

## NOTES FROM MEETING WITH CAMBRIDGESHIRE COUNTY COUNCIL/TEP: 15 MARCH 2016

Cllr Morris outlined that the meeting was with a delegated working party of CPC and the meeting was on a fact-finding basis only.

Mr Conrad (CCC) stated the need to generate an income stream from County assets and currently they have an application for 350 houses in Burwell waiting approval. As part of those plans they are giving over and above what a 'normal' developer would give in terms of land and he felt that a public body could give a better offering. They haven't done anything like this before but have done a number of asset transfers.

The site in question was 12 hectares including 3.4h leased to CPC with the rest as agricultural. Mr Walton (TEP) outlined the land in question. The initial option is to keep a 2h strip on the side of the 3<sup>rd</sup> field for future educational provision. It was mentioned that CPC had contacted Mr Conrad regarding the purchase/lease of land on Rampton Road and there was a formal Council resolution however Mr Conrad stated that he wasn't sure which piece of land this specifically related to. He thought he had responded to CPC's request but will follow this up.

CCC have a responsibility to respond to an educational need should it arise and this would involve expanding the school. At the moment we don't know what those needs will be.

1. **More affordable homes:** The total number of houses that could be delivered would be in the region of 200-300 with 40% affordable. 200 houses = 80 affordable; 250 = 100 and 300 = 120.
2. **More pre-school places:** CCC would be guided by the S106. Cllr Morris confirmed there is the possibility of housing an extension with the new Village Hall as part of the Neighbourhood Plan. CCC are comfortable to discuss further. A new access road coming from Rampton Road would also serve CPS and CPC may want to consider moving the Village Hall.
3. **Better Medical/day care facilities:** CCC would be guided by the S106 and they will contact the health provider to determine the medical requirements generated by the proposed development. It was acknowledged that in combination with the other speculative developments a new facility may be required. Mr Conrad said that all representations he makes requires member approval and they have the desire to work with local communities. Members want to maximise income streams asap. The timescale is tied into the Local Plan window which will start again in June. Cllr Morris said that by following Gladman and Endurance makes CCC a speculative developer. Mr Conrad stated that if CCC were to wait for the LP then it would be 2019 when it was reviewed again before they could proceed with any plans. Cllr Morris informed that our own Neighbourhood Plan could shut the door sooner than the LP. It was acknowledged that we don't yet know what the outcome of any referendum would be (provisionally scheduled for October 2016).
4. **More local employment:** whilst no employment land is proposed as part of the scheme the expansion at the primary school would generate local employment opportunities. Mr Conrad mentioned land at the north end of Cottenham that might be better suited to employment uses however there is no economic return for the building of industrial units etc. Stretham/Wilburton were the first local CLT and they have a very small amount of business use. It was noted that they had a benevolent land owner who gave them the land

for less than market value and perhaps CCC should also give land at less than market value for a CLT. Mr Conrad said he was happy to be guided by members regarding a CLT.

5. **Leisure:** The proposals include additional land for leisure (via a land swap). CPC already have plans for the Village Hall and car parking will be extended; we will be pushing ahead with planning asap. The Hall won't be relocated. Various options were mentioned for improvements to LKW which were taken from the superseded Vision Plan. Mr Conrad stated that he had recently transferred a woodland with commuted sum and there is no great need for CCC to retain LKW if CPC were interested in taking it over.
6. **Easier movement into, out from, and around the village:** CPC have commissioned an independent transport consultant to review the Endurance/Gladman data. As part of their plans County are proposing to fund a TRO to extend the 30mph speed limit, accompanying this with gateway traffic calming features to be agreed. Cllr Morris stated that the problem lies with the Histon Road junction and a 30mph extension may not be sufficient – further measures were undertaken by the developer of the Beach Road site. There are opportunities to link to new public rights of way/circular walks to Broad Lane. NB: it was noted that CCC have sole ownership of a section of the catchwater drain. CPC will shortly be writing to various parties about flooding issues.
7. **Conservation area/village character:** The site is away from the core of the High Street. Cllr Morris stated however that due to the location of the site people would still need to drive into the village core which would therefore affect it. A large proportion of village houses on the High Street are in close proximity to the road and CPC are therefore very sensitive of this fact.
8. **Noise/pollution:** Noise and air quality assessments will be undertaken to support the outline application.
9. **Primary School:** Aware that there is limited surplus capacity and as such the school may need to expand from the current 3FE (630) places to 4FE (840) places.

Mr Walton said that they are willing to work the CPC. It was noted that other developers had come to us with more detailed plans at this stage. Mr Conrad asked if we were happy to provide feedback on the CPS additional land when they get to masterplan stage. CPC would be happy to discuss options to provide land for future school expansion rather than be offered a final CCC solution (this would probably be via a delegated working party – TBC). Mr Conrad will revert.