. Therefore, the County Council needs to increase primary education capacity at Cambourne in order to accommodate the expected numbers of children from the existing 3,300 planning permission. In order to achieve this, the County Council and the Cambourne Consortium have agreed the transfer of a site to the County Council for use as the permanent location for the Jeavons Wood 420 place Primary School. Land transfer contracts should be exchanged before the end of December 2010 and the County Council intends to start building as soon as possible following the transfer.

On completion of the new 420 place permanent Jeavons Wood Primary School building, the primary education accommodation in Cambourne will be:

| School | Capacity |
|--|-----------------|
| The Vine | 420 |
| Monkfield | 420 |
| Jeavons Wood (permanent building & site) | 420 |
| TOTAL | 1,260 |

Need – Existing 3,300 Planning Permission + 950 Application

With the 950 application, Cambourne will eventually have a total of 4,250 dwellings.

On an assumption of 200 dwelling completions in Cambourne per year up to 2018/19, a peak of 1,680 (8FE) primary aged children will require schooling in Cambourne from 2016 to 2018. If the build rate were lower at 150 completions per year, the peak of 1,680 would still be reached, but would be expected to only last for 1 year instead of 3 years.

Following the completion of the 420 Jeavons Wood Primary School building, the County Council will still need to provide additional accommodation for 420 (2FE) primary aged pupils in order to meet peak demand.

Primary Education Accommodation to meet the demands of the peak

The County Council is considering a range of options for how it can meet this demand. These options could include one or more of the following:

- Permanent 4th Primary School to be located elsewhere in Cambourne (site to be transferred by the Cambourne Consortium);
- Extension(s) to the existing schools;
- Continue use of the 180 place modular school;
- Additional temporary accommodation to be placed at the existing schools;
- Use of another building (e.g. Business Park);
- Part use of the new secondary school.

The above are potential options and no formal decision can be taken without the options being fully considered and consulted upon.

A revised capital programme, which will include the preferred option or combination of options, will be approved by the County Council in February 2011. Options for making the additional provision required in Cambourne will be considered in the context of the current review of the programme and, in particular, their affordability.

Public consultation on the option(s) will take place in the spring of 2011.

Primary Education Accommodation after the peak

Following the peak, numbers of primary school children will settle and gradually start to decline. The longer term requirements (2025 and beyond) for primary education in Cambourne are estimated at 1,344 places (6.4 FE). The County Council will need to determine what primary school provision will need to be made at Cambourne in

the longer term as this will influence current thinking around the provision of accommodation and the procurement of a provider for the additional places required.

SECONDARY EDUCATION

Proposed Cambourne Secondary School

The County Council's preferred option to meet the demands of the eventual 4,250 dwellings is to provide a new secondary school at Cambourne. Work already undertaken on the procurement and delivery of the Secondary School has begun and Officers have:

- Undertaken a parental survey in Cambourne. The closing date for survey responses was 19th November 2010;
- Looked at building options, in order that the school provision might be constructed as cost-effectively as possible;
- Explored all available funding routes, given the funding constraints that apply at present;
- Sought to progress the Cambourne site acquisition discussions.

The outcome of the above work is being considered in the preparation of the capital programme to be approved by the County Council in February 2011.

OTHER COUNTY MATTERS

Sackville House is where the Cambourne GP Surgery, the Cambourne Library and office space for public service staff such as Education Welfare Officers and Parent Support Workers can meet clients and provide direct services. A part of Sackville House is currently used by the County Council Trading Standards Service.

Existing bus services are provided between Cambourne and Cambridge. Residents also use the St. Neots to Cambridge service that calls in at Cambourne. Public Transport Officers at the County Council advise that currently Monday to Friday peak hour services are nearing capacity and this will be exacerbated by the building of the remaining 3,300 houses and further exacerbated by an additional 950 dwellings. The main operator of services (Stagecoach) shares this view.

Initially the Council raised an objection to the application on the grounds that the S106 supporting the application was inadequate. In 2008 the County Council had set out its S106 requirements, which the developers had initially failed to acknowledge. Since that time there have been a number of discussions involving the County Council and other partners in relation to the economic viability of the proposals.

In light of the viability appraisal of the proposal, it has therefore been necessary to reconsider the overall package.

Discussions over the past few months have resulted in a refinement of the County Council's S106 requirements. The refinement has reduced the financial total of the S106 requirements, which has assisted with the issue of the development viability. Although the total contributions that would be made to the County Council are reduced under this revised package, the Council are firmly of the view that the reduced amount, if secured, will not have any negative impacts on the County Council's ability to deliver its statutory duties at Cambourne.

To provide security for the County Council's S106 contributions, it is recommended that a Parent Company Guarantee on the developers of the site should be obtained.

The Parent Company Guarantees are expected to be with Bovis Homes Limited and Taylor Wimpey UK Limited. A financial appraisal has been conducted of both companies and it has been concluded that both are large enough to provide sufficient guarantees to cover the County Council's S106 contributions.

The sums sought in the Head of Terms for the S106 are outlined in the following table:

| | Requirement | Sums Sought |
|----|--|--------------------|
| | | |
| 1 | Secondary Education | £5,429,744 |
| 2 | Post 19 Learning Facility | £0 |
| 3 | Early Years Provision | £456,080 |
| 4 | Primary Education | £4,775,000 |
| 5 | Library Extension | £151,200 |
| 6 | Public Transport | £0 |
| 7 | Modifications to junction of Broad St and High St | £65,000 |
| 8 | Traffic Island; Traffic Regulation Orders (TROs) and Public Consultation | £40,000 |
| 9 | Rights of Way | £0 |
| 10 | Archaeology Displays | £0 |
| 11 | Waste | £140,799 |
| | | |
| | TOTALS | £11,057,823 |

91. **Cambridgeshire County Council – Cambridgeshire Archaeology** – has confirmed that the site was subject to archaeological evaluation in 2003. No further site works are considered necessary in mitigation of the proposed development.
92. **Cambridgeshire County Council - Countryside Access Team** – commented (in 2007) that with an increase in housing density it is even more imperative that rights of way access is achieved. It is important to ensure that all internal paths are adopted as part of the scheme, to avoid paths that can be used by the general public having no recorded status, and it is also important that cycleways are segregated from footpaths and that mixed use routes are avoided to ensure public safety.
93. **Cambridgeshire County Council - Local Highway Authority** – has previously been involved in discussions regarding highway impact, including the principle and design of the proposed bus link out onto the Broadway. They have outlined technical requirements of any such access, should the intention be for the bus link to be offered for adoption.
94. The LHA team, however, was reserving its general position in respect of highways matters, pending the outcome of discussions between the developers and the Highways Agency. Financial considerations form part of the Head of New Communities' comments, outlined above. Further comments, since the Highways Authority's comments were received in November, have yet to be received. Any update will be reported to members.

Officers will seek confirmation that the LHA has reviewed the Highways Agency's comments, below, and that it has no further concerns. An update will be provided.

95. **Highways Agency** – previously (in 2008) requested a number of modelling road measures be undertaken with regard to assessing the impact of the development upon the A428 trunk road, and sought the implementation of a Travel Plan to encourage public transport usage, walking and cycling to mitigate the effects of increased numbers of car users through a number of measures, including marketing, incentive schemes, monitoring and review processes.

Subsequently, in November 2010, the Agency confirmed that it is satisfied that the development will be acceptable in terms of its traffic impact subject to a TR110, directing that conditions of consent should be imposed requiring that no development shall be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority, including mechanisms for implementation and monitoring.

96. **Sport England** – comments are summarised, below:

- (a) Overall support for outline proposals. The revised plans make some significant changes to sports provision for Cambourne including:
 - i. Replacement of one existing grass pitch with an Artificial Grass Pitch ('AGP'); and
 - ii. Inclusion of unmarked formal pitches on the village green.
- (b) The AGP has presumably been put forward to meet an identified need for such a facility and overcome a shortfall in calculated outdoor sports provision. The projected population for Cambourne would generate demand for a 1/3 of a full-size synthetic sports pitch. However, Cambourne's young population demographic means it is likely to be more active than average; and the facility would generate demand from surrounding villages. Consideration should be given to surface finish, to ensure avoiding duplication with nearby facilities.
- (c) It agrees that it makes sense to concentrate sports facilities at the existing sports hub, and note that an additional area of 1.4 ha will be provided. They have requested that consideration be given to marking out this area for mini-pitches for Under 10s, relieving the likely pressure for potential over-use of primary school playing field, given projected shortfall in overall sports pitch provision set out in the Design & Access statement.
- (d) It also supports the commitment for additional changing provisions being provided on the existing sports pitches to meet increased demand.

97. **Wildlife Trust** – has previously commented that it would like to see measures introduced through condition or S106 obligations to encourage new residents to become members of the Trust, to support the costs of ongoing maintenance of green spaces within the village, for which the Trust is responsible. It considers that additional residents will create additional burden upon those spaces.

It has expressed its disappointment that, following negotiations, the heads of terms for the S106 agreed do not include provision for this.

98. **Natural England** – comments, in summary, that there are no points of concern with the application. Specifically it notes that: there are no sites subject to statutory designation likely to be affected by the development; standing advice can address the impact upon protected species; and landscape and visual amenity have been adequately considered. Further it welcomes the intention to extend surrounding green space into the development through inclusion of greenways.
99. **Shared Churches Ely** – wishes to ensure that new houses are provided without sacrificing a high quality environment and, therefore, any future expansion of Cambourne should be eco-friendly. It is also concerned about the pressure an increasing population will place on the existing Church Centre building. It would seek capital support via a S106 agreement to fund a planned expansion of the church to meet the needs of the growing community.
100. **Cambourne Church** – comments that timing of delivery of community infrastructure is important for the community development of Cambourne and that this should be reflected in Upper Cambourne's development. It also makes comments that the eco-friendly element of development in Cambourne is not strongly apparent and should be in future development. Further it also expresses a desire that housing density does not serve to obviate the need for a high quality development akin to the rest of Cambourne. Finally it also raises concerns about the pressure an increasing population will place on the existing Church Centre building. It would seek capital support via a S106 agreement to fund a planned expansion of the church to meet the needs of the growing community. Based upon a receipt of £1,135,000 against the original 3,300 houses in Cambourne, it has requested a further £326,000 from the additional 950 proposed, citing that £400,000 is required to build the planned expansion of the existing Church building.
101. **Cambridge Housing Society** – commented (in June 2007) that in its experience there is a need for the developers to recognise the important role that community development plays in the formation of a new settlement. During the development of Cambourne, so far, there has been some hostility experienced between owner occupiers and social housing tenants. Community development helps to overcome such issues.
102. **The Consortium of Housing Associations** in Cambourne has been funding a number of social capital projects, including through the employment of a Community Development Co-ordinator. It has estimated that the cost of providing this service has cost approximately £45-50,000 per annum. It would like to see S106 contributions pay for some or all of this provision, to secure the permanency of the role into the future. It would also wish to see the role provided before the dwellings are built, to enable the first additional residents to benefit from the service.
103. **Civil Aviation Authority** – commented (in 2008) that any wind turbine development has the potential to impact upon aviation-related operations. An impact assessment would be required if such a development was to be pursued. Issues to consider would include:
- Consultation to establish activities on nearby airfields;
 - Need to install aviation obstruction lighting;
 - Design and finishing of any turbine(s);
 - Need for any large structure to be plotted on CVAA aviation maps.
104. **CABE** – commented on the scheme, as originally submitted, in February 2008. At that time it raised the following concerns/comments:

- Considered that limited information had been submitted. At a minimum, scheme should include information on the proposed form, height, layout and massing of the development. It does not believe the parameter plans will translate into a Masterplan that will work.
- That valuable lessons are to be learnt from developing Lower and Great Cambourne. There is no evidence that the proposed Masterplan has tried to address these issues.
- It recognises how the detailed work on grids and blocks, open spaces, public transport and so on has informed the shape of the plots. However, it is concerned that development on plot-by-plot basis may not equate to acceptable or comprehensive development, risking the entire Masterplan, becoming illegible and convoluted.
- As well as looking at character areas, it is important that streets and spaces are thought of as a network.
- Lower and Great Cambourne have been criticised for being a jumbled assortment of different character areas. There is no evidence to suggest Upper Cambourne will be different. It is not clear, for example, how the sub-division of plots coincides with the character areas.

Since the above comments have been made, the application has been amended on several occasions. CABE has been unable to provide the Authority with further comment, due to resource issues at present. Please refer to SCDC Urban Design team for analysis of most recent submissions.

105. **Environment Agency** – has been involved in numerous discussions regarding foul and surface water drainage throughout the life of the application. Its comments (as at October 2010) are summarised as follows:

- Does not object to the proposals, in principle, but requires a number of issues to be resolved prior to formal determination:

Foul Water Drainage – It is not in a position at present to agree a solution for increased discharge from the Utton's Drove Waste Water Treatment Works. Anglian Water has recently reiterated its concerns regarding this issue. The Agency will work closely with Anglian Water to progress the matter. It objects to any new development to connect to the Treatment Works until the matter is resolved.

Assuming Foul Water concerns can be resolved, the Agency would make the following recommendations/comments:

- (a) The applicant, in association with Anglian Water, will need to provide further information demonstrating that the proposed development can go ahead without posing unacceptable flood risk and/or risk of pollution to the water environment.
- (b) It suggests that this could be achieved by the imposition of a number of planning conditions requiring the submission of foul and surface water drainage schemes, including sustainable drainage principles and timing/phasing arrangements, to be submitted and agreed prior to the commencement of development on the site and that the works to Uttons Drove Waste Water Treatment Works, or an appropriate alternative scheme, have been fully implemented prior to the occupation of the development.

- (c) It comments that infiltration of ground or surface water has occurred in the existing Cambourne foul water drainage system. A new system must have better monitoring during installation to avoid the same issues in future.
- (d) Reference to the relevant Water Cycle Study ('WCS') should be included, which looks at all proposed development in the wider area and seeks to establish a strategic approach to disposal.
- (e) It is essential that the wider drainage issues associated with development at Cambourne are resolved and solutions implemented prior to additional properties being connected to the existing system.

There are no Water Licensing objections. However, it makes recommendations regarding water conservation measures being undertaken within properties across the development within individual homes and gardens.

Waste – development and property designs should incorporate suitable bins storage and collection features. Roads should be designed to allow for good access for waste collection vehicles.

It also makes recommendations regarding Site Waste Management plans, including use of recycled materials in development and use of approved waste facilities.

Further comments are awaited and an update will be provided.

110. **Anglian Water** – commented, in 2007, that the existing foul and surface water sewerage networks cannot accommodate flows from this proposed development, stating that the Uttons Drove Waste Water Treatment Works' maximum capacity was reached from the original Cambourne allocation, reflecting the comments of the Environment Agency (above). At that time it was seeking resolution of these issues through the imposition of pre-commencement conditions of any consent. It has since been involved in discussions with the Environment Agency (please refer to its comments). Officers are seeking advice from Anglian Water in relation to the current position, an update will be provided.
111. **Cambridge Water** –comments:
 - (a) In spite of recent growth, demand is relatively stable, with a healthy surplus of available supply, which is forecast to continue through the period of the current water resources plan to 2030.
 - (b) The review process for that plan has already started, taking into account climate change and other factors, and concluded that the supply-demand surplus would continue without further resource.
 - (c) In specific terms to Cambourne, the Cambourne Booster would need to be upgraded. It has agreed terms for this to happen with the developer. Resilience measures are in place. The spine water mains within Cambourne itself are of sufficient capacity to supply the extra housing.
 - (d) Mains are designed to meet demand of customers, rather than minimum flow for fire fighting. However, the request of the Fire authority, it will install hydrants where required, at the expense of the Fire Authority.
 - (e) It supports initiatives for water efficiency/rain water harvesting etc.
112. **Swavesey Internal Drainage Board** – originally raised objections to the development due to issues of foul effluent discharge, arising from Anglian Water's decision to treat foul effluent flows at the Uttons Drove STW and discharge treated

effluent to the Swavesey drain Catchment, where there are flooding issues. It considers that the proposal is likely to worsen the existing situation. The Board has been discussing a possible improvement scheme to the existing watercourse system with the Environment Agency, which may lead to sufficient capacity being available, but no agreement has yet been reached in this regard.

Subsequently a proposal to install a temporary pumping station at Webbs Hole Sluice was put forward, but the Board is unwilling to agree to this, wanting a more permanent and robust installation. Accordingly it continues to object to the development.

114. **Cambourne Arts** – generally support the submitted Cambourne Arts & Culture policy, considering it to be a very positive document. However, it expresses the following concerns:
- Existing facilities, such as the Hub, have issues with capacity and available technology that serve to inhibit the range and frequency of arts events that they can stage. Although new facilities, such as the sports centre, will eventually become available, unclear what the capacity will be for arts related use.
 - Queries the nature of contact made with residents to assess needs.
 - Queries use of outdoor spaces for arts purposes, as spaces likely to be under provided for in terms of power or sanitary facilities.
 - It notes the proposed sums earmarked for investment in the Hub and unspecified arts projects, and questions whether money could be provided up front, ring-fenced and released each year to provide some certainty over financial planning.
115. **Police Architectural Liaison Officer** – raises no objection and comments that he has considered the proposed access arrangements onto the Broadway, identifying three current pedestrian/cycle routes, and the intention to extend one of those accesses to enable Bus Access onto the Broadway. He comments that the following will need to be considered:
- That buses only be allowed to use the route
 - Buses exiting Upper Cambourne should be directed to turn left away from Bourn towards the old A428 and vice versa.
 - Vehicle access should be controlled by raising bollards to ensure only authorised vehicles use the route. Signage alone would not be sufficient.
 - No bus stop should be located on the Broadway.
 - Assurances should be given that the route will not be opened up to general traffic in the future.
- On the basis of those comments, and discussions with local police officers, he does not believe opening up this access would adversely affect persons in Bourn. One officer mentioned the possibility that a major side benefit could be additional surveillance of Bourn Airfield.
117. **Cambridgeshire Fire & Rescue** – requests that adequate provision for fire hydrants be made either through planning condition of S106 agreement.
118. **Cambridgeshire NHS** – have commented throughout the course of discussions, seeking adequate provision be made to meet the healthcare needs of the additional population arising from a further 950 dwellings within the catchment area for Cambourne, which Monkfield Medical Practice serves.

Comments, reflecting the position in September 2010 queried the provision being made for health.

Through meetings in relation to viability it has since confirmed that it is satisfied with the S106 offer.

Representations

119. Following the submission of the original application representations were received from the owner/occupiers of:

- Gt Cambourne: 6 and 19 Darwin Manor, 8, 98 and 149 Jeavons Lane, 4 Cooper Road, 35 Bullrush Lane, 16 Chapmans Drive, and 13 Willow Lane;
- Lower Cambourne: 4 and 58 Orchard Way, 13 and 87 Brookfield Way, 149 School Lane, 63 Woodfield Lane, 8 Spar Close, 8 Meadowsweet Close, 34 Merle Way, 2 and 3 Purley Road, 2 and 4 Quidditch Lane, and 10 Coppice Drive;
- Toft: 43 School Lane.

120. The issues raised in these representations include the following:

- (a) Levels of affordable housing at Cambourne are too high;
- (b) Cambourne is not a sustainable location as it relies too much on the use of private motor vehicles and there are insufficient local jobs;
- (c) Small, start up, employment units are needed;
- (d) Concerns about the impact upon Bourn as a result of the proposed bus link and lack of justification for it to be provided;
- (e) Concerns about parking and the impact of increased vehicular traffic upon main access roads, the A428 and the highway safety implications for Cambourne and Bourn and the fact that no additional accesses proposed;
- (f) Issues surrounding adoption of highways;
- (g) Drainage and flooding issues in Cambourne and the surrounding villages as a result of inadequate floodplains and a reduction from four lakes, as previously proposed, to two;
- (h) Insufficient educational (primary and secondary), medical and community infrastructure/facilities and new shops;
- (i) Concerns about the loss of Jeavons Wood to accommodate the third primary school and there not being any sites shown for a fourth primary school or secondary school;
- (j) Cambourne should be completed to the original masterplan and S106 agreement and the increase in numbers and density is against the original plan/vision/concept for three villages;
- (k) No confidence that promises to enhance Cambourne facilities will be kept;
- (l) Disruption from construction vehicles and hours of operation, which should be controlled;
- (m) There should be a risk/noise assessment of aircraft operating in close vicinity to the new houses;
- (n) The entire masterplan should be renegotiated to take into account the additional housing;
- (o) There will be an increase in problems with parking;
- (p) Whether any environmental travel options are being considered;
- (q) Whether any arrangements have been made for the removal of spoil;

- (r) Concerns about the ability of the lakes to prevent flooding of properties in Bourn;
- (s) Increase in social housing but no jobs makes residents more reliant on state benefits
- (t) The employment section of the design and access statement is misleading
- (u) Impact upon levels of crime (lack of police presence) and amenity from increased population; and
- (v) Whether there is a need for the additional homes.

121. Following the amendments of 5th August 2010 representations were received from the owner/occupiers of:

- Upper Cambourne: 60 Blenheim Close and 19 and 52 Sterling Way;
- Gt Cambourne: 42 Crow Hill Lane, 40 and 99 Jeavons Lane, 29 and 40 Cavendish Court, Sackville Way, 40, 45 and 51 Bullrush Lane, 2 Wether Road and 13 Willow Lane;
- Lower Cambourne: 4 and 58 Orchard Way, 15 and 27 Brookfield Way, and 6 Arbour Close;
- Bourn: The Lime Trees, 15 and 27 High Street, 5 Short Street, Bourn Lodge, Malvern Cottage and 10 Riddy Lane, View Farm, Caxton End, 2 and 9 Meadow Rise, 25 Gills Hill, and 152 Alms Hill;
- Caxton: 80 Ermine Street.

122. In addition to a number of the previous issues being reiterated the following issues were also raised:

- (a) The application does not comply with government plans to hold local referendums and let parish councils initiate community-led developments;
- (b) A similar scheme was rejected by the planning inspectorate a few years ago;
- (c) Social housing will put a strain on local infrastructure;
- (d) Level of employment provision is insufficient for the increase in population and the employment figures in the design and access statement are incorrect;
- (e) Not enough separation between the proposed houses and surrounding villages, which would threaten the identity of Bourn;
- (f) The requirement for minimum density requirements has been removed from Planning Policy Statement 3 and the justification for building to higher densities should be reconsidered;
- (g) The threshold for a secondary school will be met by the existing housing, there is no justification for this additional housing in order to secure a secondary school;
- (h) There should be no further development until the developers keep their promises; and
- (i) Poor levels of broadband.

123. Following the amendments of 22 October 2010 representations were received from the owner/occupiers of:

- Upper Cambourne: 60 Blenheim Close and 63 Anson Road;
- Great Cambourne: 40 Bullrush Lane, 12 Greenhaze Lane, 42 Crow Hill Lane, 2 and 8 Wether Road, 2 Bramble Court, 13 Willow Lane, 77 Woodpecker Way, and 5 Kemmann Lane;
- Lower Cambourne: 4 Orchard Way, 70 Woodfield Lane, 3 Purley Road, 15 Brookfield Way, 58 Orchard Way;

- Bourn: Bourn Lodge.

124. In addition to a number of the previous issues being reiterated the following issues were also raised:

- (a) Opposition to the extension;
- (b) Infrastructure must be built before housing;
- (c) None of the national house builders should be allowed to build houses. Small, local builders and 'self-builders' should be engaged to do the work and there should be positive discrimination for small businesses;
- (d) Whether the proposed ATP will meet the requirements for competitive hockey; and
- (e) That adequate parking and turning areas be provided in new areas.

125. Mr Andrew Lansley MP:

Believes that the application and increased housing density is inconsistent with the Masterplan for Cambourne as three separate villages.

Planning Comments – Key Issues

126. The key issues arising from this proposal are:

- (a) Principle of Development
- (b) Masterplan, Design, Layout & Land Use
- (c) Housing
- (d) Travel
- (e) Sustainable Methods/Renewables
- (f) Flood Risk & Drainage
- (g) Biodiversity & Landscape
- (h) Health
- (i) Education
- (j) Recreation
- (k) Community Services & Facilities
- (l) Arts & Culture
- (m) Waste
- (n) Viability and S106

Principle of development

127. The application site is located within the identified village framework for Cambourne, and on land that broadly constitutes that identified in the original outline consent for the village.

128. The principle for the development of the village of Cambourne was established back in 1994. At that time government policy required lower densities for new development than those now currently required, which seek to make more efficient use of land. As the village has been built out, higher densities have been employed across the site. This has meant that the remaining land, the subject of the current application, would be dramatically under used in comparison to other parts of the village and set against policy with regard to densities. This means that without granting permission for an additional number of dwellings the remaining undeveloped parcels will not be built out.

129. Policy DP/7 of the adopted Local Development Framework ('the LDF') supports the principle of development of unallocated land within development frameworks provided that retention of the site in its present state does not form an essential part of the local character; that development would be sensitive to the character of the location, local features and neighbouring amenity; and that there is the necessary infrastructure to support the development.
130. In addition, Policy ST/4 of the LDF identifies Cambourne as a Rural Centre, based upon its size, access to a wide range of services and facilities and good public transport services. It states that development, without limit on individual scheme size, will be permitted within the village framework provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.
131. Considering the issue of efficient use of land, Policy SP/3 of the LDF reflects upon the changes to government policies, with specific regard to the use of the remaining land parcels in Cambourne. It establishes the principle for the remaining parcels to be developed at approximately 30 dwellings per hectare (dph) and provides for the Masterplan and Design Guide for the site to be amended to reflect the increased density of development, which Policy SP/4 requires should be adhered to when considering detailed applications for the site. Additionally, SP/3 also establishes the principle for a Section 106 agreement to be agreed to secure the necessary additional facilities. This is so that the principles set out in Policies DP/7 and ST/4 are satisfied, ensuring that the development is sustainable.
132. Interpreting the above, with specific reference to the current application, therefore, although the scheme proposes the erection of an additional 950 houses beyond the 3,300 originally envisaged at the time of granting the original outline scheme, there is no objection, in principle, to the erection the number of additional houses proposed. This is provided they can be suitably serviced by the necessary facilities and infrastructure to meet their needs, secured by way of a Section 106 legal agreement.

Masterplan, Design, Layout & Land Use

133. Together with the parameter plans the amended Design and Access Statement sets out how the design of Upper Cambourne will create a quality urban environment. In terms of the density and building height distribution it is appropriate for these to be increased around central areas and public transport routes in order to create focal points and a legible development. Similarly, the movement network and the use of primary and secondary frontages are considered to be acceptable.
134. Although CABA initially had concerns it has not commented on any of the amended plans, in contrast the Council's Urban Design Team has provided comments on the evolution of the application since 2008. Amongst other things, the amendments to the Design and Access Statement have resulted in a more appropriate number of character areas (reduced from 16 to 3) and this has allowed for an indicative land parcel layout to be tested.
135. The Urban Design Team has made recommendations about some minor changes to the text of the Design and Access Statement, especially with reference to the vision statement. As there is a broad level of acceptance of the design principles that underpin the development, planning officers consider that the Design and Access Statement is acceptable. Conditions will be used to secure the submission and approval of Design Briefing Documents, which will look at the more detailed design

of areas and influence the reserved matters applications that are subsequently submitted. Officers consider that sufficient work has been done on the Design and Access Statement to inform the development as it goes forward to the more detailed stage.

136. The levels of vehicular and cycle parking at Upper Cambourne will be in accordance with the Council's parking standards. In developing the Design Brief Documents officers will be paying particular attention to the issue of parking. The preference is for car parking to be provided either on-plot or on street with the use of parking courts reserved for flats.
137. Although not reflected in the representations, there is anecdotal evidence of concerns about the design of dwellings and use of materials in the already built out land parcels of Upper Cambourne. The scheme proposes variety of form (detached, linked and terraced housing) and a variety sizes both of which will assist with the future design and layout of the remainder Upper Cambourne. The range will also provide a variety of opportunity and choice for future residents, with tenure blind design principles employed. Planning and Urban Design Officers are committed to working with the applicant and its consultants to ensure that the aspirations of the Design and Access Statement are carried through to the design of individual land parcels.
138. In response to Cambourne Parish Council's comments about the primary route in front of the Vine School, officers note the concerns that have led to its recommendation. However, as the highway is likely to be part of the bus route it is appropriate for it to be designed and laid out as a primary route. Moreover, there are road safety measures that can be used to slow the speed of traffic, especially in front of schools, and the use of such measures would be more appropriate. Notwithstanding, the applicant's consultant has stated that they are willing to look at a review of this route. Officers, therefore, believe that it would be more appropriate to work with the applicant and the County Council to see what is the most appropriate means of securing a safe environment in front of the Vine School and village green.
139. Officers welcome the fact that MCA is working with the parish council to secure the wider delivery of broadband within Cambourne. However, it is not considered necessary to request a further amendment of the Design and Access Statement in order to highlight this point.
140. The majority of the application proposes the erection of residential units, to be erected at an average density across the site of 35.7 dph, with a range of low, medium and high densities spread across the site to reflect the nature of their location. In addition to the dwellings, space is allowed for a 'community focused building', together with associated access, services, public and private open space arrangements.
141. Notwithstanding that the government's advice regarding land use densities for housing was recently deleted from Planning Policy Statement 3, the proposed development is considered to make efficient use of land across the site, as it accords with the previously advised government standards and, further, is in accordance with the terms of Policy SP/3 of the LDF, which seeks an approximate density of 30 dph.
142. Throughout the course of the current application the applicant has amended its indicative design proposals within the Design and Access Statement and Parameter

plans to significantly overcome the Urban Design Team's previous concerns about the density, connecting routes, block sizes and achieving sustainability on site.

143. Although the application does not provide for a broad mix of uses within the physical bounds of the application site itself, the scheme seeks to address provision of facilities elsewhere within the village as a whole via Section 106 contributions. This accords with the principles of the original Masterplan, with the main settlement centre containing facilities such as medical practice, library and shopping located along or within close proximity to the High Street within Great Cambourne. The other sections in this report will address this approach in more detail relevant to specific issues, but as a general approach this does not represent a departure from planning policy.

Travel

144. Although the Highways Agency (HA) initially requested that a number of modelling road measures be undertaken this issue has since been resolved following discussions with the applicant's consultant, RPS. The HA is of the belief that the impact upon the highway network can be mitigated through the implementation of a Travel Plan, the submission and approval of which would be required before any development were brought into use. The purpose of this Travel Plan would be to encourage public transport usage, walking and cycling to mitigate the effects of increased numbers of car users. It would include marketing, incentive schemes, monitoring and review processes as well as mechanisms for its implementation. Officers support the HA's recommendation, as the implementation of travel plan would be in accordance with the requirements of LDF policies TR/1 and TR/3, which seek to mitigate the impact of travel.
145. A number of representations have raised concerns about the impact of parking and traffic within Cambourne. The design and location of residential parking will be looked at in more detail during the preparation of the Design Briefing Documents and when reserved matters applications are submitted. In terms of levels of parking this will be in accordance with the standards set out in the LDF. Although the highways of Cambourne are not yet adopted they have been designed and constructed to an adoptable standard. In order to mitigate the impact of increased vehicular movements within Cambourne, improvements to junctions will be secured through planning condition, as the County Council no longer requires these to be part of the S106. The developer will undertake the works. These include the junction of Broad Street and High Street. The implementation of a travel plan and an extension of the existing bus route into Upper Cambourne will help to mitigate the impact of the additional traffic that will be generated by the development.
146. As part of the enhancement of the public transport provision for Upper Cambourne a link is proposed from Stirling Way through to the Broadway. The provision of this link is particularly contentious for the people of Bourn and a number of representations have been received specifically in objection to this part of the proposal. Following a public meeting of 12th August 2010 officers agreed to provide Bourn and Caxton Parish Councils with an informal officer view as to why they were supporting the bus link.
147. A number of the representations refer to the original planning proposals for Cambourne and the comments made by the Secretary of State in 1992 about the lack of justification for a link onto the Broadway and concerns about coalescence with the village of Bourn. All planning applications have to be dealt with on their merits and determined in accordance with relevant planning policy, and the

Secretary of State's comments were based on the policy context and the merits of the proposal before him at that time. Local and national planning policy has changed significantly in the eighteen years that have passed since then. In particular LDF policies DP/1, DP/3, TR/1 and TR/3, which require new developments to reduce car dependency and provide enhanced public and community transport infrastructure, would support the provision of the link.

148. There are also objections about the impact upon highway safety in Bourn, an increase in crime and the impact upon the character of Bourn. A number of these relate to concerns that once an access is permitted it will be upgraded to take all vehicular traffic.
149. In response to the first objection the route of the link is one of three existing pedestrian and cycle routes that link Upper Cambourne with the Broadway. Commercial buses using the link would be heading to or from the old A428 and not into Bourn. Similarly, the majority of the school buses heading to Comberton Village College go via Hardwick and do not use the Broadway.
150. Officers have discussed the concerns about an increase in crime with the Police Architectural Liaison Officer. Due to the fact that the link would not be open to all vehicular traffic, and there are several pedestrian and cycle routes through to the Broadway, the upgrading of the existing access is not considered to have an impact upon levels of crime or antisocial behaviour in Bourn or the surrounding area.
151. A detailed drawing (No. 123 Revision E) shows that the design of the link would not allow two buses to pass each other except at designated passing spaces. In addition to this, there are two sets of rising bollards that would control the access and egress of buses onto Stirling Way and the Broadway. Moreover, a condition will ensure that only commercial buses exiting the link in a northerly direction along the Broadway or entering it from the north are permitted to use it. The condition is worded to allow the link to be used by emergency vehicles and certain school buses, if considered appropriate. As there have been changes to the signing regulations it is possible to have 'no entry' signs with an 'expect buses' sub-plate, which will also be secured by way of a condition.
152. In considering the design of new developments it is necessary to ensure that opportunities exist to encourage the use of sustainable modes of transport. In this case Upper Cambourne has been designed so that a high percentage of dwellings are within walking distance of a bus stop. Although the bus routes are only indicative at this stage, there are clear benefits of allowing buses to take a more direct route onto the old A428 from Upper Cambourne rather than returning to the existing access through Great Cambourne. This would result in shorter travel times to and from Cambridge, which would make the service more attractive to users as well as having financial and environmental benefits through lower fuel cost and emissions.
153. For officers not to support the bus link it would need to be demonstrated that there was a significantly adverse impact as a result of the proposal that would clearly outweigh the benefit of its provision. Although officers recognise the concerns about the bus link they believe that any impacts can be mitigated by appropriate vehicular control mechanisms secured and backed up by planning conditions.
154. A condition requiring roads to be built to adoptable standards is also recommended.

Housing

155. Policy HG/3 seeks 40% or more affordable housing to meet the district's significant housing need, but recognises that on individual schemes the proportion and type of affordable housing will be provided will be subject to negotiation, taking on board the issue of overall scheme viability and any particular costs associated with it. Guidance given in the Affordable Housing SPD indicates that a tenure split of 70% social rented and 30% intermediate will be the starting point to best meet the districts needs.
156. In this case, the applicants propose 30% affordable housing (285 homes) of this 50% (142 homes) will be intermediate and 50% (143 homes) will be for social rent. Notwithstanding the Council's priority to maximise the provision of affordable housing in the district to meet the high level of identified need, a realistic assessment of scheme viability must be made and the proportion and mix are considered to be acceptable in light of the scheme's viability; and given that it is based on an assumption of no grant. More detailed comments on the scheme's viability are set in the last section below. Should grant be available it would be used to amend the tenure split and increase the percentage of social rented.
157. Affordable homes are to be distributed throughout the site ('pepper potted') or in small clusters (6-8 homes). These will come forward either as built-units in line with the market housing or as serviced land parcels phased at the same time as market housing. The mechanisms for delivery, including with or without grant provision, will be secured via the S106 agreement, and phasing will be secured through planning condition. This will ensure that affordable and market housing come forward in tandem, and will for example avoid the imbalance that occurred at Orchard Park
158. The mix of both affordable and private housing has been amended during the course of negotiations. Careful consideration has been given to the mix of both the affordable and market housing to ensure that they meet local need, provide opportunities for a range of family sizes and that they do complement each other in accordance with Policy HG2 of the LDF.
159. The proposed indicative market housing is 25% x 2bed (166 homes), 40% x 3bed (266 homes) and 35% x 4bed or larger (233 homes).
160. This provides a reasonable mix particularly taken together with the mix likely to come forward within the affordable housing and building upon the existing mix of all housing at Cambourne (8% x 1bed, 26% x 2bed, 36% x 3bed and 30% 4bed or larger).
161. Any planning permission will be subject to a planning condition to ensure that mix is agreed on a phased basis to ensure it conforms with this indicative mix.
162. Policy HG/2 also requires that a proportion of new dwellings should be designed to lifetime mobility standards to provide dwellings that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility. Affordable housing is already providing a proportion of lifetime homes. Confirmation on this matter is awaited from the applicant, 15% has been suggested commensurate with what was secured at Trumpington Meadows.
163. During the course of this application, consideration has also been given to the accommodation needs of gypsy and travellers, and this has been discussed with the applicant on a number of occasions. Following the publication of the Issues and

Options 2 report of the Gypsy and Travellers DPD (GTDPD) for consultation, which included Cambourne as an areas of search for a site of up to 10 pitches, officers wrote to the applicant to seek the inclusion of a site to comply with the, then recently, adopted RSS single issue review and emerging policy document in the LDF.

164. The applicant has declined to provide a site as part of this proposal and gives a number of reasons:
- (a) Prematurity - the full range of sites potentially available in the district has not yet been identified and, as such, all possible sites have not been subject to an overarching sustainability appraisal. As such, the GTDPD has limited weight at present. To insist on a site at this stage would fundamentally prejudice the applicant's case it is making through that DPD process.
 - (b) Proportionality – the number of pitches sought is excessive and disproportionate to the scale of provision being sought at other major sites e.g. Northstowe of approx. 10,000 homes where 20 pitches are being sought (rate 2 pitches/1000 homes compared with 10 pitches/1000 homes at Cambourne).
 - (c) Financial viability –the scheme is being assessed for viability and is currently not able to meet all the council's requirements.
 - (d) Impact on highways and residential amenity. Given the itinerant lifestyle of some gypsies and travellers and levels of self employment, which can result in high levels of traffic movement, sites are best located in areas with direct access to major road network rather than needing to pass through residential areas of Upper Cambourne. Moreover, the sites in and around Upper Cambourne do not include employment and, therefore, would not be suited to the quasi-industrial nature of a typical mixed use traveller site, as illustrated in Circular 01/2006.
 - (e) Sustainability – whilst Cambourne as a sustainable location is not disputed, the methodology used to assess sustainability locations is questioned, as it is based on those used to locate affordable housing for the settled community and does not take proper account of the socio-economic and cultural factors which are important to the travelling community itself.
 - (f) Alternative options – the Council ought to look at other ways that sites may be brought forward, including its own land, the register of unused or underused land owned by public bodies, or by using compulsory purchase powers. It also highlights the need for cooperation between neighbouring authorities including the development of Joint DPDs.
165. The Council's preferred approach following the first Gypsy and Traveller Development Plan Document issues and options report was that Gypsy and Traveller provision would be considered in all major new developments. In identifying site options the focus has been on deliverable site options. A range of sources of land have been explored, including land in local authority or public ownership, consistent with government guidance. The option of delivery through planned major development is another reasonable option. Having applied the site assessment criteria, Cambourne was identified as a site option for 10 pitches in the Issues and Options 2 Consultation that took place between July and October 2009. The New Communities Portfolio-holder will consider responses on the issues and

options 2 Consultation on 14th December 2010 and will consider which site options remain options and this stage and which sites are no longer options due to issues raised.

166. Regional Spatial Strategies currently remain part of the development plan, although the government advises that its impending revocation as part of the Localism Bill is a material planning consideration. Policy H3 of the East of England Plan states that 'opportunities should be taken to secure provision through major developments.'
167. Development of Gypsy and Traveller sites through major developments offers an opportunity to ensure those developments meet the needs of all sectors of the community, in sustainable locations close to services and facilities. This is emphasised in Circular 01/2006 and government guidance regarding the design of Gypsy and Traveller sites. It would also secure provision as part of mainstream residential development. There is an existing demonstrable need for sites, as indicated by the East of England Plan (69 pitches by 2011, and a further 58 pitches between 2011 and 2021), and the Gypsy and Traveller Accommodation Needs Assessment 2006, which indicated an even higher level of need.
168. With regard to proportionality, 10 pitches is a reasonable scale of site to achieve from Cambourne. It is also reasonable in relation the scale of development currently proposed. No evidence has been submitted as to the impact on viability; indeed if it were to be sold it might generate some income.
169. It is incorrect to describe Gypsy and Traveller sites as 'quasi-industrial', as they are residential in nature and any permission would condition against commercial use. Masterplanning and site design can be used to address the relationship with surrounding land uses, and planning conditions can be used if required. A site designed as primarily residential site will generate traffic movements that reflect this residential use. Providing appropriate road access is an important masterplanning issue and this would need to be considered in the design and location of a site. It is considered that suitable access to a site could be achieved and could potentially include the option of a site located on the perimeter of the site with access, for example, off the Broadway.
170. In essence a view needs to be taken at this point in time as to whether the need for Gypsy and Traveller pitches is so great and that a refusal could be substantiated. The Gypsy and Traveller DPD is still at the Issues and Options stage, as such it can be given only limited weight. Notwithstanding this, the East of England Plan remains in place and forms a material consideration, as does the demonstrable level of need in the district. Without the inclusion of a site in the Cambourne 950 development proposal, this method of site delivery would be lost.
171. On balance, officers consider at this stage it would be difficult to refuse this application on this ground alone.

Sustainable Methods/Renewables

172. Unfortunately the recently submitted Renewable Energy Assessment fails to meet the aspirations that are set out in the Design and Access Statement. Moreover, none of the documents set out any commitment to the use of renewable technologies. As the application stands, it is unclear how the development would meet the requirements of policies NE/1 and NE/3.

173. Officers are meeting with the applicant and their consultants in order to address this matter, which is likely to result in the amendment of existing documents or the submission of new ones. The adoption of Code for Sustainable Homes (CfSH) level 3 is welcomed but this in itself is not considered sufficient to meet the 10% CO₂ reduction required by policy NE/1. Moreover, although reference is made to a 600kW wind turbine this has not been included as part of the proposal and there is no evidence of any studies that indicate Cambourne to be a suitable location for such a development.
174. With the introduction of the Government's Clean Energy Cashback Scheme there is the opportunity to generate significant financial returns from the energy installations included in the Renewable Energy Assessment. It is suggested that this income stream could be put into a 'Cambourne community energy fund' for ongoing sustainable energy work for the wider benefit of the Cambourne community. Officers are in discussions with the applicant about this point and delegated approval is requested subject to this issue being satisfactorily addressed.

Flood Risk & Drainage

175. Policies NE/9 and NE/11 require that adequate drainage infrastructure is in place to meet the needs arising from new development and that the risk of flooding is not increased.

Flood risk

176. The application is accompanied by a Flood Risk Assessment. This was amended following consultation on the initial submission. It establishes that the site falls within flood zone, an area of low risk of flooding. No increased risk of flooding is anticipated subject to appropriate mitigation being carried out. This will be in the form of attenuation lakes and hydrobrakes.
177. The Upper Cambourne development will be positively drained via an adoptable sewer system that discharges into the existing Lake 2. Detailed design work will include overland flood routes to channel overland flow and is required in order for sewers to be adopted. It is intended that the existing arrangement of separating surface water from the urbanised and rural catchments be maintained. SuDs will be used in the form of balancing lakes and open channels to lag and attenuate flows. Outflow from Lake 2 is to be controlled by a new hydrobrake to replace the existing one.
178. This lake provides storm water storage volume for the required 1 in 100 year event plus an allowance of 30% increased rainfall for climate change.
179. Rural catchments include drains and open watercourses that are separate to the balancing lakes. These mimic the existing undeveloped situation. Run-off is to be lagged by means of rubble weirs and a 'dished landscaped area' to hold back short duration storm flows.
180. It is noted that the loss of permeable area will increase surface water run-off, however, an existing approved drainage system deals with these flows and will not have a detrimental impact.
181. In relation to the above proposed mitigation measures for floodrisk, the Environment Agency is in the process of monitoring infiltration drainage systems. An update

report will be given, as this work is on-going and further comments from the Environment Agency.

Drainage

182. The Environmental Statement also sets out proposals in relation to surface water, foul water drainage, water conservation and ground conditions.
183. The eastern Valley drainage infrastructure comprises a spine sewer network, open watercourses and major storm water balancing lakes are intended to accommodate the proposed development.
184. The foul drainage network has been designed and constructed to cater for up to 5000 dwellings at Cambourne. This has already been constructed to accommodate the Vine School and existing development at Upper Cambourne. Subject to improvements to Uttons Drove being agreed this is intended to accommodate the needs arising from the development.
185. Drainage has been a prominent issue within Cambourne since several properties have flooded during periods of high rainfall. The developer has been working with the Council and partner organisations to ensure that this situation is remedied. The present situation is summarised below:
186. There are 2 separate areas associated with drainage that need to be addressed:

Infiltration

187. This issue has been the subject of monthly reports to the Planning Committee since May. The critical point is that a master programme for carrying out remedial works is to be presented to the Planning Committee on 1st December 2010. This programme will then need to be implemented and the report to the Planning Committee on 1st December concludes:

“MCA are aware that there is no prospect of Planning Permission being granted in relation to the application for a further 950 dwellings at Cambourne until the Planning Committee is satisfied with the master programme and until that master programme has been implemented and shown to be satisfactory in addressing the infiltration of surface water into the foul water system.”

Uttons Drove

188. Works at Uttons Drove in terms of channelling works will be required before development and occupation of the 950 units because without such works there is not sufficient capacity to cater for the additional 950.
189. A scheme has been prepared and costed. The cost of this scheme is £357,000 and this will be borne by Anglian Water (£165,666) and MCA Developments (up to £191,334).
190. Heads of Terms between all interested parties will need to be signed before the channelling works are commenced and it is intended that Heads of Terms will be completed within the next two months.

191. It is suggested that when a report is taken back to the Planning Committee to confirm implementation of the master programme in terms of showing that the infiltration of surface water into the foul system has been satisfactorily addressed a report is also presented at the same time to cover completion of Heads of Terms and a programme for required works at Uttons Drove. A technical briefing as to the proposed arrangements at Uttons Drove has recently been given to some members by the Environment Agency and this briefing was also attended by two Parish Councillors from Swavesey Parish Council and who are also members of the Internal Drainage Board, which will be affected by the proposed channelling works.
192. The satisfactory resolution of these works will address the Environment Agency's requirement that these works be completed prior to any new development connecting to the Treatment Works.
193. The objection of Swavesey Internal Drainage Board in relation to the installation of a temporary pumping station at Webbs Hole Sluice stands and officers will continue to work to ensure that any discussions in relation to the drainage system also address this.
194. As work is on-going to address these matters, officers are recommending that, over and above the necessary safeguarding planning conditions, planning permission not be issued until Members of the Planning Committee have received a report to its satisfaction in relation to drainage infrastructure.
195. An update report will be provided in relation to the up-to-date situation, as matters are progressing.

Biodiversity and Landscape

196. The entire site has been surveyed and the results have informed the amended chapter 6.0 of the Environmental Statement. The proposal identifies the retention of hedgerows and woodlands as well as mitigation measures through additional planting and the creation of greenways. One of the most successful elements of Lower and Great Cambourne is the green infrastructure and the proposals are to continue this through into Upper Cambourne.
197. The Wildlife Trust has expressed concerns that the increase in population will result in an increased pressure on the existing green infrastructure and areas such as Great Common Wood. In the case of Great Common Wood, it is proposed to erect a stock proof barrier to act as a deterrent and to enhance the surrounding area through additional planting. Although the ES notes that there could be an adverse effect on the badger population, at a local level the long-term effect of the development on other species would be beneficial. As the proposal shows compliance with the Cambridgeshire Biodiversity Checklist, and the Council's Ecology Officer has raised no objection, through the use of standard conditions the impact of the development upon biodiversity and landscape is considered to be acceptable.
198. It has been requested that Wildlife Trust membership be given to all new residents and payment by the developers for this secured in the Section 106. Although officers recognise and applaud the work that the Trust does around Cambourne, this request would not meet the tests of circular 05/2005, and is, therefore, not something that can be secured through the Section 106. However, it is suggested that information about the Wildlife Trust be provided in the welcome packs that are delivered to all new properties in Cambourne.

Health

199. It is the policy of the Council (Policy DP/1) to require all major development proposals to provide a Health Impact Assessment. The purpose of an assessment is to ensure that the principles of sustainable development have been applied and that communities are planned to be healthy.
200. The Council has recently published a draft SPD, currently the subject of consultation, which sets out guidance for developers in relation to the assessment of health impacts.
201. A Health Impact Assessment that supports chapters 10, 12 and 15 of the Environmental Statement accompanies the planning application. It sets out potential health impacts of construction and operational phases of the development. Section 6 of this document sets out a 'Health Action Plan'.
202. This documents recommends that during the construction phases regular information be provided for residents including a community liaison officer, construction information within the 'Residents Welcome Pack' and a construction bulletin.
203. In terms of the operational phase it recommends that: the community liaison officer engage with SCDC and handover community support initiatives, monitor and target training schemes to help address barriers to local employment and risk of pockets of inequality, provision of electrical power points for future activities such as fetes and carnivals adjacent to the community centre, and events such as the Cambourne Youth Parade be incorporated into and promoted within Upper Cambourne.
204. Other recommendations include:
 - (a) Measures to limit emissions during construction;
 - (b) Restricting hours of work in evenings and weekends and, where in close proximity to the Vine School, during school hours;
 - (c) Place controls on construction traffic;
 - (d) Provide a high quality urban environment with access to shared amenities and facilities to support community cohesion and avoid pockets of inequality compared to the remainder of Cambourne;
 - (e) Provision of services for health treatment and care, education, retail and social networks;
 - (f) Provide additional networks of road and green transport infrastructure;
 - (g) Make provision for education, health care, road improvements, public transport, affordable housing and public open spaces;
 - (h) Implement noise mitigation measures;
 - (i) Implement road improvements;
 - (j) Provide a bus route through the site.
205. It notes that during the construction stage, the development will support the local economy and provide employment opportunities. The development will also increase the long-term viability of bus services and existing facilities and amenities.
206. The comments of Environmental Health Service and Primary Care Trust are awaited in relation to this document and their comments will be included in an update report. Notwithstanding, it is advised that the Section 106 legal agreement should encompass all recommendations within the HIA. In addition, some statements and

figures will need to be amended to take into account the final position in relation to, for example, affordable housing, housing mix and occupancy.

Education

207. Education provision has been of particular concern locally and is raised by a number of consultees and representations. Ensuring that there is adequate and timely provision is crucial.
208. Cambourne currently has three primary schools. Monkfield Park Primary School (western end of the High Street) and The Vines Primary School (in Upper Cambourne), both accommodate 2 forms of entry i.e. 420 places in total. In addition, the first phase of Jeavons Wood Primary School is currently being accommodated temporarily in a modular building (on the site of the burial ground), adjacent the church at the eastern end of the High Street. It will in due course move into its permanent building on land opposite and the south side of East gate. When complete it will also accommodate 2 forms of entry i.e. 420 places.
209. Work on the permanent building is expected to commence in Spring 2011 and is expected to be ready in 2012.
210. Existing early years provision (i.e. pre-school provision for 3-4year olds) is currently provided on site at both Monkfield Park Primary Schools There are also two privately run non-profit children's nurseries; Sunflower Nursery in the High Street and The Ark on Jeavons Lane.
211. Comberton Village College provides the majority of places for Cambourne's secondary aged children.
212. Ensuring that there are adequate school places for children from the proposed additional housing is a statutory responsibility of the County Council.
213. In advising on this application, the County Council has looked at the requirements arising from this proposal and how it will meet these needs, mindful of existing provision.
214. The County Council has based its requirements on recently revised demographic forecasts which, given the experience of Cambourne to date, has been carefully scrutinised and are accepted by the developer.
215. To this end financial contributions from the applicant have been secured of £4,775,000 for primary education. This contribution will provide permanent education accommodation for 300 primary aged children. This is the agreed number of primary school aged children estimated from the 950 dwellings proposed by this application. In addition, £456k has been secured for early years accommodation and £5,429,744,000 for secondary education.
216. The County Council's strategy for future education provision at Cambourne is set out under the representations section of this report.
217. The County Council's preferred option for secondary education is a new secondary school at Cambourne, and work is underway to procure and deliver that on land to the west of Cambourne as part of capital programme to be approved in February 2011. This option has strong local support and the financial contribution secured from this development would meet approximately 25% of its costs. The land

involved is likely to be outside of the existing site of Cambourne and would be subject to a separate planning application in due course.

218. With regard to primary education, the County Council has advised that there is at present no one definitive proposal; instead a range of options have been identified which will include one or more of the following:
- (a) Extension(s) to the existing schools;
 - (b) Continue use of the 180 place modular school;
 - (c) Additional temporary accommodation to be placed at the existing schools;
 - (d) Use of another building (e.g. Business Park);
 - (e) Part use of the new secondary school
 - (f) Permanent 4th Primary School to be located elsewhere in Cambourne (site to be transferred by the Cambourne Consortium)
219. These options will need to be fully explored and discussed with the local community and stakeholders; and a timeframe for doing this will be set out in the S106 agreement and will link with the implementation of any permission.
220. In addition, given that at least one option has implications for land within the current site of Cambourne, a mechanism to secure land, as a fallback position for a certain period of time, will need to be discussed further with the applicant as part of the drafting of the S106 agreement.
221. All of the options would be subject to separate planning applications and thus any particularly issues relating to any individual option would be dealt with at that stage. For example, if the proposal was to retain the existing modular building on the part of 'burial ground' site for a further temporary period of time, then permission of the Parish Council as landowner would be required in addition to planning permission. At that stage, issues such as the implications for use of the burial ground would need to be considered. If any material consideration precluded a particular option at that stage, then the next option would be explored, with the ultimate fallback position being the land that has been secured for a fourth primary school.
222. Given that there are a range of options for future primary education, and on the basis that a suitable wording mechanism can be included in the S106 agreement, officers are satisfied that the County Council's strategy for education provides an acceptable solution.

Recreation

223. Policy DP/1/1 (m) requires provision for the health, recreation, community facilities and social needs of all sections of the community. Policy DP/4 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms, and the sub-text notes that contributions may be necessary for, among other things, recreation facilities. Policies SF/10 and SF/11 set the requirements and standards for outdoor play, formal sport and informal open space. Further detail is set out in the Open Space in New Development SPD.

Formal Outdoor Sports

224. Policy SF/11 and the adopted SPD on Open Spaces set out a standard of 1.6 hectares per 1000 people for outdoor sports. Outdoor sports can include facilities

such as grass pitches, bowling greens, tennis courts, athletics tracks and multi-use games areas.

225. Cambourne is reasonably well served by existing outdoor sports facilities, however, these are well-used and further provision must be made if the 950 extra dwellings are to be appropriately provided for without unduly impacting on the existing facilities. Existing provision includes: cricket fields, bowling green, multi-use games area and sports pitches.
226. In order to meet the additional needs arising from 950 homes, the Design and Access Statement sets out provision to serve these. The proposals are summarised below in terms of how they address the policy requirements set out in policy:

| Policy | Minimum household size | Number of Houses | Population | Requirement |
|--|-------------------------------|-------------------------|---------------------------|--------------------|
| SF/11 requires 1.6ha of outdoor sport per 1,000 population | 2.65 | 950 | 2,518 extra people | 4.0ha as a minimum |
| | 2.5 | 3,300 | 8,250 existing population | 13.2ha |
| Total Requirement | | | 10,625 people | 17.2ha |
| Existing provision Sports area and formal MUGA –9.00ha Great Cambourne cricket pitch and pavilion – 2.31ha Lower Cambourne cricket pitch –1.56ha Lower Cambourne pavilion and car park –0.21ha Great Cambourne tennis court – 0.06ha | | | | 13.14ha |
| New provision Extension to main playing fields – 1.40ha | | | | 1.4ha |
| Total Provision of Outdoor Sport | | | | 14.54ha |
| Under-provision | | | | 2.66ha |

227. It has been proposed that this under-provision of land for formal sports be accommodated by replacing an existing grass pitch with a full size Artificial Grass / Turf Pitch. This is balanced by the extension of the playing fields to provide junior pitches. This approach has been incorporated into the amended Design and Access Statement.
228. The Principal Lead for Sport and Leisure, Sport England and Cambourne Parish Council are supportive in principle of this, subject to certain recommendations including:
- (a) This should be a full-size (101m x 63m) floodlit facility, as proposed;
 - (b) Agreement of a suitable surface material, as this will affect the types of sports that can be accommodated;
 - (c) Further consideration given to the marking out of the village green for two mini-soccer pitches – this would be for the PC to implement if it considered appropriate and felt able to manage and maintain to a playable standard.
229. These can be secured through the Section 106 and planning conditions, although it will be for the Parish Council to decide if it wishes to mark out extra mini-soccer pitches on the village green

Formal Outdoor Children's Playspace

230. Policy SF/11 requires 0.8 hectares per 1000 people to be provided as children's play space. This should be split 50/50 between formal and informal play spaces. This equates to a requirement for 2.014 hectares (based on an average occupancy of 2.65 people per dwelling).

NEAP

231. The standard for children's play space is 0.8 ha per 1000 population which, for 950 houses at 2.65 people, on average, occupying each dwelling, would require 2.014 ha as a minimum. NEAPs should serve children between the ages of 8-14 years, be sited within a 15 minute walking distance of homes and have an area of 1200 m². These can include informal ball courts, wheeled sports facilities and / or more traditional equipped areas with a minimum of 8 pieces of play equipment.
232. The approved Play Strategy (April 2005) for Cambourne requires four NEAPs to be provided for the 3,300 permission. Those relating to Upper Cambourne are NEAP C at the sports centre (provided as skate park) and NEAP D – Upper Cambourne village green (provided as a natural themed play area).
233. To meet the additional requirements to serve the 950 dwellings it is proposed to provide a further NEAP adjacent to the sports centre. This will take the form of an informal hard surfaced basketball court with associated seating and soft landscaping.
234. It was suggested that the requirement for a further NEAP would be most appropriately located at the sports centre and should be provided in the form of an informal MUGA (i.e. basketball court) associated with the youth centre. The Parish Council was also keen that the skate park should be lit, to enable longer hours of use, and it was considered that this would make sense in terms of the greater number of users that would result from the application.
235. The Parish Council and Principal Lead for Sports have supported this approach. It sites the NEAP close to existing facilities, including the youth club, and is away from residential areas where it may result in nuisance.
236. In light of the above, it was agreed appropriate that the S106 provision be in the form of a financial contribution towards these facilities, for implementation by others. Obligations to secure this provision will be needed in the S106, as the site is outside of the red line area.

LEAPs

237. LEAPs should be targeted at ages 2-8 years, be within a 6 minute walk of houses, have an activity area of 500m², and provide a minimum of 9 pieces of play equipment.
238. Within Cambourne three LEAPS are currently planned to serve the 3,300. These are: LEAP F at the sports centre; LEAP J on the east side of the cricket pitch and LEAP K at Upper Cambourne village green.
239. Following concerns about the location of a proposed LEAP at the northern edge of Upper Cambourne being too close to houses, it was suggested to that it would be more appropriate to double up the LEAP at the village green. A reserved matters

permission has recently been granted for a combined LEAP / NEAP with a natural theme under the 3,300 permission. In order to meet the requirement for children's play space to serve the 950 homes, it is proposed that an enlarged LEAP at the Upper Cambourne village green be provided. Therefore, it would be appropriate to further enhance the provision at this location to provide a further LEAP in the form of additional equipment / and space.

240. The Design and Access Statement indicates that the LEAP will be at least 500m² and subject to the approved design being implemented is considered to be acceptable to meet the additional demand arising from the 950 homes.

241. Planning conditions and obligations within the S106 to secure its provision are necessary.

LLAPs

242. LLAPs (or Spaces for Imaginative Play ('SIPs'), as they are referred in the Open Space SPD) will be provided to complement the LEAPs. This is noted as appropriate for developments of over 1000 houses.

243. Two SIPs have been planned as part of the 3,300 permission. These include SIP L – north of Upper Cambourne village green and SIP M – in southern part of Upper Cambourne.

244. No additional provision above that already planned for the 3,300 has been proposed.

245. A LLAP has reserved matters approval at the northern tip of the village green and a further one, adjacent to the Southern Greenway, is requested to now be dealt with under the 950 application. Both are within Upper Cambourne. No additional space is requested to serve the 950 dwellings.

246. Reserved matter approval will be needed for the Southern Greenway SIP. Planning conditions and obligations within the S106 to secure its provision are necessary.

LAPs

247. The remainder of the formal children's open space will be provided by way of LAPs to serve the ages 2-6 years. These are unequipped areas of soft and hard landscaping that encourages imaginative play. Laps are to be sited within a 1minute walk of houses, have an area of 100 m².

248. A number of LAPs have been provided within the existing development at Upper Cambourne. This network will extend through the proposed site area for the 950 extra homes.

249. The Design and Access Statement notes that existing provision of LAPs has been in the order of 300 m² per development parcel. A plan is provided of locations within the layout for LAPs, numbering approximately 41 in total, if including the whole of Upper Cambourne. 28 additional LAPs are within the 950 site area.

250. It has been agreed that LAPs will be provided within each of the housing areas and will not to be equipped, although benches for carers as a minimum will be required. These appear to accord with the SPD requirements.

251. Planning conditions and obligations within the S106 to secure its provision are necessary. In addition, the S106 Agreement will include a procedure for the handover of LAPs to the Parish Council, so as to avoid previous problems caused by some LAPs being conveyed with dwellings.

Informal Outdoor Open Space

252. Policy SF/11 requires the provision of informal open space at 0.4ha per 1000 population. On the basis of a minimum household size of 2.65 people, 950 houses would equate to 2,518 extra people, requiring 1.007 hectares additional space as a minimum.
253. It is widely recognised that Cambourne has a large amount of open space already in the form of the country park and eco-park, greenways and woodlands. It was calculated that, to serve the 3,300 dwellings, only 3.3 ha was required.
254. With the additional space proposed, it is estimated that 110 ha will be provided in Cambourne. In light of this being well above the standard required, no additional provision is proposed, although, the proposed parameter plans do indicate that open spaces, woodland, urban open space network, greenways, and village green are provided or planned for Upper Cambourne in accordance with the original Masterplan. This will continue the landscaped setting for Cambourne and opportunities for informal activity outside.
255. Whilst the new dwellings may not affect the open space in the sense that they will not be built on it, the impact on that open space from the additional population in terms of wear and tear / capacity is considered more important. Therefore, in order to ensure that the quality of such space is improved, rather than the amount, the proposed kick-about area on Upper Cambourne village green will be provided to enhance informal outdoor provision.
256. No additional planning conditions are required, as this has been secured through the 3,300 permission.

Community services and facilities

257. It is within the objectives of the LDF, as set out in Policy DP/b that, working in partnership with other service providers and voluntary organisations, appropriate community facilities be provided to meet the needs of new development. In addition, objectives DP/e, DP/m, and DP/q require that, amongst others, development contribute towards the creation of vibrant, socially inclusive communities and provide services and infrastructure necessary to meet its needs. Policies DP/1 and DP/3 set out the requirements in more detail. Services and facilities needed are to be secured through contributions, supported by policy DP/4 of the LDF and Policy 9/8 of the Structure Plan.
258. The Council's Community Facility Audit, 2009, indicated that community space is required based on a standard of 111m² per 1000 of population.
259. The audit indicated that Cambourne currently has a shortfall in terms of space needed for community facilities. However, for the purpose of the audit only The Hub was included in relation to Cambourne. While this application for the extra 950 homes cannot address this indicative shortfall it must ensure that it provides for the need generated.

Existing Community Facilities

260. Below is a summary of the existing facilities within Cambourne.
261. Cambourne Community Centre, known as The Hub, is owned & managed by Cambourne Parish Council. It is very busy, with spaces booked up long in advance by the numerous regular groups that meet. The building houses space for the Parish Council Office, meeting rooms, a large hall, kitchen, toilets and is served by its own car park. This multi-purpose building provides space to accommodate some informal sport (badminton, martial arts), dance classes, pre-school, Parent & Toddlers, uniformed groups, fund raising events, celebration events (birthdays), and the WI.
262. Lower Cambourne Cricket Pavilion is owned & managed by Cambourne Parish Council. It also is very busy with spaces booked in advance, particularly through the Cricket Season. It is a relatively small space comprising a long room, small kitchen, toilets. It serves as a sports venue and facility for small group activities (painting group), pre-school and Parent & Toddlers.
263. The Church is owned and managed by Cambourne Church Group. It is very busy with spaces booked up long in advance by numerous regular groups that meet. It houses a hall with kitchen, seating area and toilets. Two later phases are planned that will provide further space (depending on funding). The church is used for church meetings and local singing groups and a community café.
264. The Ark Temporary Building is also owned & managed by Cambourne Church Group. It comprises two small rooms, kitchen and toilets. It is largely used by playgroups.
265. Cambourne Soul Temporary Building is owned by Cambourne Parish Council and Managed by Cambourne Youth Partnership. It provides 110 m² for Youth Activities, Youth Workers, IAG, etc.

Proposed community facilities

266. In order to meet the additional need for community facilities, the application proposes a commercial community building providing space for uses such as a day nursery with coffee shop, to be sited to the east of the Upper Cambourne village green. The use of this building will be conditioned to ensure that it is used for community related purposes falling within use class D1.
267. In addition, the developers will make contributions, secured via S106 towards the following:
268. Extension of **The Hub**, the existing community centre, to provide improvements including a lift and stairs, first floor rooms, toilets and a parish office (above the adjacent retail building). The Parish Council has costed its plans and the developer has agreed to a contribution towards this being secured within the S106.
269. **Great Cambourne Cricket Pavilion** – to meet the needs arising from the 3,300 development it was agreed that three pavilions would be required.
270. The Parish Council has recently secured planning permission (planning ref. S/1207/10/F) for a changing / maintenance/ club room facility at land east of the sports centre and north skate park at Great Cambourne. It will develop this with the benefit of some developer funding, secured under the 3,300 permission.

271. A third pavilion, required under the 3,300 permission has not been delivered. It has been agreed that, as Upper Cambourne's village green is not to be the site of a formal sports facility, an **enhanced pavilion** would be provided at Great Cambourne instead. This would be more appropriately related in geographic terms to the sporting need. The Parish Council is supportive of this approach, which has been also been agreed with local sporting groups. This has been costed and a contribution will be secured through the S106.

Youth

272. There is very little provision for youth at present in Cambourne, and the temporary youth centre arose from the need within the settlement for a dedicated youth facility. This temporary facility is currently over-subscribed and it is widely acknowledged that a permanent, dedicated youth building is a high priority for Cambourne; the developers have agreed that contributions towards a permanent youth centre should be provided, together with land. In addition, contributions are to be made towards funding a youth worker.
273. Cambourne is a growing settlement with many new families and has special requirements for youth work because, at present, there is one youth worker covering the 'locality', which includes Cambourne, Comberton, Bassingbourn, Melbourn and Gamlingay. Some youth work is already provided voluntarily, for example, through the church's own youth worker. A full-time worker for Cambourne only is required, however, and this post would be linked to the provision of the dedicated, permanent youth building. Cambourne's full-time youth worker, employed by Cambourne Youth Partnership, would be based at the youth building to manage both the building and youth services, activities and events; this additional youth worker would mean a total of approximately two full-time equivalent youth workers for the total population of Cambourne (i.e. 4,250 dwellings) making an estimated population of just over 11,260 (exact number is 11,262.5 based on 2.65 people per household in Cambourne). The 950 element of this would be half a post, sought through this S106 Agreement, and required for five years after which time both the youth building and youth worker post should be financially viable.

Church

274. Additional population at Cambourne will result in additional need for the religious and community facilities and services that the church provides, both in terms of accommodating a larger church population and providing the physical building from which the community can develop.
275. The first phase of the church has been constructed and is open. However, there will still be a need for more income, to fund:
- (a) Completing the car park and carrying out the remaining landscaping;
 - (b) Constructing the linked Chapel and Vestry;
 - (c) Extending the Main Hall to 300m²;
 - (d) Completing this phase with an extra 40m² hall and storage.
276. Given that this building provides an important community facility, the developer has offered a contribution towards the provision of these works will be included within the S106 along with a timing of payment that is agreed with the church.

Burial ground extension

- 277. This planning application will secure a contribution by the developer towards the provision of an extension, measuring 1,778 m² on further land that is currently available to the northwest of the proposed the burial ground to meet the additional needs arising from the 950 homes.
- 278. A burial ground to serve Cambourne has been approved on land adjacent to the church. This is currently largely occupied by the temporary Jeavons Primary School and so has not yet been implemented.
- 279. The Parish Council expressed its concerns that the provision proposed was not sufficient to meet the needs arising, as the site is smaller than it believes is required and is constrained by a pond on site. As it is not possible to offer any more land since the burial ground is land-locked, a contribution has been sought to enable the Parish Council to provide the landscaping and car park so that the suite can be used. The Parish Council will then be able to use the money they would have spent on the landscaping and car park to acquire more land for burials in the future.
- 280. Subject to the final outcome in relation to education provision other options may need to be explored for provision of alternative additional burial ground. For example, one possible option being explored is the possible use of Jeavons Wood for remembrance / woodland burials. This would be for the developer or Parish Council to make a planning application for in due course.

Community Development

- 281. In regard to the need for a Community Development Officer, Cambourne now has a very well established Parish Council and a range of service providers that work across all tenures, including for example the SCDC Development Officers (with responsibility sports, arts, community facilities), local GPs and the Church Minister.
- 282. Given the viability assessment of the site, it has been necessary to prioritise S106 obligations. A financial contribution towards a part-time Youth Worker has been prioritised over a general community development worker in this case, given the stage of development Cambourne has reached and the range of existing service providers that already exist. This approach has been agreed with the applicant and the Parish Council. The part-time post will support the work of the Cambourne Youth Partnership which works effectively with local young people across a range of issues including stemming anti-social behaviour. It is particularly relevant at a time when Cambourne Youth Partnership aims to bring forward the first phase of a permanent youth building at Cambourne.
- 283. SCDC Officers will continue to work closely with the Parish Council, local service providers, including the Consortium of Housing Associations, to ensure best use is made of existing and future resources to effectively support local residents and organisations, as part of a wider community development role.
- 284. In addition, all new residents moving into Cambourne will receive information in the form of the Welcome Pack. The Council has piloted a project at Cambourne for existing new residents, whereby they receive important information on day one, followed up by social information later. In order to extend this to the 950 extra homes, a contribution of £1000 is sought. This has been agreed by the developer and will be secured through the S106.

Library

285. The library at Sackville House will need to be enlarged to accommodate the needs arising from the 950 houses. This would alter the library from a 'Level 1' facility to a 'Level 2'. This level of library is sufficient to serve a population of between 7-14,000. It will have 350 m² floorspace, including community meeting /activity space and facilities for partner services of 270 m² operational space.
286. In order to build the extension necessary to provide this level of service, the developer will provide monies, secured through the S106 legal agreement, to enable a first floor extension to the existing building. This would accommodate staff, freeing up the ground floor for public areas to house reading, information and learning materials resources and opportunities. This requirement is considered necessary to meet the needs of the development.

Sackville House – health services and library

287. In addition to the library extension referred to above, the Primary Care Trust has demonstrated that additional facilities are required in order to meet the health needs of the extra population.
288. The Primary Care Trust (PCT) has indicated that it would wish to expand its services at Sackville House in order to provide primary, community and social care services for the additional population arising from the 950 homes. It has drawn up a scheme to extend Sackville House to provide the additional services required. This has been costed and the developer has agreed to meet the cost of its provision, which will be secured through the S106. An update will be given in relation to the outstanding query in relation to the sum requested and how it has been calculated. Cambridgeshire County Council will provide the building and it is satisfied that the sum is correct but confirmation that the PCT is in agreement is awaited.

Emergency Services

Ambulance

289. Officers have explored with the Ambulance Service whether there is a need for an ambulance post or similar type provision at Cambourne as a consequence of the 950 homes. The Ambulance Service has not taken up this option and no contribution has been sought as a consequence.

Fire and Rescue

290. The fire service has not requested any additional provision other than fire hydrants to serve the new development.

Arts & Culture

291. Public Art within new developments assists in creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.
292. Policy SF/6 of the LDF establishes the principle that the District Council will encourage the provision or commissioning of publicly accessible art, craft and design works within new developments. It includes provisions for contributions and

commuted maintenance sums for up to 10 years to be required, to include the cost of decommissioning where appropriate.

293. In response to local feedback in relation to public artworks, the applicants have allocated £150,000 for further public art in Cambourne. This contribution is to be divided between the provision of arts investment and equipment for The Hub and unspecified arts projects. A sum of £50,000 has been negotiated in respect of the provision of equipment for performance arts as part of The Hub extension, to be paid upon the occupation of the 100th dwelling. A further £100,000 is to be paid incrementally over a period of 8 years in respect of other arts projects to be agreed in conjunction with Cambourne residents through the Parish Council, with the first instalment due upon occupation of the first dwelling on site.
294. The above proposal has been supported by the Parish Council, Development Officer Cambourne Arts group.
295. Cambourne Arts have queried in relation to triggers is noted, however, these have been agreed by the Parish Council and developer and the necessary safeguards will be included in the S106.
296. A public art delivery plan for the site, to establish the actual method of implementation of public art projects shall be secured for the scheme to fully accord with the Council's objectives. This can be achieved by way of condition of consent requiring the agreement of an arts delivery plan prior to commencement of development on site, to include arrangements for management, support and monitoring of the process.

Waste

297. At a strategic level there will be a contribution to the local householder waste facility. The County Council has required a sum of money to be secured through the Section 106 to fund its delivery of household waste facility at St Neots.
298. Within Cambourne there is the requirement for a community recycling (bring) site consisting of at least 4 x 5 cubic metre banks (1 x paper, 1 x cans, 2 x plastics) and 3 x 4 cubic metre banks (3 x colour separated glass). Arrangements for the installation, ownership, ongoing management and maintenance arrangements of the bring site will be secured through the Section 106. Similarly, the provision of household residual waste containers, temporary community recycling facilities and the storage and delivery arrangements for the provision of waste and recycling containers to dwellings prior to occupation will also be secured through the Section 106 and the use of conditions.
299. A number of the day-to-day waste issues relate to the more detailed design of land parcels and include the internal and external segregation and storage of recyclable, non-recyclable and compostable materials, access to storage and collection by WCA vehicles. The completion of the RECAP toolkit identifies a number these issues, which will be considered in more detail as the Design Brief Documents are prepared and reserved matters applications are submitted.

Viability and S106 Agreement.

300. The local authorities and developers are strongly committed to bringing forward development of a further 950 homes at Cambourne, not least because:
- (a) It will help to meet our housing needs and local housing targets;

- (b) Additional or extended community facilities and services will be secured;
- (c) The population increase will help to make Cambourne more sustainable as a community and, in particular, assist completion of the High Street.

- 301. It has, however, proved very challenging to bring forward a viable scheme.
- 302. Over the last year, at the developers' request, officers have been involved in detailed viability assessment of the application. Officers have been working as part of a partners group consisting of County, District, NHS, Parish Council and Horizons officers. A core negotiating team has been meeting regularly with the developers. Both parties have been advised by their respective independent viability consultants, and a model and methodology has been agreed.
- 303. SCDC appointed Andy Leahy of Bespoke Property Group as an independent viability expert, with many years experience, to assist in reviewing viability matters and, in particular, to scrutinise the figures set out by the applicant especially in terms of build costs and sales values.
- 304. Throughout all discussions, account has been taken of the relevant planning circular (05/2005), policies set out in Local Development Framework, in particular the adopted Development Control Policies DPD and Site Specifics DPD, and the Council's Corporate strategic aims and objectives.
- 305. The Cambourne Consortium developers maintain that the level of S106 requirements identified currently, together with the percentage of affordable housing sought (40%), exceeds the amount that can be afforded. This is borne out by the Council's independent viability assessment.
- 306. The range and extent of requirements have been scrutinised, and prioritised. There have been reductions from original levels, for example public transport and public art. The current S106 obligations required are set out in Appendix 1.
- 307. The implications of when obligations are required (timing of payments, known as triggers) have also been examined so that the impact on the cash flow is understood. Whilst this is importance, of equal importance is ensuring that facilities and support are provided at an appropriate time. This has formed a guiding principle of the negotiations.
- 308. A range of sensitivity testing has been done, providing different scenarios over levels of affordable housing and tenure mix relative to S106 contributions, and on a 'with and without' grant scenario. The scenarios also show the impact of different levels of house price inflation. Meetings have been held with Homes and Community Agency (HCA). The HCA has indicated that it would support the scheme, and advice is that it provides good value for money. The availability of Affordable Housing Grant for 2011 onwards is uncertain and, therefore, the HCA is unable to give any commitment regarding availability and level of grant.
- 309. A phased approach to viability has also been explored, whereby the percentage of affordable housing could vary over time based on periodic review of the viability, as the scheme progressed, delivering higher percentages in later phases if there is house price inflation. This would have meant reviewing viability on a phased basis of 3 separate phases, namely two phases each of 300 and a third phase of 350 units, and progressing with an initial percentage on the first phase limited to 20% of affordable housing. At that stage (July 2010), the developers made an offer to the

Council on the basis of 30% affordable housing across the scheme, and with Section 106 contributions of £12.35m.

- 310. Whilst this offer departs from the viability methodology used so far, it does provide a higher level of affordable housing than can be justified on viability grounds in terms of today's sales prices. It means that all the risks (or potential benefit) of an improvement in the housing market lies entirely with the applicant. The benefit from the Council's point of view is that it secures 30% rather than 20% on the initial phase and that the 30% of affordable housing will continue throughout the 950 units without the risk that the percentage might have remained at 20% or below 30% if sales prices do not increase.
- 311. If the offer is accepted, whilst it would accord with the level of affordable housing (30%) provided under the original planning permission, this would be the first major growth site not to secure 40% affordable housing since the new policy was adopted in 2007. However the sales values in Cambourne are considerably lower than those on the City fringe sites, where house prices are around £70,000 higher. In addition, each planning application must be considered on its own merits, although consideration should also be given to issues of precedence and consistency.
- 312. Further negotiations have taken place recently and the developer has increased the offer to 30% affordable housing across the scheme with Section 106 contributions of £13.605,523, on the basis that the private housing mix is varied slightly and a tenure split of 50/50 Rent/Shared ownership rather than 70/30.
- 313. In light of this, officers are now satisfied that the proposed S106 package (Appendix 1) will meet the needs of the proposed development. As such, it is the recommendation of officers and the external viability consultant that this offer should be accepted.

Summary

- 314. The scheme is acceptable in principle.
- 315. Urban design comments in relation to the Design and Access Statement are to be addressed through a further minor amendment to wording.
- 316. Subject to conditions relating to a travel plan and implementation of junction improvements there is not a significant impact in terms of traffic and highways. A condition relating to roads to adoptable standards will be added.
- 317. An update will be provided in relation to flood risk and drainage.
- 318. Further discussion is required in relation to securing 10% renewable energy provision.
- 319. Education, open spaces and community facilities and services including an arts delivery plan will be secured through conditions and S106 agreement and have been demonstrated to meet the needs arising from the additional population resulting from the 950.
- 320. There is not a significant impact in relation to biodiversity and landscape subject to the necessary safeguarding.

321. Following viability negotiations affordable housing has been secured at 30%. This accords with policy. Housing mix, tenure and type are considered to be acceptable across market and affordable sectors and will be secured through section 106 and planning conditions.
322. Contributions towards the provision of waste facilities have been agreed.
323. In light of the above considerations, the recommendation below is to be considered.

Recommendation

324. DELEGATE APPROVAL of outline planning application, as amended by plans and documents date stamped 31st March 2010, 22nd April 2010, 22nd October 2010, 17th & 23rd November 2010 subject to:
 - (a) Planning conditions as set out below, with the final wording of an amendments to these to be agreed in consultation with the Chair, Vice Chair and Local Members prior to the issuing of planning permission;
 - (b) Contributions to be secured by way of a Section 106 legal agreement as set in Appendix 1 - final wording to be agreed in consultation with the Chair, Vice Chair Local Members prior to the issuing of planning permission;
325. Officers will not however issue the planning permission before first referring back to Planning Committee to ensure it is satisfied that substantial resolution of drainage issues relating to Cambourne and a programme to upgrade Uttons Drove has been secured.

Draft Conditions

Time Limit

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of eight years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.
3. Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called the reserved matters) shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To ensure that all necessary details are acceptable, in accordance with Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 ('the Structure Plan') and Policies DP/2 & DP/3 of the adopted South Cambridgeshire Local Development Framework 2009 ('the LDF').

Environmental Statement

4. The development shall be carried out substantially in accordance with the mitigation measures as set out in the Environmental Statement, as amended 22nd October 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement and Structure Plan policies P1/3, P6/1 and P9/8 and LDF policies NE/6, NE/9, NE/11, & NE/12.

Planning Parameters

5. The development shall be carried out substantially in accordance with the approved Parameter Plans and accompanying Parameter Plan Text unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is implemented within the approved parameters upon which the Environmental Statement is based, in accordance with Structure Plan policies P6/1 and P9/8 and LDF policies DP/1, DP/2 & DP/3.

Design Briefing Documents

6. Prior to or concurrently with the submission of each of the reserved matters applications for the built-up area of the site, a Design Briefing Document, shall be submitted to the Local Planning Authority for approval. The Design Briefing Documents shall be prepared in accordance with the principles and parameters established in the outline application and shall include both strategic and more detailed elements. The Design Briefing Documents shall include, but not be limited to:

KEY DETAILS

- Urban Design, place making and strengthening local identity
- Sustainability
- Design style
- Public art

CONTEXT

- Existing Access
- Adjacent land use, built form and massing
- Landscape & Vegetation
- Topography & Drainage
- Wildlife
- Archaeology

MOVEMENT NETWORK

- The Street network: hierarchy and road types
- Road alignment
- Nodes, views & Vistas
- Pedestrians and cyclists
- Buses & Service vehicles
- Highway design and geometry: Traffic speed, Junctions, Crossings, Visibility, Turning Areas
- General requirements for materials and construction

- Traffic signs and road markings
- Public transport facilities

BUILT FORM AND TOWNSCAPE

- Built form and enclosure
- Blocks
- Frontages & continuity
- Building line, setback and grouping
- Building height
- Focal points and pinch points
- Privacy
- Daylight and sunlight
- Safety and security

PARKING: CARS AND CYCLES

- Parking standards
- Parking options
- In-curtilage parking
- Parking courts
- On-street parking

BUILDING DESIGN

- Scale and massing & density
- Heights and elevations
- Setback, enclosures and boundaries
- Roof line, corners and fenestration
- Focal buildings
- Sustainability: reducing energy consumption, reducing water consumption and meter boxes
- Waste and recycling, including bin storage
- Designing for wildlife
- Materials and colours
- Views

PUBLIC REALM AND LANDSCAPE

- Function, ownership and maintenance
- Trees
- Landscape themes
- Public Art
- Sustainability
- Public open space: Greenways, road sides, village edges play spaces, wildlife and ecology, management, street furniture, verges, ditches, root barriers, lighting and street furniture

SERVICES

- Underground service routes
- Co-ordinated design
- Drainage
- Sub stations, Control boxes, Access covers and markers
- Service connections: reinstatement
- Servicing and waste management
- Access for emergency vehicles and refuse collection
- Access for construction traffic and haul routes

BUILDING FOR LIFE COMPLIANCE CHECKLIST

No development shall commence within any given until such time as the relevant Design Briefing Document, has been approved in writing by the Local Planning Authority.

Reason: To ensure high quality design and coordinated development, in accordance with Policy DP/2 of the LDF.

Play Space Provision

7. Prior to the submission of the first of the reserved matters applications, a scheme of enhancements to the Upper Cambourne village green play provision and the additional Neighbourhood Equipped Area for Play shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details, which shall include the following:

- a. Details of the design and layout of the equipment;
- b. Timetable for implementation.

No development shall commence until the submitted Strategy has been approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved details.

Reason: To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site, in accordance with LDF policies SF/10 & SF/11.

Public Art

8. Prior to the submission of the first of the reserved matters applications an Arts Delivery Plan shall be submitted to the Local Planning Authority for approval. The Plan shall include the following details:
- a. Identification of suitable locations for arts and events
 - b. Indicative budgets
 - c. Stakeholders and funding partners
 - d. A design brief and theme descriptions to provide direction to commissioned artists where appropriate.
 - e. Phasing and a programme of delivery.
 - f. The process for community engagement.

No development shall commence until the submitted Art Delivery Plan has been approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved details.

Reason: To ensure an Art Delivery Plan is submitted and approved to guide and coordinate the provision of detailed public art schemes that come forward as part of individual reserved matters applications, in accordance with LDF policy SF/6 and the adopted Public Art SPD, January 2009.

9. Any reserved matters application shall include the detailed design and specification of public art provision within the reserved matters site for which approval is sought. The details shall demonstrate how they accord with the approved Public Art Strategy and include:
- a. Details of the consultation, approval and commissioning process for artists and associated proposed public art.

- b. Details of community engagement and consultation including measures to promote public involvement in the evolution of the public art and creation of public art promoted by the Strategy, including the possible on-site provision of workshops.
- c. Descriptions, plans and images of the public art that will be realised through collaboration between the appointed lead artist, other artists, architects and other design professionals.
- d. Details of how the Public Art complies with any approved Design Code for the site.
- e. Total funding amount and apportionment. The public art details shall include a breakdown of the total cost of the implementation of the public art and the apportionment of the costs across its various elements.
- f. Project timescale and key milestones through the development process.
- g. Delivery mechanisms.
- h. Trigger points for completing the installation of approved public art.
- i. Legal ownership issues and duty of care.
- j. Maintenance information and schedules.
- k. Decommissioning procedures.

No development shall commence within the site for which reserved matters approval is being sought until such time as the public art details have been approved in writing by the Local Planning Authority. Unless an alternative end trigger point for the delivery public art on the site for which reserved matters approval is being sought has been agreed in writing by the Local Planning Authority, no dwelling shall be occupied until the public art for the reserved matters site for which approval is sought has been provided in full. The Public Art shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development provides appropriate public art in accordance with an approved public art strategy for the site, in accordance with LDF policy SF/6 and the adopted Public Art SPD, January 2009.

Landscaping

- 10. No development of any individual reserved matters phase shall take place until full details of both the corresponding 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 as the development is built out in phases, it satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.

- 11. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the corresponding 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.

Tree Protection

12. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from [the date of the first occupation of the dwellings hereby approved].
- a. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.
 - b. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
 - c. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of 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.

13. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on 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.

Biodiversity Protection/Ecological Enhancement

14. No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.

Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.

15. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been submitted to and approved in writing by the Local Planning Authority.

Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.

16. No alteration of, or works affecting, watercourses providing a habitat for water voles shall be undertaken until a location specific water vole mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be fully implemented in accordance with the approved details.

Reason - To protect water voles and their habitat in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and their protection under the Wildlife and Countryside Act 1981.

17. No development shall begin until a scheme for the provision of bird nest boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.

Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.

18. 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 600mm 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 in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.

19. No development shall take place until walk over surveys of the site for protected species, particularly badgers, [water voles] and breeding birds, have been undertaken and the results submitted to the Local Planning Authority, together with any mitigation measures. No development shall take place other than in accordance with approved mitigation measures.

Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and their protection under the Wildlife and Countryside Act 1981.

Housing

20. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No more than 8 affordable houses or 20 affordable apartments shall be adjacent to or abut one another. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the Local Planning Authority. The affordable housing units shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the scheme provides an appropriate balance and mix of housing units, in accordance with Policies HG/2 & HG/3 of the adopted Local Development Framework.

Life-time Homes

21. A minimum of [15%] of all market dwellings and all affordable housing units built on any parcel shall meet the life-time homes standards as set out in "Meeting Part M and Designing Lifetime Homes" published by the Joseph Rowntree Foundation 1999, unless otherwise agreed in writing by the local planning authority,

Reason: To ensure that new dwellings cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility in accordance with Policy HG/2 of the adopted Local Development Framework.

Renewable Energy

22. Notwithstanding the submitted information, prior to or concurrently with the submission of the first of the reserved matters applications within the built-up area of the site, a Site Wide Energy Strategy shall be submitted to the Local Planning Authority for approval. The Strategy shall conform to Policies NE/1, NE/2 and NE/3 of the adopted Local Development Framework (2009) and shall include an energy statement that accords with the provisions of the aforementioned policies and which explicitly contains detail in relation to anticipated residential floor areas and the proposed 10% target in terms of

m3 of CO2 per annum. The Strategy shall outline the number and type of renewable energy technologies most appropriate to meet the 10% requirement. No development shall commence within the built-up area of the site until such time as the Site Wide Energy Strategy has been approved in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions in accordance with Policies NE/1, NE/2 & NE/3 of the adopted Local Development Framework.

23. No development shall commence within a site for which reserved matters approval is being sought until such time as a renewable energy statement for that site, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, has been submitted to and approved in writing by the local planning authority. The statement shall include the total predicted energy requirements in the form of an Energy Statement of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme.

The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions, in accordance with Policies NE/1, NE/2 & NE/3 of the adopted Local Development Framework.

24. If any reserved matters application is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement than 10% is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 23. The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 23.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The local planning authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007).

Construction Environmental Management Plan

25. Prior to the commencement of development, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall accord with and give effect to the principles for such a Statement proposed in the Environmental Statement submitted with the application and shall include the consideration of the following aspects of construction:
- a. Site wide construction and phasing programme.
 - b. Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
 - c. Construction hours.
 - d. Delivery times for construction purposes.
 - e. Outline Waste Management Plan (OWMP), providing a statement of site specific reuse and recycling objectives with appropriate targets, compliance training for sub-contractors, construction code of conduct together with regular auditing and reporting on target achievements and quantities disposed, ensuring that such materials are only consigned to authorised treatment/recovery or disposal facilities.
 - f. Soil Management Strategy
 - g. Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
 - h. Maximum noise mitigation levels for construction equipment, plant and vehicles.
 - i. Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
 - j. Maximum vibration levels.
 - k. Dust management and wheel washing measures.
 - l. Site lighting.
 - m. Drainage control measures including the use of settling tanks, oil interceptors and bunds.
 - n. Screening and hoarding details.
 - o. Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - p. Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
 - q. External safety and information signing and notices.
 - r. Liaison, consultation and publicity arrangements including dedicated points of contact.
 - s. Consideration of sensitive receptors.
 - t. Prior notice and agreement procedures for works outside agreed limits.
 - u. Complaints procedures, including complaints response procedures.
 - v. Membership of the Considerate Contractors Scheme.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers, in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.

Construction Method Statement

26. Prior to the commencement of development of any reserved matters approval, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority. The CMS shall demonstrate how the construction of the reserved matters approval accords with the details of construction criteria A-U (except criteria E) of the Construction Environmental Management Plan (CEMP). In addition to criteria A-V, the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers, in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.

Detailed Waste Management Plan

27. Prior to the commencement of development of any reserved matters approval, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the local planning authority. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:
- a. the anticipated nature and volumes of waste.
 - b. Measures to ensure the maximisation of the reuse of waste.
 - c. measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
 - d. any other steps to ensure the minimisation of waste during construction
 - e. the location and timing of provision of facilities pursuant to criteria b/c/d.
 - f. proposed monitoring and timing of submission of monitoring reports.
 - g. the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste, in accordance with Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3.

Hours Construction and Delivery

28. No construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority pursuant to criteria C of the Construction Environmental Management Plan.

Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.

29. No collection or deliveries to the site shall be carried for the purposes of construction (excluding Heavy Commercial Vehicles engaged in either the import of construction fill for ground raising or the removal off-site of surplus material or waste) outside the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority pursuant to criteria D of the Construction Environmental Management Plan.

Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.

30. No Heavy Commercial Vehicles engaged in either the import of construction fill for ground raising or the removal off-site, of surplus material or waste, shall enter or leave the site except between the hours of 0930 to 1630 Monday to Fridays, 0930 to 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria D of the Construction Environmental Management Plan.

Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.

Travel Plan

31. No development shall commence until a Travel Plan for residents has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include marketing, incentive schemes, monitoring and review processes as well as mechanisms for its implementation and it shall be implemented in accordance with the approved details.

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.

Bus Link

32. No development shall commence until detailed plans of the bus link from Stirling Way onto the Broadway have been submitted to and approved in writing by the Local Planning Authority. These plans shall show physical measures and signage at Stirling Way and the Broadway that will prohibit the

link from being used by private motor vehicles, and this link shall only be used whilst the approved traffic management measures are in place and functioning, unless otherwise agreed in writing by the Local Planning Authority.

Reason – To ensure that the development enhances the public transport provision for the residents of Cambourne whilst ensuring that vehicular traffic from Cambourne does not have an impact upon the highway safety of the village of Bourn, in accordance with policies DP/1, DP/3, TR/1 and TR/3 of the adopted Local Development Framework 2007.

33. The bus link from Stirling Way onto the Broadway, hereby permitted, shall only be used by buses exiting onto the Broadway in a northerly direction or entering via the Broadway from the north. No other motorised vehicles will be permitted to use the link unless expressly authorised by the Local Planning Authority or unless otherwise agreed in writing by the Local Planning Authority.

Reason – To ensure that vehicular traffic from Cambourne does not have an impact upon the highway safety of the village of Bourn, in accordance with policy DP/3 of the adopted Local Development Framework 2007.

Junction Improvements.

34. [SUBJECT TO CONFIRMATION – Improvements to the junction of Broad Street and High Street junction].
35. [SUBJECT TO CONFIRMATION – Traffic islands and TROs].

Drainage

36. Prior to the commencement of any development a scheme for the provision and implementation of surface water and foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme which shall include provision for inspections by the LPA shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of that development or in accordance with the implementation programme agreed in writing with the LPA.
- Reason - To ensure a satisfactory method of surface water and foul water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.

Fire hydrants

No development of any reserved matters consent shall be commenced until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. (Reason - To ensure an adequate water supply is available for emergency use.)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)
- South Cambridgeshire Local Development Framework Site Specific Policies DPD (adopted January 2010)
- South Cambridgeshire Local Development Framework Adopted Proposals Map (adopted January 2010)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents:
 - Open Space in New Developments SPD - Adopted January 2009
 - Public Art SPD - Adopted January 2009
 - Trees & Development Sites SPD - Adopted January 2009
 - Biodiversity SPD - Adopted July 2009
 - Landscape in New Developments SPD - Adopted March 2010
 - District Design Guide SPD - Adopted March 2010
 - Affordable Housing SPD - Adopted March 2010
 - Health Impact Assessment SPD - Consultation Draft October 2010
- Cambridgeshire and Peterborough Structure Plan (adopted 2003)
- East of England Plan (adopted May 2008)
- South Cambridgeshire Community Facilities Audit 2009
- Circular 11/95 – The Use of Conditions in Planning Permissions
- Circular 05/2005 – Planning Obligations
- Cambourne Master Plan Rev. 30 1995
- Planning File Refs: S/6438/07/O, S/1371/92/O, S/6182/03/O, S/6237/04/RM, S/6339/06/RM, S/6374/06/RM, S/6413/07/RM, S/6428/97/RM, S/0042/09/RM, S/0673/10/RM.
- Documents referred to in the report including appendices on the website only and reports to previous meetings.

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