



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

A Special Meeting of this Council was held at The Hub Community Centre, Cambourne on Tuesday 22nd November 2016

Present:

Cllr S Crocker (Chairman)

Cllr Dr S Bhattacharya

Cllr P Gavigan

Cllr P Hedges

Cllr T Hudson

Cllr S Krintas

Cllr K McIntyre

Cllr J O'Dwyer

Cllr J Patel

Cllr Mrs R Poulton

Cllr Mrs J Sawford

Cllr G Thompson

In attendance:

John Vickery Parish Clerk

Liz Pinchen Deputy Parish Clerk

Nick Smith – Major Projects

Dick Longdin – Randall Thorpe

Julian Clark – Transport Planning Associates

Jane Green – Head of New Communities, SCDC

Ed Durrant – Principal Planning Officer, SCDC

5 members of the public were in attendance

1. **APOLOGIES**

Apologies for absence were received from Cllr Dr G Mehboob; an acceptable reason for absence had been given.

It was:

RESOLVED that the apologies for absence from Cllr Dr G Mehboob be approved.

2. **MEMBERS DECLARATION OF INTEREST OR REQUEST FOR DISPENSATION** for items on the agenda.

Cllr S Crocker declared a personal non-disclosable interest in Items on the agenda as a District Councillor.

Cllr S Krintas declared a personal non-disclosable interest in Items on the agenda as a Governor of Cambourne Village College

Cllr J Patel declared a disclosable pecuniary interest in items on the agenda as Treasurer of the Cambourne Youth Partnership. Cllr Patel was granted a dispensation to remain in the meeting by the Parish Clerk.

3. **CHAIRMAN'S ANNOUNCEMENTS**

- The Volunteers Fair held on Saturday 19th November was a resounding success with many new volunteers signing up to a variety of voluntary organisations. Thanks go to the Parish Council staff for organising the

event. The event will become an annual fixture.

- Congratulations are extended to the Light Up Cambourne team who have managed to install lights on 49 trees this year. The Switch On event is due to take place on Saturday 26th November 2016 between 5pm and 7pm on the Market Square.
- The Parish Plan work is almost finished and the final Plan will be launched in February 2017. A Special Council meeting will be held on 24th January 2017 to discuss and consider the Plan.
- Congratulations to the Fireworks Committee and Council staff for organising another successful display.

4. **DISTRICT COUNCIL MATTERS**

The Chairman reported that on Monday 21st November 2017 South Cambs District Council had voted in favour of backing the proposed devolution deal for Cambridgeshire and Peterborough that will see a combined authority, led by a directly elected mayor, created. So far 6 of the 7 council's concerned had voted in favour of the deal with Cambridge City Council still to vote.

The Chairman presented a report to the Council (report attached).

It was:

RESOLVED that the report be received.

5. **CAMBOURNE WEST**

Nick Smith, Dick Longdin and Julian Clark were in attendance for this item.

The Parish Clerk had prepared a report with the background including the precious minutes and the Draft s106 Heads of Terms and supporting papers (copy attached)

Dick Longdin presented a report on the updates to the proposal for Cambourne West since the last presentation to the Parish Council on 12th January 2016. Amendments have been made to the following:

- The location of the second secondary school
- The layout and location of the sports pitches
- The position of the allotments
- The alignment of the spine road
- Better connectivity to the employment areas
- Revisions to the A428 southern roundabout and Sheepfold Lane access
- Re-alignment of a watercourse
- Further information added to the flood risk assessment

Connectivity improvements:

- Proposed cycle route along the old A428 to Hardwick
- A cycleway along the northern side of the Business Park
- Pedestrian/cycle crossings on Cambourne Road
- Upgraded pedestrian/cycleway connecting Back lane and Cambourne Road
- Improvements to the northern side of Back Lane
- Improvements to the Eastgate pedestrian/cycleway

The developers are aware that there are a number of other locations that the Parish Council wish to see pedestrian crossings and are committed to working together towards this.

The changes to the A428 southern roundabout have been proposed following concerns by Cambridgeshire County Council and Transport Planning Associates (TPA) have worked with them to understand vehicle movements within Cambourne. Part time traffic control signals are proposed to regulate the flow of traffic in and out of Cambourne. Controlled pedestrian crossings are to be researched on Cambourne Road to facilitate pedestrians and cyclists crossing the road.

Access into Cambourne West through the Business Park is still being discussed and an agreement between all parties concerned is being worked on. The application for Cambourne West has been submitted to SCDC without access via the Business Park.

The application goes before Cambridgeshire County Council on 16th December 2016 and to South Cambs District Council in early January 2017.

The following questions were raised by councillors:

Q. If you are coming in to Cambourne by bus and alight on Cambourne Road how would you cross the road to get to the Business Park?

A. It is proposed to have a new footway/cycleway connecting both lanes of Cambourne road and there is also potential for controlled crossings to enable pedestrians to access the footpath safely. Speed restrictions on Cambourne Road are also being looked into.

Q. You mentioned the road being widened to 3 lanes, where is this?

A. Southbound on Cambourne Road after the bus stop.

Q. Is the bus stop on Cambourne Road a layby or will the bus stop on the carriageway?

A. This is a preliminary design so it has not yet been decided.

The Parish Clerk reported that the bus stops will not be laybys as this makes it difficult for buses to pull out and re-join the traffic. If the bus stop is on the carriageway it slows other traffic down and makes it easier for the buses to pull out. Previous correspondence from Jon Finney regarding laybys to be circulated.

Q. Will the road around the Sundial roundabout be marked out to enable people to drive in the correct lane?

A. Yes, spiral road markings will be used off the three lanes leading to the roundabout which will direct traffic into the correct lane.

Q. Could we have an electronic copy of the presentation?

A. Yes, this has been emailed to the Parish Office.

Q. Will there be any provision for cycles to have priority over cars at the junctions?

A. If supported by the County Council there is potential for raised entry points at some of the quieter junctions as illustrated in the Transport Assessment.

Q. What are you doing about the parking and lorries on Sheepfold Lane?

A. Sheepfold Lane is currently not adopted so the County Council is unable to place any restrictions on parking. Once it is adopted the County Council would look to address the issues with yellow lines waiting restrictions.

Q. You talked about the proposed cycle way along the old A428 to Hardwick, are there any plans to extend this in the other direction towards Caxton?

A. Not at present.

Ed Durrant reported that S106 funds for a development in Papworth have provided funds for a cycle link from Papworth to the Elsworth Road.

Q. There is still no agreement regarding the access through the Business Park

but the application is going ahead anyway?

A. This was always the case. Negotiations have been held up due to individual parties concerned however new individuals are now on board and discussions are now progressing. We have a verbal agreement with Development Securities.

The access through Sheepfold Lane has been approved by the County Council safety audit but ideally we would have two access points as well as the access off the A1198.

Q. What is the expectation of the traffic flow for the two access points?

A. The expectation is for 45% to use the Sheepfold Lane access and for 55% to use the A1198 access. This has been based on Cambridge sub regional modelling forecasts of residential trip origins and employment trip destinations.

Q. Is there any evidence that drivers will take the route through Cambourne West rather than use the Caxton Gibbet roundabout if there is a queue of traffic?

A. The new roundabout on the A1198 is position on a bend so that the state of the traffic at the Caxton Gibbet roundabout is not visible which should prevent this.

Q. The junction of Sheepfold Lane near the secondary school will be a pinch point for traffic coming in and out of Cambourne West, how will you address this?

A. At the moment the layout is illustrative and details of the highway design is not shown. There is still an ongoing design process.

Q. I am concerned about the blocking off of part of the southern A428 roundabout; this will mean that the route from Cambourne West to Morrisons will involve going up and right round the northern roundabout and back down.

A. The traffic flows need to be looked at in more detail and more detailed planning done at a later stage as part of reserved matters.

Q. Will there be a controlled crossing somewhere between Morrison and Caxton House?

A. This has been looked at but would involve moving the bus stops and would affect the trees on Broad Street. It was felt that there was no need for the bus stop to be moved.

Q. What plans are there to improve Eastgate?

A. The improvements to the footway/cycleway are part of the enhanced connectivity between existing Cambourne and Cambourne West. More detailed work is yet to be done on this.

Q. Why are there only two highlighted access routes? What are the other access points shown on the map?

A. There are two vehicle access points which are highlighted; all the others are pedestrian/cycle access points. The access point to the north near Caxton Gibbet is into the employment area only.

Q. Why do we need traffic signals on Cambourne Road?

A. Modelling and traffic forecasts (up to 2031) suggest that there could be a build-up of traffic on the A428 exit slip road; the traffic control is designed to alleviate this.

The meeting was adjourned to allow members of the public to ask questions.

The meeting was reconvened

The Chairman thanked Nick Smith, Dick Longdin and Julian Clark for their

attendance.

The meeting was adjourned for a short break.

The meeting was reconvened

The Council considered the Draft s106 Heads of Terms Schedule for Cambourne West. The following items that relate to Cambourne Parish Council were considered:

- **Sports pitches and pavilion - £598, 380 Trigger Point - 10% prior to 500th occupation, 90% prior to 1000th occupation**
This figure, based on the cost of the new Cricket Pavilion would enable the provision of a larger, 4 changing room pavilion including community space and a second maintenance depot for the Grounds team.
- **BMX Track – £25,000 Trigger Point – To be completed with the phasing of the A428 bunds**
This has been identified as a facility that there is a demand for in Cambourne and can be put in as part of the bund works which will be early on in the build.
- **All weather athletics track - £975,000 Trigger Point – Prior to 1000th occupation**
It was felt that this would be an excellent addition to the sports facilities and it was requested that it be explored if the trigger point could be lower.
- **Maintenance of public open spaces, play areas, sports pitches, water attenuation features and allotments Trigger Point – In accordance with phasing of transfer of spaces to be agreed**
The Parish Clerk reported that the newer areas in Upper Cambourne are being transferred to the Parish Council within the 2 year period. The figure is based on existing Cambourne experience.
- **Community Space - £1,774,000 Trigger Point - TBC**
This sum will cover the extension of The Hub into the roof space, expansion of facilities at Cambourne Village College and a new community facility in Cambourne West. It was noted that any new community building should be sited away from residential properties.
Proposed Triggers – The Hub extension on first occupation, CVC TBC by the County Council and new community Facility at before 800th occupation.
- **Space/facility for youth - £500,000 Trigger Point - TBC**
This is in addition to the existing funds of £235,000 to provide a permanent youth building. The trigger point for this should be as low as possible. The figure has been informed by the likely number of youth that will use the facility. **Proposed Trigger –** 300th occupation.
- **Trailer Park extension and maintenance compound land - £10,000 Trigger Point – Prior to 500th Occupation**
This sum is for the legal fees involved in the transfer on the land.
- **Burial Ground - £10,000 Trigger Point – Prior to 500th Occupation**
This sum is for the legal fees involved in the transfer on the land.
- **Community Chest - £150,000 Trigger Point - £10,000 a year after the first occupation**
This sum is for the Parish to fund events aimed at helping the villages to come together and develop the new community; the fund is over a 15 year period.

- **Litter Bins - £16,500 – Trigger Point – 1 Year after commencement**
The cost of the bins is based on the existing bins and takes into account the cost of the dual litter/recycling bins.
- **Archaeological display - £20,000 Trigger Point – Prior to 100th occupation**
Work will be done with the schools, archaeologists and the developers and it will be passed to the Parish to create a permanent display.
- **Small business/retail units - £500,000 Trigger Point - TBC**
More work on a strategy to deliver and manage small business units is required.
- **Welcome Packs - £3,000 Trigger Point – Prior to first occupation**
It was felt that the sum was not high enough but would be taken as a contribution. The Parish Pan should be included in the pack.
- **Public Art - £150,000 – Trigger Point - £10,000 a year from the date of first occupation**
An arts facility at the secondary school will also be provided as part of the community space figure.

It was:

RESOLVED that all elements of the draft s106 Heads of Terms Schedule for Cambourne West that relate to Cambourne Parish Council be approved.

The Council considered the other elements of the draft s106 Heads of Terms for Cambourne West that do not relate Cambourne Parish Council. It was noted that there were no figures were given as the sums had not yet been given to the relevant authorities.

- **Policy requirement**
Viability discussions indicate that 30% affordable housing is achievable and is in line existing Cambourne despite the policy being 40% affordable. The 30% would be split 50/50 into a mix of affordable and intermediate tenure which would include shared ownership and key worker homes.
- **Secondary Education, Primary school capital, Primary school revenue & Provision towards special needs education.**
The forecast for the provision of school places has been based on the figures for existing Cambourne.
- **Children's Centre**
There will be no new stand-alone Children's Centre; additional space will be created via the re-modelling of the existing space.
- **Nursery**
Provision of separate land will be made for a nursery.
- **Library contribution**
Funds would be pooled with the 950 contribution to reconfigure Sackville House. Proposals would be brought forward by Cambridgeshire County Council.
- **Bus services & A428 Madingley Road bus priority**
Subsidies will be given to enhance busk links between Cambridge and St Neots. There is a need to open the Broadway bus link to allow access for buses out of Cambourne and to increase capacity.
- **Sheepfold Lane/Business Park Road and A1198 access works & Off site mitigation works as a result of Cambourne West**
There will some traffic calming measure put in in Caxton. Traffic calming

measures within Cambourne will be dealt with in reserved matters.

- **Improved walking and cycling links to Cambourne and surrounding villages**
Cycle infrastructure proposed along the old A428 and well as further pedestrian and cycle links throughout Cambourne. A cycle link to Caxton is proposed as part of the A1198 roundabout amendments.
- **Broadway bus link**
The application for the bus link is being taken to planning committee at the same time as that for Cambourne West. The provision of the bus link will increase the potential for bus services. The trigger point is prior to commencement.
- **Travel plan monitoring, Travel plan coordinator and Travel plan measures**
There will be a package of measures including bus passes, cycle discounts etc. to be agreed. Details of the similar package for the 950 needs to be requested.
- **Fibre optic to the home**
This is a NPPF requirement and the provision has been confirmed.
- **Play areas**
These are in accordance with the agreed schedule of facilities.
- **Healthcare facility**
Funds to be pooled with the £522,000 outstanding balance for the 950 to extend Sackville House. More details on this are required and information of the CAPCCG funding for additional doctors. This will added to the agenda for the full Council meeting in January 2017. There needs to be a coordinated approach to the works to Sackville house in relation to healthcare, the Children's Centre and the library.
- **Community development workers and Children, Families and Adults service requests.**
Some elements do not show a time period; this will be checked.
- **Household waste receptacles & Contribution to Household Waste Recycling Centre**
Details of the housing mix are required to calculate costs of household waste receptacles. Recycling centre contribution is based on the St Neots catchment area.
- **Bring Sites**
A bring site is a site where recycling containers are placed for residents to bring their household recyclables e.g. clothes & books. There will be two sites. It was questioned whether or not the Parish Council would have any influence over the type of recyclables that could be brought to the sites.
- **Cambourne style street lights**
The additional cost of the Cambourne style street lights is quite considerable but it is essential that they are retained throughout the whole of Cambourne to create an integrated feel.
- **S106 monitoring**
Funding towards officer time.
- **Date of indexation**
This will be the date of the agreement or resolution.

The Chairman thanked the Parish Clerk for his work on the s106 and for negotiating a good deal for Cambourne as a whole.

It was:

RESOLVED that all elements of the draft s106 Heads of Terms Schedule for Cambourne West that do not relate to Cambourne Parish Council be received.

It was:

RESOLVED that the Transport Assessment summary be deferred to a future meeting to allow councillors further time to consider it.

5. DATE OF NEXT MEETING – 6th December 2016

South Cambs District Councillor's report to Cambourne Parish Council. 22/11/2016.

1. Devolution.

South Cambs District Council last night (Monday 21st November) voted to back the proposed devolution deal for Cambridgeshire and Peterborough that will see a combined authority, led by a directly elected Mayor, created.

Five of the seven councils involved have now met and voted to back the deal, with Cambridgeshire County Council and Cambridge City Council meeting today.

The devolution proposals include:

- A new £20million annual fund for the next 30 years (£600million) to support economic growth, development of local infrastructure and jobs.
- £170million for affordable housing, including £100million for affordable, rent and shared ownership – particularly in response to housing issues in South Cambridgeshire and Cambridge City. There is a proposed specific £70million fund to meet housing needs in Cambridge City.
- Supporting the delivery of Wisbech Garden Town and Wisbech-Cambridge Rail Connection.
- Transport infrastructure improvements such as A14/A142 junction and upgrades to the A10 and the A47 as well as Ely North Junction. Also it would support development at Wyton and St Neots.
- Rail improvements, including a new station at Soham, (new rolling stock, improved King's Lynn, Cambridge, London rail).
- Investment in a Peterborough University with degree-awarding powers.
- A local integrated job service working alongside the Department of Work and Pensions.
- Co-designing with Government a National Work and Health Programme focused on those with a health condition or disability, as well as the long-term unemployed.
- Integrating local health and social care resources to provide better outcomes for residents.
- Devolved skills and apprenticeship budget – to give more opportunities to our young people.
- Working with Government to secure a Peterborough Enterprise Zone – attracting investment from business leading to more and better quality jobs for residents.

There will also be opportunities for future devolution deals, extending the transfer of powers and resources and the redesign of the delivery of public services.

If all councils vote to proceed, a shadow combined authority will be established once agreed with the secretary of state. A combined authority would be set up next year, with Mayoral elections set to take place in May 2017.

Simon Crocker

November 2016

PLANNING APPLICATION - LAND TO THE WEST OF CAMBOURNE

[S/2903/14/OL](#)

Back Ground

The planning application for 2350 dwellings was originally submitted in September 2014 and registered on 22nd December 2014 by South Cambs District Council. This was a larger application than the site included in the Local Plan submission.

Cambourne Parish Council considered the application on the 3rd February 2015

(Appendix 1) and made a recommendation for approval in principle and in preference to the proposal contained in the Local Plan subject to satisfactory resolution of the issues discussed at the meeting. An update was presented on Tuesday 1st December 2015 **(Appendix 2)** this was received. Amendments were considered on Tuesday 12th January 2016 **(Appendix 3)** the amendments were approved subject to our original list of concerns being addressed and also ensuring that some additional items be taken into account.

Note I have made comments in red on Appendix 1, 2 and 3 highlighting where these had been considered and the draft s106 number.

Reason for the meeting

The meeting is to being held to receive an update on the work carried to address the issues raised from the consultations including with Cambourne Parish Council.

There have been a large number of meetings involving officers from South Cambs District Council, Cambridgeshire County Council, Cambourne Parish Council, McA and consultants for South Cambs District Council and McA working to address the issues raised and establishing the viability of the proposal.

There have also been a number of meetings with outside bodies including Monkfield Medical Practice, Dr Peter Bailey, CAPCCG, Stagecoach, Whippet Coaches etc. to address specific areas of concern.

Purpose of the meeting

- To consider the elements of the draft section 106 Heads of Terms that the Parish Council will be responsible for implementing.
- To review the trigger points for their delivery.
- To receive the other elements of the draft section 106 Heads of Terms.
- To receive the trigger points for their delivery which have been provided by the relevant Authorities.
- To consider the amendments to the Transport Assessment.

Section106 Heads of Terms

To address the issues that were raised the draft section106 Heads of Terms was drawn up. This has been through a number of versions before arriving at the current

document V8 – 08.11.16 the version attached is the Parish Council version (**Appendix 4**) with the relevant s106 amounts included. The figures for the District and County Councils have not been included as they have not been presented to the relevant Councils for approval. The draft section106 Heads of Terms seeks to address the issues raised that do not form part of the infrastructure costs of the development while achieving a sustainable and viable scheme. The items directly paid to the Parish Council in the draft s106 totals £8,772,880 (15.4% of the draft s106) there is also costs in the infrastructure costs for The Allotments, Burial Ground, Sports Pitches, Play Areas, LAP's etc.

Cambourne Parish Council Elements

The original draft section106 Heads of Terms had a significant sum for the provision of Community Space and Sports Pavilion, but only a small amount for the provision of Indoor Sports/Swimming Pool.

Considering the requests for elements to be included in any section106 Heads of Terms a review was carried out by the Parish Clerk of what was achievable with the funds proposed. There was also pressure on all parties to ensure the figures were realistic and where possible to reduce costs to make the proposal viable. The consultation response from Sports England was taken into account as well as how the Community Space required could be delivered in the most cost effective way. To enable this, the Parish Clerk reviewed the proposals for Community Space that had been recently considered and what was being proposed in Cambourne West. As a result of the revue the Parish Clerk produced a paper (**Appendix 5**) outlining a proposal for delivering the Community Space, Sports Pavilion and Indoor Sports/Swimming Pool. This was supported by a cost analysis between the developers and the amended proposal (**Appendix 6**) and a build-up of areas in the buildings and costings based on actual tenders and developers figures (**Appendix 7**). The revised proposal was only submitted after discussions with the Parish Chairman.

The revised proposals enable the community to get the best deal for provision of infrastructure to support the sustainability of Cambourne as a whole and to continue to develop as a community.

Trigger points

The significant trigger points relating to items in the draft s106 affecting Cambourne Parish Council are:

- **Item 19; Indoor sports** 10% prior to 500th occupation and 90% prior to 1000th occupation.
- **Item 20; Sports Pitches and Pavilion** 10% prior to 500th occupation and 90% prior to 1000th occupation.
- **Item 22; All weather athletics track** prior to 1000th occupation.

- **Item 26; Community Space** TBC. Suggested triggers The Hub extension on first occupation, CVC TBC by the County Council and new Community Facility at 800th before occupation.
- **Item 27; Space Facility for youth** TBC. suggested trigger 300th occupation
- **Item 40: Small business/retail Units** TBC

Non Parish Council Item, but area we have pushed to achieve.

- **Item 14; Broadway Bus Link** prior to commencement of development.
- **Item 25; Health Care** prior to 800th occupation this has been put forward by the CAPCCG.

Interconnectivity

There has been a lot of time spent on ensuring there are good links between the existing Cambourne villages and the village of West Cambourne. A meeting and walk around Cambourne was arranged with TPA who were carrying out the applicants Travel Assessment, to show how the existing network of footpaths, bridle ways and cycle ways could be improved to give good connectivity between the new and existing villages. Randall Thorpe produced a plan showing West Cambourne and the existing Villages and how the network of footpaths, bridle ways and cycle ways would link with the proposed new village (**Appendix 8**).

Affordable Housing

Considerable modelling has been carried out on the viability of the level of affordable housing to be provided as part of the project. The application was originally showing viability with approximately 22% affordable housing, but through the viability work this has been improved to a level of 30% affordable housing. Modelling was also carried out on 40% this proved unviable using the data in for s106 requirements for 30% affordable houses, but 40% affordable housing would increase the number of residents which has a knock on effect on all provisions as they are based on the number of residents thus putting greater pressure on the viability and the existing community. The Applicant has confirmed that it will provide 30% affordable housing throughout the development with a 50/50 tenure split and the allowance will not be used for starter homes. 30% affordable housing is comparable with the level of affordable housing in the three existing villages. This means that when finished Cambourne will have over 2000 affordable houses. Cambourne Parish Council has been supportive of 30% affordable housing and would be reluctant to support a higher percentage as it would provide a greater strain on the infrastructure and development of the community.

Community Governance Review

South Cambs District Council is ready to initiate the Governance Review of Caxton Parish Council Boundary as soon as the Planning Application has been approved. The

process takes about a year to be completed. Caxton is supportive of the Community Governance Review.

A meeting of this Council was held at The Hub Community Centre, Cambourne on Tuesday 3rd February 2015

6. PLANNING APPLICATION - LAND TO THE WEST OF CAMBOURNE

[S/2903/14/OL](#) - Development of up to 2,350 residential units including affordable housing; retail, use classes A1-A5 (up to 1.04 ha); offices/light industry, use class B1 (up to 5.66ha); community and leisure facilities, use class D1 and D2 (up to 0.92 ha); Two primary schools and one secondary school (up to 11.28 ha), use class D1; three vehicular access points including the extension and modification of Sheepfold Lane, a four arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198, south of the Caxton Gibbet to serve the proposed employment uses; a network of segregated pedestrian and cycle routes; sustainable drainage system and other infrastructure; together with associated earth works, parking, open space, including equipped play, playing fields and landscaping. – Land to the West of Cambourne (Excluding Swansley Wood Farm)

For - Taylor Wimpey UK Ltd & Bovis Homes Ltd

Bryn Maidman, MD Taylor Wimpey East Anglia, Nick Smith, Major Projects, Dick Longdin, Randall Thorp, and Andrew Dutton, Strategic Land Director, Bovis Homes were in attendance for this item.

Dick Longdin gave a short presentation on the rationale for the proposal. The proposal for 1200 homes contained in the Local Plan is on an area of land whose boundary does not follow any physical feature and therefore does not make sense from a landscape point of view. Policy dictates that development on Green Belt land must have a strong physical boundary; the site for the 1200 homes does not meet this. Whilst the proposed area is not Green Belt it does have strong physical boundaries in the A1198, A428 and the existing Cambourne. When Cambourne was first planned 24 years ago the inspector considered the area in question was part of the wider visual landscape. Since then with the development of Cambourne, the duelling of the A428 and development at Caxton Gibbet the landscape character has changed. MCA feel it is better to plan for the whole of the site now rather than face future piecemeal development. The larger plan will give much better value for Cambourne. The SCDC plan for 1200 homes would not generate enough population for a new secondary school or sufficient open space.

The following comments and concerns were raised:

The Chairman stated that his personal opinion was that development of the site was inevitable and that development of the site as a whole was preferable to piecemeal development. However there are issues with the proposal which will need to be addressed.

- There must be a review of the boundary as at present the site is within Caxton parish who are not set up to be able to govern a development of this scale whereas Cambourne Parish Council has the experience to be able to do so. Therefore a local Governance review should be carried out to bring the proposed site into Cambourne Parish boundary including all land bounded by the A1198, Caxton Bypass and the A428.

This cannot be tied into the Planning Consent as a condition or part of the s106, but South Cambs District Council have confirmed that the process will be undertaken when consent has been given.

- There should be vehicular access to the site via the Business Park in addition to those proposed from the Caxton Bypass and Sheepfold Lane. Nick Smith reported that MCA have an interest in the Business Park but are not the controlling landowner. Discussions have been held but other Parties have invested in the Business Park and their approval is needed so an access point cannot be included in the plan. The proposal is designed so that the link is possible in the future.

This is being negotiated with the various parts and is hoped an agreement can be achieved soon. This cannot for legal reasons be linked as a condition on the Planning Application.

- It is understood that part of the application is the expansion of Sheepfold Lane. Concerns were raised regarding commercial vehicles parking in Sheepfold Lane. Nick Smith reported that there will be restrictions in place and that discussions have been taking place with BMW regarding the parking of trailers and cars. Road improvements to Sheepfold Lane will only be carried out as part of the West Cambourne development but would be carried out at the start of the development. Access for construction traffic will be via the A248.

This forms part of the Transport Assessment.

- The proposed athletics track needs to be an all-weather track not a grass

track as stated in the Design and Access Statement. MCA confirmed that this will be taken into consideration. The athletics track has been suggested in place of a third Cricket ground as the Cricket Club will be using the existing facilities and the new ground at the Secondary School.

See item 20 of the draft s106.

- The Design and Access Statement uses an average household figure of 2.7, whereas the actual figure according to the 2011 census is 2.76. On this basis there would be an additional 141 people which will have an effect on the requirement for open space provision and school and healthcare requirements. MCA confirmed that this will be taken into account.

The multiplier was adjusted to 2.76.

- It was confirmed that an education study has been undertaken and has been received by the Parish Office. Concern was raised that there appeared to be a discrepancy in the Design and Access Statement in that provision has been made for school places for 20% of the population but currently 31% of the population are of school age. Concerns were raised that some of the provisions have been made based on County Council projections of requirements and in the past these have proved to be inaccurate due to the unusual demographics of Cambourne. The additional Secondary School would be required early on in the development. Advice will be sought from the educational consultant.

The education calculations have been based on Cambourne data rather than normal calculations. See items 2-7 of the draft s106.

- The employment area needs to have vehicular access from the settlement. MCA confirmed that it was possible to provide this but they were concerned about large commercial vehicles using the settlement roads and also the possibility that the employment area could become a rat run to the A428. Access was only for residents to access not commercial traffic.

This will be part of the detailed design

- The transport report talks of the duelling of the A428 and the provision of

a dedicated bus lane into Cambridge at a cost of £100m but the breakdown of this unclear.

Duelling of the A428 between the Black Cat and Caxton Gibbet roundabouts is planned to commence in 2020 on completion of the A14 works. The initial consultation for this has commenced. Bus Lane and City Deal See item 10 of the draft s106.

- Concerns have been raised regarding the provision of medical facilities. Nick Smith confirmed that the issue is not with the provision of space but with the funding provided by the NHS for staff and services. This will need multi-party discussions to review how health in Cambourne is funded. The Health Impact Statement suggests that, following an analysis of local surgeries, there is surplus capacity at Papworth surgery and that the residents of West Cambourne would be able to register there. Concerns were raised that this would not be possible. Dr Bailey has been consulted on his views regarding the option for a satellite surgery in West Cambourne versus expansion of Sackville House but he has not yet expressed an opinion. His concerns lie with the current funding formula which does not reflect the demographics of Cambourne. There should be a meeting of all parties to include the Parish Council, South Cambs District Council, Cambridgeshire County Council, MCA, the local MP, the CCCG, Monkfield Medical Practice and Dr Peter Bailey to discuss fairer health funding for Cambourne.

There has been extensive work carried out by the Applicants Health Consultant, CAPCCG, Monkfield Medical Practice, Dr Peter Bailey and the District Council on this and this has resulted with the capital programme to be funded to cater for the additional residents in West Cambourne. See item 25 of the draft s106.

- MCA confirmed that the percentage of affordable housing will be dictated by a viability assessment. Examples were raised were 30% has worked in Cambourne.
- There is a need for 3.36ha to be set aside for a Burial Ground.

Land allocated on Master Plan, within the infrastructure costs and item 29 of the draft s106 has the legal costs.

- It was requested that the land adjacent to the Trailer Park, currently owned by Bovis Homes be transferred to the Parish Council and the shed on the site removed in order that the Trailer Park can be extended as the existing Trailer Park is full.

See item 28 of the draft s106 which has the legal costs.

- Subsidised bus service to St Neots. MCA confirmed that they will be having discussions with both Stagecoach and Whippet. The bus companies are keen to provide routes through the settlement.

See item 9 of the draft s106.

- Swimming Pool. MCA confirmed that there is an area of land set aside adjacent to the sports centre and that there was potential for funding to provide a pool but not to run it or maintain it. MCA wish to improve existing facilities within Cambourne.

See item 9 of the draft s106 and supporting documents.

- CYP funding towards a larger building.

See item 27 of the draft s106 which is in addition to allowance from the s106 for the 950 extra dwellings.

- The development should be called West Cambourne and not Swansley Wood as has been suggested to ensure the community feels part of Cambourne.
- There should be no construction traffic entering the site from Sheepfold Lane or through any part of Cambourne.

This will be part of the reserved matters for the provision of the haul routes.

- Phasing should run in conjunction with the highway improvement works. This will need engagement with the County Council.

This will be part of the detailed phasing plan.

- A contribution to the Cambourne Parish Council Energy Fund. MCA

confirmed they are keen to further support the Energy Fund.

- The Parish Council and Parish Clerk should be involved in all s106 discussions in the same manner as the 950 extra dwellings. The Parish Clerk must have equal status with County and District officers.

This has been happening effectively and the Parish Clerk has been invited to all the viability meetings and been encouraged to give input by all parties.

- The hedge boundary between Lower Cambourne and West Cambourne needs some breaks in it to increase visibility and ensure that West Cambourne does not feel isolated from the rest of Cambourne. MCA raised concerns regarding potential ecological issues with this.

This has been indicated on the Master Plan and will be part of detailed Reserved Matters applications.

- The s106 requirements of the Church need to be considered.
- Community facilities need to be on stream in tandem with the development. There needs to be a contribution towards improved provision at The Hub at implementation of the consent to provide community space until the community space in West Cambourne is provided.

See item 26 of the draft s106. Trigger points have been proposed above.

- It was suggested that representatives of MCA should try living in Cambourne for a day to get more of a sense of the issues that concern the residents on a daily basis.
- Concern was raised that the concept of West Cambourne appears to be different from the other villages as they are designed around a central green area. Dick Longdin reported that two thirds of existing Cambourne is open space but that this is a luxury that will not happen in the future due to planning policy. This is one of the great successes of Cambourne and it will be replicated in West Cambourne as far as is possible. There is more limited open space in West Cambourne but it has been put at the

centre of the development not at the edges. It is intended that the open spaces will be useable and part of everyday life. The lake is an engineering requirement but it also creates a focal point and sense of arrival in the development. Whilst reduced compared to existing Cambourne the open space provision in West Cambourne is still two and a half times the policy requirement. Concern was raised as to how safely in the open space that has been designed around the main route through will be managed. MCA confirmed that this has been considered and that safety features to separate vehicles and people will be put in place.

This has been part of the discussions and only viable open space is included in the calculations as shown on the Master Plan and will be subject to a Reserved Matters applications.

- The Commercial land will not be developed until a late phase, possibly not until 12 – 15 years' time. If it is felt that the demand for the employment land is there it can be brought forward. MCA confirmed this could be reviewed as part of the planning negotiations.

This will be part of the detailed phasing plan.

- Concern was raised regarding the effect of the constant development on the children at the Secondary School and Primary School. It was confirmed that the section of road in front of the secondary school would not be accessible to vehicles and would be a child friendly area.
- Concern was raised that the pre-school and youth provision is currently inadequate and that this must be addressed.

The County Council has had a major input on education provision including special needs from 2-23 and has requested a number of sums (see item 2 to 6 of the draft s106) and there is provision for a Nursery site (see item 7 of the draft s106).

- A request had been made previously by the Parish Council to include some self-build and some single storey properties. MCA confirmed that they are in discussion with South Cambs District Council on the best way this can be achieved.

This request is being considered as part of the proposal and will be subject to viability and a Reserved Matters application.

- There will need to be provision for a Maintenance Yard for the Grounds staff.

This has been designed into the new Sports Pavilion See item 20 of the draft s106.

- Concern was raised regarding the current level of traffic on Sheepfold Lane. MCA confirmed that they will discuss this with Cambridgeshire County Council but that they can only upgrade the road as part of the application.

See item 11 of the draft s106 and the Transport Assessment. It will also form part of the Reserved Matters application

- This list is not exhaustive.

The councillors were given the opportunity to have a final say ahead of the voting on the resolution.

It was:

RESOLVED to recommend the application for approval in principle and in preference to the proposal contained in the Local Plan subject to satisfactory resolution of the issues discussed above.

The vote was recorded as 8 votes in favour of the resolution and 1 against. Cllr T Hudson voted against the resolution on the grounds of lack of provision of healthcare in Cambourne West.

A meeting of this Council was held at The Hub Community Centre, Cambourne on Tuesday 1st December 2015

7. WEST CAMBOURNE

Dick Longdin, Randall Thorpe, Andrew Dutton, Bovis Homes, Georgina Chapman, Political Developments Ltd and Ed Principal Planning Officer, SCDC were in attendance for this item.

Nick Smith had sent his apologies for being unable to attend the meeting.

Dick Longdin reported that the first masterplan had been submitted in September 2014 Following various consultations and amended plans the final plan was submitted to SCDC last week along with the updated Environmental Impact Assessment. The plan includes 2350 homes, a secondary school, 2 primary schools, a green spine, 2 community centres, sports fields, open spaces and an employment area. The Parish Council recommended the original application for approval subject to the resolution of a number of issues.

The new master plan is based on the same principles as the previous plan with the following amendments:

- The householder multiplier has been increased from 2.7 to 2.76 which has increased the amount of open space and school places provided.
- A burial site has been included, located to the south of the site in a woodland location and distant to housing.
- The design of the sports area has been altered from a triangular shape to a more rectangular shape and now includes an athletics track. Advice has been sought on the number and size of the football pitches from the Parish Clerk
- The location of the secondary school has been agreed to be to the north west of the existing secondary school. This will also mean the school buildings are clustered together.
- Noise assessment and modelling has carried out, the noise impact will be mitigated by the creation of a 2 – 4 m high bund.
- The spine road has been re-routed to the south west of the green spine and there are now only two crossing points where there were originally five.
- The proposal to re-create Swansley Wood has been shelved.
- The proposed two allotment sites have been changed to one larger site to the south of the secondary school. This will create a barrier between the school and housing and one site will be easier for the Parish to manage.
- The bridleways now link up.
- The access to the employment area in the North West corner will be from

the A1198. The second employment area near to the Business Park has been sited to create links between the business areas.

- The relocation of the secondary school has enabled additional footpath links to be created with Lower Cambourne.
- The sports pavilion and community building have been located to near the sports pitches.

The application will be discussed in detail at the meeting on January 12th 2016.

The following questions were raised.

Q. How many vehicle access roads will there be from Lower Cambourne?

A. Vehicle access will be via Sheepfold Lane and from the realigned roundabout on the A1198. There has also been an access planned through the Business Park should agreement on this be reached. There are a number of footpath links from Lower Cambourne but no vehicle access, this is to minimise disturbance to the existing residents of Cambourne.

Q. Can you ensure that there is sufficient parking provision around the playing fields as at present there are severe parking issues on match days?

A. The area for the playing fields is in accordance with guidelines and this includes the parking provision. This will be looked at in more detail when the Reserved Matters applications are submitted and your comments will be taken on board.

Q. Who are Political Developments Ltd?

A. Political Developments Ltd are handling the public consultations and media representation on behalf of the developers, and also hosting the project website.

Q. Will the Burial Ground area be taken out of the green space allocation?

A. No and we are over providing on the open spaces. The lakes, woodland, wetlands, ponds and Burial Ground don't count as open space.

Q. Concern was raised previously that there was no vehicular access into the employment area from the residential area, has this been addressed?

A. Partially, there are two employment areas, the one near the Business Park will have vehicular access but there were concerns that providing a vehicular access to the employment area near the A428 would create a rat run. This will need more consideration in order to resolve.

Q. Has the capacity of the proposed schools been adjusted to reflect the increased household multiplier?

A. Both primary schools are now the same size but the existing plan of one smaller school already had enough capacity. The proposed capacity has been agreed by an educational consultant and the County Council.

Q.

A. The roundabout at the northern end of the Caxton bypass will be realigned to create an entrance to West Cambourne. This will benefit Caxton as it will mean that the bypass will be straight on at the roundabout rather than the current left turn which some drivers find confusing.

Q. Was the site in a green belt?

A. No, it was never a green belt area.

Q. Where has the extra green space required due to the higher householder multiplier come from?

A. From the decision not to recreate Swansley Wood.

Q. Will the site be equipped with fibre optic broadband?

- A. That is not a layout issue and will be dealt with at a later date.
- Q. Will lessons be learnt regarding road layout and parking issues?
- A. The master plan does not cover this level of detail; this will be dealt with in the design guide.
- Q. Will the employment areas come forward in the initial stages?
- A. Employment consultants have been employed and concluded that there is a need for small business units. The employment area near to the Business Park will be delivered in Phase 1
- Q. Will the Enterprise Zone affect the employment land?
- A. No, this only relates to the Existing Business Park.
- Q. Are there any shops planned?
- A. The parameter plans shows 2 potential retail sites; this will be resolved by the design code. To best serve the community the ideal location for retail units would be in the centre of the development.
- Q. Are discussions with Business Park ongoing?
- A. Discussions with the Business Park have been ongoing for 2 years; there are a number of parties involved.
- Q. The design of some areas of Cambourne are more aesthetically pleasing than others, can this be borne in mind when designing West Cambourne?
- A. Your comments will be borne in mind.
- Q. When will the traffic issues be addressed?
- A. We are not traffic consultants; this will be looked at by County Council to make off site road improvements.
- Q. What will the percentage of affordable homes be?
- A. The affordable homes policy is for a minimum 40%, the Parish's preference is for 30% in line with the rest of Cambourne, subject to viability. This will be discussed in further detail.

Ed Durrant reported that the s106 discussions are starting to address the issues. The Parish Clerk confirmed that he will be attending the s106 discussion meetings to represent the views of the Parish Council.

- Q. Will issues experienced in the existing Cambourne e.g. traffic and parking should be addressed in the new settlement?
- A. The design is people friendly and consultation will be held to address any issues.
- Q. How many playgrounds will there be?
- A. There will be two large playgrounds and few smaller ones. It was felt that this was better for the Parish from a maintenance point of view that a large number of smaller playgrounds.
- Q. Are transport enhancements being considered prior to any development?
- A. We can't comment on that as we are not traffic consultants.
- Q. Will there be a GP surgery?
- A. No, the CCG's preferred option is the enhancement of Sackville House.
- The questions and answers above have been taken into account when progressing the application.**

The Chairman thanked Dick Longdin, Andrew Dutton, Georgina Chapman and Ed Durrant for their attendance.

It was:

RESOLVED that the presentation be received.

A meeting of this Council was held at The Hub Community Centre, Cambourne on Tuesday 12th January 2016

7. WEST CAMBOURNE

Nick Smith and Ed Durrant were in attendance for this item to answer questions if necessary.

The Chairman gave a brief background on the application and the presentation by Dick Longdin at the meeting on the 1st December 2015. Consideration is to be given the amendments to the application and not the whole application. The Chairman then asked councillors if they had any issues they wanted clarification on.

The following questions were raised:

Q. When is the housing mix due to be agreed as this is a key part of determining size and funding in relation to education etc.?

A. This has been requested and is being worked on but relates to viability as well.

Q. Indexation – what does this relate to?

A. Indexation is linked to either the RPI (Retail Price Index) or BCIS (Building Cost Information Service) and these commence at a date agreed as part of the S106. This is often when planning approval or the S106 has been agreed.

Q. Is MCA actively pursuing the construction of the road through the Business Park onto Cambourne West?

A. Although MCA does not have control over the land, they are working with the other parties who have control to negotiate and agree if possible the implantation of a through road. It has been made by clear by the County Council, District Council and the Parish Council of their desire to have this access. Drafts heads of terms have been drawn up, but this is still being worked on. Nick Smith undertook to keep the Parish updated.

Q. Concern was raised that some of the trigger points were quite late on i.e. The bring sites at the 800th and 1600th dwelling.

A. The trigger points are up for review and are subject to the cash flow and viability. In relation to the bring sites, most recycling is now done through blue and green bins.

Q. In the S106 heads of terms there is a number of new appointments to support the new development. These are only for 2 years, what happens at the end of this period?

A. These appointments are based on similar S106's on other new developments and there is no provision for longer term contracts.

“The Parish Council would have to review whether these should be longer term and consider how this could be supported.”

Q. The question was raised that the S106 shows that the capital contribution for secondary education is for 4 forms of entry. The existing secondary school is planned to grow to 7 forms of entry and this gives a total of 11 forms of entry, but there will be 12 forms of entry at primary level. This does not add up as there will be a shortfall of 1 form of entry.

A. The understanding is that the County Council are looking at 12 forms of entry over the 2 secondary schools, but the development can only fund the 4 forms of entry that it generates. The balance will have to come out of County Council funds.

Q. The heads of terms indicates a NEAP, a LEAP and a LAP but the

understanding is there is more than one.

A. This is a generic heading and there is more than one of each which is shown on the Design and Access statement and the Master Plan.

Q. What is the Districts position on affordable housing provision?

A. The District Council policy is for the provision of a minimum of 40%. This is subject to the viability of the scheme but there is a shortage of affordable houses in the District.

Q. At the presentation in December and before, an access road has been requested from the residential to the North Western employment area. This may need traffic control to prevent it being used as a rat run.

A. MCA are willing to look at this but the guidance of the County Council Highways department and Highways England has to be taken into account.

Q. In the amended plan it only shows the one vehicular access to the East. How will this cope with almost all of the traffic from West Cambourne leaving in this direction as most people will be travelling towards Cambridge for work?

A. The plan is to reconfigure the roundabout on Cambourne Road as indicated on drawings submitted.

Q. Is there any provision for enabling pedestrians and cyclists to cross what will become an extremely busy junction? This junction already suffers with congestion at peak times and occasionally comes to a standstill.

A. The proposal is being reviewed by the County Council as part of the transport assessment.

Q. It had been requested that a second medical practice be located on Cambourne West. Has this been considered?

A. The possibility of a second medical practice has been considered by the NHS but they consider that further enhancements and extension of the current medical practice offers the most cost effective and efficient health provision for Cambourne.

Q. Is Fibre Optic to be installed prior to occupation?

A. It is a requirement of the NPPF (National Planning Policy Framework) that the infrastructure for Fibre Optic should be in place as part of any new developments. This is essential to encourage working from home, decreasing the need to travel to work therefore reducing traffic movements.

It was:

RESOLVED that the amendments be approved subject to our original list of concerns being addressed and also ensuring there is:

- Evidence of suitable and adequate health provision for Cambourne.

See previous comment on the original response on page6/7 and see item 26 of the draft s106

- That Fibre Optic should be installed as part of the infrastructure for Cambourne West.

See item 18 of the draft s106

- Adequate addressing of Sheepfold Lane traffic, pedestrian and cycling implications.

See items 11,13 and 16 to 17 of the draft s106

- Adequate and timely provision of recycling bins.

See item 32 and 34 of the draft s106

- Clarification of the extent of secondary education provision in light of the number of primary school places planned and existing.

The County Council confirmed that they will be funding 1FE in addition to the 4FE funded under item 2 of the draft s106. This will take the secondary education provision to 12fF which will match the intake from the 4 existing 2FE and 2 new 2FE primary schools.

Cllr J Sawford asked that her vote against be recorded as there are, in her opinion, too many unsolvable issues with Cambourne West as a whole.

Appendix 4

Draft Section 106 Heads of Terms schedule – Cambourne West contributions/considerations V8 – 08.11.16							
Planning Obligation	Details of obligation	Cost	Comments	Updated	Trigger	Status	
Affordable Housing							
1	Policy requirement	Minimum of 40% of all accommodation on site to be affordable subject to viability.	N/A	Viability discussions indicate that 30% affordable housing is achievable with a 50/50 tenure split. A review mechanism would be triggered if delivery targets not met.	08/11/16	Phased throughout the development	Green
Education							
2	Secondary education	Capital contribution and land. £26,013 per place.	£--	Current forecasts are for 4FE.	08/11/16	Prior to occupation of 970 th dwelling	Green
3	Primary school capital	Capital contribution and land. 2 x 2FE Primary schools.	£--	Flat and free serviced sites of at least 2.3ha to be provided. Full specification of school site to be agreed with CCC. County may want to refresh this	19/07/16	1 st school = 10% on commencement; 65% after 12 months; and 25% after	Green

				cost prior to agreeing final costs OR Indexation, based on BCIS, to be linked to the date of the costing.		24 months 2 nd school = 10% prior to occupation of 570 th dwelling; 65% prior to occupation of 730 th dwelling; and 25% prior to occupation of 890 th dwelling	
4	Primary school revenue	Revenue funding standard County Council formula.	£--	Indexation is RPI.	08/11/16	First payment one term before the opening of the school and then in 12-24 month periods.	Green
5	Provision towards special needs education	Financial contribution	£--	The Council has a statutory duty to secure appropriate provision for children and young people with SEND from 2-23 years of	19/07/16	Prior to occupation of 330 th dwelling	Green

				age.			
6	Children's Centre	Financial contribution	£--	County will not require a standalone Children's Centre and a project is currently being progressed to remodel/expand existing children's centre to accommodate additional children due to the development.	26/04/16	Prior to occupation of 400 th dwelling	Green
7	Nursery	Space requirement	N/A	Unit to be provided for commercial rent within the development for full day-care provision over and above the provision of pre-school accommodation.	15/04/16	With provision of the Local Centre or 400 th dwelling occupation whichever the sooner.	Green
8	Library contribution	Financial contribution	£--	Based on a figure of £60.02 per increased head of population this figure would be pooled with the 950 contribution to reconfigure Sackville	26/04/16	Prior to occupation of 400 th dwelling	Green
	Transport/ Infrastructure						
9	Bus services	Contribution to	£--	Improve sustainable transport	19/07/16	First payment	Green

		enhanced existing bus services.		links to Cambridge and St Neots.		prior to 3 rd phase of development	
10	A428 Madingley Road bus priority	Contribution towards City Deal proposals.	£--	The development would be required to deliver mitigation along the A428 corridor by way of enhancing bus routes. Given the proposals for the City Deal works this mitigation will be delivered as part of the agreed scheme.	19/07/16	TBC in accordance with modelling outcomes	Green
11	Sheepfold Lane/Business Park Road and A1198 access works	Development cost	N/A	Based on modelling and design work.	19/07/16	TBC in accordance with modelling outcomes	Green
12	Off-site mitigation works as a result of	Development cost	N/A	Monitoring and fund needed for potential traffic calming in nearby villages should it be demonstrated that traffic is above modelled flows.	08/11/16	TBC in accordance with modelling outcomes	Green
13	Improved walking and cycling links to Cambourne	Work over and above any City Deal proposals.	£--	Cycle infrastructure proposed along A428 as well as further pedestrian and cycle links throughout Cambourne proposed.	08/11/16	TBC in accordance with modelling outcomes	Green

	and surrounding villages			Cycle link to Caxton included in A1198 roundabout amendments.			
14	Broadway bus link	Delivery of bus link between Sterling Way and the Broadway	£--	To enhance public transport provision to Cambourne. The figure used would be in addition to the £190,000 secured from the 950 S106. Further work needed as part of detailed planning to deliver a potential bus priority route through to the northwest of the site.	08/11/16	Prior to commencement of development	Green
15	Travel plan monitoring	Financial contribution	£--	£-- a year for 10 years	11/08/15	First payment six months after first occupation.	Green
16	Travel plan coordinator	Financial contribution	£--	£-- a year for 10 years	11/08/16	First payment six months prior to first occupation.	Green
17	Travel plan measures	Financial contribution	£--	Package of measures including bus passes, cycle discounts etc.	08/11/16	In accordance with agreed	Green

				to be agreed. Breakdown of costs of individual measures needed as part of the travel plan.		travel plan schedule	
18	Fibre optic to the home	Onsite works	Development cost	NPPF requirement. McA has confirmed provision.	08/11/16	N/A	Green
	Open Space/Recreation						
19	Indoor sports	Financial contribution towards sports not provided on site.	£3,588,000	Contribution to indoor sports/swimming pool. Cambourne PC in consultation with Everyone Active has reviewed the current facilities and carried out an assessment of the impact of development in the area. The sports centre is proposed to be extended to provide a minimum 4 lane swimming pool, teaching pool, extended gym, additional dance space, climbing wall and a soft play area to cater for the younger element and assist in the viability of the	08/11/16	10% prior to 500 th occupation 90% prior to 1000 th occupation	Green

				centre. The total cost is estimated to be £6,127,000. Cambourne West should contribute towards this to mitigate the impact of the development.			
20	Sports pitches and pavilion	Financial contribution or delivery of facility	£598,380	£2,520,000 identified by McA for pavilion - to be in accordance with agreed schedule of facilities and £1m for sports pitches (development costs). Cambourne PC can deliver a pavilion of 98m ² for £598,380.	08/11/16	10% prior to 500 th occupation 90% prior to 1000 th occupation	Green
21	BMX track	Financial contribution or delivery of facility	£25,000	Identified as a facility that is needed for Cambourne and can be delivered as part of the bund works.	08/11/16	To be completed with the phasing of the A428 bunds	Green
22	All weather athletics track	To be provided on site	£975,000	6 Lane Sports Lighting, 110 straight both sides, grass infield, artificial throws, jumps and end fans.	19/07/16	Prior to occupation of 1000 th dwelling	Green
23	Play areas	NEAP, LEAP and LAP	Development	In accordance with agreed	11/08/15	In accordance	Green

		delivery	cost	schedule of facilities.		with phasing to be agreed	
24	Maintenance of public open space, play areas, sports pitches, water attenuation features and allotments	Financial contribution	£453,000	Figure based on existing Cambourne experience. Land likely to be transferred to Cambourne Parish Council within two years with a further two years of commuted payments.	19/07/16	In accordance with phasing of transfer of spaces to be agreed	Green
	Community/Social Facilities						
25	Health Care Facility	Contribution towards securing off-site infrastructure (extension of Sackville House)	£--	To be pooled with the £522,000 outstanding balance for the 950 development.	08/11/16	Prior to occupation of 800 th dwelling	Green
26	Community space	Financial contribution	£1,774,000	Cambourne PC can deliver 195m ² by extending into the Hub roofspace, 223m ² at CVC and a new community facility at Cambourne West of 201m ² . Together with the sports pavilion this delivers 715m ³ of community space. Figure of £3,275,000 for	25/05/16	TBC	Green

				McA to deliver the same space.			
27	Space/facility for youth	Financial contribution	£500,000	Money towards the provision of a permanent facility on the Back Lane site. Community facilities in Cambourne West also likely to support youth activity.	26/04/16	TBC	Green
28	Trailer Park extension and maintenance compound land	Transfer of land legal fees	£10,000	The Parish Council has requested the transfer of land adjacent to the existing Trailer Park for its expansion to meet increasing need and as an additional ground maintenance facility.	20/06/16	Prior to occupation of 500 th dwelling	Green
29	Burial ground	Transfer of land legal fees	£10,000	0.56ha to be provided within the site.	11/02/16	Prior to occupation of 500th dwelling	Green
30	Community development workers and Children Families and Adults service requests	Phased financial contributions.	£--	<ul style="list-style-type: none"> • 2 x specialist mental health community development workers • Kickstart funding to support the establishment of community-led support • Independent Domestic Abuse Advisor for two years 	26/04/16	First payment on start of first dwelling, second on first dwelling occupation date or 12 months after	Green

				<ul style="list-style-type: none"> • 2 x locality workers for two years • Children centre worker for two years • Social care provision for two years • Children's centre equipment • Community development work (including detached youth work) 		first payment, whichever is the later, third on 100th dwelling occupation date or 24 months after first payment whichever is the later.	
31	Community Chest	Financial contribution.	£150,000	To fund events aimed at developing the new community over 15 years	25/05/16	£10,000 a years after first occupation	Green
	Waste						
32	Household waste receptacles	Financial contributions generated using £75 per house and £150 per flat.	£--	Details of housing mix needed to calculate cost.	15/04/16	Alongside delivery of reserved matters applications.	Green
33	Contribution to Household Waste Recycling Centre	The County Council require that an offsite financial contribution be made towards the provision of a new or upgraded HWRC facility, to support the waste requirements arising from this development in line with the RECAP Waste Guide.	£--	Costs based on St Neots catchment area.	11/08/15	<ul style="list-style-type: none"> •25% on occupation of the 500th dwelling •25% on occupation of 	Green

						<p>the 1000th dwelling</p> <ul style="list-style-type: none"> •25% on occupation of the 1500th dwelling •25% on occupation of the 2000th dwelling 	
34	Bring sites	Land to be provided for two bring sites.	N/A	Design and location of the bring site in accordance with the RECAP Waste Management Design Guide (Section 9.9). Each bring site, excluding access roadways, will require a ground area in the region of 40/50 square metres.	19/07/16	In accordance with the phasing of the development	Green
35	Litter bins	Financial contribution. We need to allow £600 per bin. Dog bins are £450 each.	£16,500	The figure includes purchase, installation and associated admin and storages costs. The Council policy is for us to standardise on the bins used around the district. The number of bins across the	15/04/16	1 year after commencement	Green

				site will need to be reviewed.			
36	Cambourne style street lights	Obligation	N/A	The standard cost of a column is £1,150 whilst the Cambourne style street lights cost £3,983. The extra over cost is therefore £2,833 per column. There will be approximately 86 columns to the spine road and therefore an additional figure of £243,638 should be included within the Infrastructure schedule.	20/06/16	TBC	Green
	Monitoring						
37	S106 monitoring	Funding towards officer time	£--	County Council fees	11/08/15	TBC	Green
38	Date of indexation	Date of agreement or resolution.	N/A	Needs to allow for the review of costs depending on date of signing.	11/08/15	N/A	Green
39	Archaeological display	Financial contribution	£20,000	Money will fund a mixture of display panels, temporary exhibits and work with schools.	26/08/15	Prior to occupation of 100 th dwelling	Green
40	Small business/retail units	Development Cost	£500,000	Strategy needed for the delivery and management of the units.	08/11/16	TBC	Green
41	Welcome	Financial contribution	£3,000	Money towards updating and	11/08/15	Prior to first	Green

	Packs			printing copies for new residents.		occupation	
42	Public Art	Financial contribution	£150,000	Based on the figure of £171 per dwelling secured on the Cambourne 950 (£162,500 total) a figure of £401,850 would be equivalent. This figure has been reduced as an arts facility will be provided at the secondary school. The cost of this is included in the community space figure (item 26).	08/11/16	£10,000 a year from the date of first occupation	Green

Appendix 5

CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

May 2016

Cambourne Parish Council: Cambourne West.

Sport, Indoor Sport and Community Space is a key element in establishing a sustainable and vibrant community.

Sport Provision

The provision of sport has been to a high standard, which has enabled the development of a number of clubs in Cambourne that have developed and grown with the Settlement. This has been a significant contribution to the development of a vibrant community. The current outdoor facilities provide well for Football, Tennis, Bowls, Netball, Rugby and Cricket. There has been a keen interest in Athletics with the Cambridge and Coleridge Athletics Club and Cambourne Runners holding sessions in Cambourne, but without suitable facilities. It is important to have good quality facilities catering for a variety of sports rather than a large quantity of pitches catering for a few sports. With the additional growth in Cambourne brought about by Cambourne West we should think carefully about how the population of Cambourne as a whole is built up. Funds for sports should be directed in a positive way to build on the current facilities by catering for new sports as well as sustaining the clubs already in Cambourne.

With this principal in mind the Council proposed additional pitches and an all-weather running track, while saying we did not need an additional cricket wicket as there is two currently in Cambourne with a third being established at Cambourne Village College.

Therefore there is a requirement for:

- An all-weather running track.
- Additional football pitches.

The new sports area will require a pavilion to support the development of the clubs and also to provide the necessary facilities to meet their needs as they move up the

leagues. The provision will be dealt with under community space as it is important to make them part of the provision so they become sustainable. The Sports Pavilion and new Cricket Pavilion are good examples of how this can be achieved.

A sports development plan will be drawn up for Cambourne in consultation with the sports clubs, Everyone Active, District Council and other associated bodies.

Community Space, Indoor Pavilion, Indoor Sport and Community Art.

Cambourne has benefited by the provision of some community space via s106 monies for The Hub Community Centre. To a lesser extent the funding for Sport Pavilions such as the Lower Cambourne Cricket Pavilion which struggles to host cricket matches as the Club room is of limited space to hold the teams and umpires with no space for spectators. The Parish Council has worked with the developers and South Cambs District Council to produce new pavilions which meet the actual needs of the sports clubs and also provide community space. To enable this, the Parish Council has greatly enhanced the funds available. Even with this enhancement there is significant demand for space to cater for the clubs, organisations and residents looking to community space to use. This demand has been fed by the nature of the composition of the settlement with a lot of young families and children. This has generated a lot of youth groups that need space to meet. There are currently two Scout groups, two Guide groups all of which have waiting list, and find it hard to find accommodation. There are also Army and Air Cadet units in Cambourne they are out growing their current accommodation and looking to utilise larger premises; the Air Cadets are having to move out of Cambourne Village College as the school now needs the space as new year groups come into the school. As Cambourne grows the pressure on facilities grows so it gets hard to cater for all needs. The buildings cater for a wide age group from 0-94. The number of children using the facilities continues to grow, but we have also witnessed a growth in adult and older people wanting organised groups. These have included painting, craft and Tai Chi. Cambourne West will add considerably to the demand.

The new Youth Building will not be able to take the uniformed groups as the nights will be predominantly used for providing casual and organised youth groups, with day time directed to youth support. So the other community buildings need to cater for this in addition to other age groups and exercise classes.

Community Art is an intrinsic part of community development and is tied in with the provision of facilities and how it can benefit of the Community and its integration.

All the activities help to promote good health, social wellbeing, and good behaviour all these are important to making a cohesive, vibrant and sustainable community.

Space Requirements

With the above in mind it is important to achieve community space and indoor sport to at minimum level as set out in South Cambs District Council policies and Sport England requirements. When considering how this can be achieved we have to consider how Cambourne as a whole will develop with the addition of Cambourne West and how the four villages can be integrated to make one Community not a fragmented group of villages.

To achieve this you have to look at what exists and how these can be developed to enhance the facilities to promote integration and then what is required locally to support community demand as the development is built out. It is important that when planning provision that you achieve the most efficient use of funds while providing what is needed in the community.

Therefore the following is required:

- Provision of Indoor Sport in the form of a contribution for the enhancement of the Sports Centre to provide a swimming pool, learner pool, extended Gym and soft play area. (Note: Sport England in their consultation reply proposes the following minimum provision. Sports hall 1.74 courts (£1,297,606.00), Swimming Pool 1.26 lanes (£1,003,722.00) and Indoor Bowls 0.42 rinks (£131,930.00)). These are based on 2.5 people/dwelling and the District age percentages and does not reflect the younger age range in Cambourne or take into account any of the promotion of sport that takes place in Cambourne. If you correct this to use the correct population and adjust to take promotion into account the figures change to a minimum provision. Sports hall 2.97 courts (£1,989,662.00), Swimming Pool 1.92 lanes (£1,539,040.00) and Indoor Bowls 0.54 rinks (£202,293.00) using the Sports England Sports Facilities Calculator.
- Community Space and Indoor Pavilion with a total floor area of a minimum of 715m².

S106

In the proposal from the developers it is proposed that there is the following provision in the s106.

S106 provision	Area
17 Contribution to indoor sports/swimming pool	
18 Sports Pavilion	150
23 Community space premises Contribution for community activities	565

39 Community Art Contribution

Total area

715

The cost of the above proposal is £7,276,850.00

Parish Council alternative s106 provision

The proposal has been reviewed as to the provision included and how it could be provided in the best way to support community development, cohesion, sustainability and the most effective use of s106 monies.

The following provision is proposed.

Parish Council alternative s106 provision

Area

17 Contribution to indoor sports/swimming pool

18 Sports Pavilion

Based on Upper Cambourne with 4 changing rooms and maintenance space

96

23 Community space premises

Community space at CVC

223

Hub first floor community space

195

New Community space on Cambourne West

201

Contribution for community activities (Suggest £10,000 a year for 15 years)

39 Community Art Contribution

£10,000 a year over 15 years

715

The cost of the above alternative proposal is £6,260,380.00

This shows a reduction of £1,016,470 while still providing the space required and maximising the quality of the provision and benefit to the development of the community. The proposal, as put forward, also reduces the land required for Community buildings in Cambourne West.

BMX Track

The Parish Council considers that the provision of the BMX track offsets the need for a MUGA in Cambourne West identified in the Sport England response as it caters for age groups not currently supported and fits in with requests from the youth in Cambourne.

The preliminary examination of the current youth questionnaire linked to the Parish Plan process shows some interest in the provision of BMX facilities.

Potentially a small MUGA could be provided this would be in the region of £50,000.00 this should be considered as part of the play provision.

Appendix 6

Community Space and Indoor Sport Provision Cambourne West

S106 allowance	Area	Cost
17 Contribution to indoor sports/swimming pool		1,080,000
18 Sports Pavilion	150	2,520,000
23 Community space premises	565	3,075,000
Contribution for community activities		200,000
39 Community Art Contribution		401,850
Total	715	7,276,850

Parish Council combined proposal

17 Contribution to indoor sports/swimming pool		3,588,000
18 Sports Pavilion		
Based on Upper Cambourne with 4 changing rooms and maintenance space	96	598,380
23 Community space premises		
Community space at CVC	223	400,000
Hub first floor community space	195	297,000
New Community space on West Cambourne	201	1,077,000
Contribution for community activities (Suggest £10,000/yr. for 15 years)		150,000
39 Community Art Contribution		
£10,000 a year over 15 years		150,000
	715	6,260,380
Reduction		£ 1,016,470

Appendix 7

Community Space Cambourne West

18 Sports Pavilion	Area/m ²
Based on Great Cambourne Pavilion	
Hall	96
4 no Changing Rooms, 2no Officials	78
Foyer/circulation	14
Kitchen/Bar	17
Wc's	19
Storage/Plant	175
	<u>399</u>
Building Cost/m ²	<u>1,500</u>
Total Cost	598,380

23 Community buildings Community space at Cambourne Village Collage	Area/m ²
Based on cost from Architects.	223
Building Cost/m ²	<u>1,794</u>
Total Cost	400,000

Hub first floor community space	
First floor extension of The Hub	
Community Space	195
Circulation space	72
Toilets	8
Office	8
Store	14
	<u>297</u>
Building Cost/m ²	
Based on cost from tenders.	<u>1,000</u>
Total Cost	297,000

Cambourne West	
Halls (Main Hall & Secondary)	201
Office/Reception	16
Foyer/circulation	32
Kitchen	30
Wc's	40
Storage/Plant	40
	<u>359</u>
Building Cost/m ²	<u>3,000</u>
Total Cost	1,077,000



Appendix 8

Signed

Date 6th December 2016
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