



Report to:

Joint Development Control
Committee

December 2021

Lead Officer:

Joint Director of Planning and Economic Development

Ward: Trumpington / Parish: South Trumpington

Trumpington Meadows development, Hauxton Road

Proposal: Deed of Variation (country park provisions) to S106 agreement attached to outline permissions (08/0048/OUT and S/0054/08/0) dated 9 October 2009 for the Trumpington Meadows development for 1200 dwellings and associated infrastructure.

Applicant: Grosvenor Developments Ltd and Universities Superannuation Scheme Ltd

Key material considerations: Planning obligations, Green Belt, development principles

Date of Member site visit: Not applicable

Is it a Departure Application?: No

Decision due by: Not applicable

Application brought to Committee because: Because the item is a Deed of Variation to a S106 Agreement which is not delegated under 1(i) of the Scheme of Delegation of the Joint Development Control Committee (JDCC) .

Presenting officer: Sharon Brown

Executive Summary

1. This submission proposes a Deed of Variation (DOV) to the Trumpington Meadows development S106 agreement attached to the original outline

permissions (08/0048/OUT and S/0054/08/0) for the development of the site dated 9 October 2009. The DOV relates to the country park; the majority of which lies within the SCDC boundary with a smaller area within the City boundary.

2. The S106 agreement dated 9 October 2009 provided that the country park was to be managed by the Wildlife Trust on the basis of a 125 year lease. The management principles are set out in the Country Park Strategy which is an annex to the S106 agreement. The Deed of Variation proposes that the country park be transferred to the Wildlife Trust on a freehold basis. All other key S106 provisions would remain the same.
3. The proposal is acceptable in planning terms since it will provide more greater certainty of continuity of management on a long -term basis. There are no other issues arising from the proposal.
4. The City Council currently has a 125 lease to manage and maintain the allotments and kick about area to the northern end of the country park which lies within the City Council boundary. This would continue and there are no legal implications for the City Council's lease arrangements.

Recommendation

5. That the Joint Development Control Committee authorise the completion of the Deed of Variation to the S106 agreement, with delegated authority to officers to agree the final wording of the Deed of Variation.

Relevant planning history

6. 08/0048/OUT and S/0054/08/0- Outline permissions (City and SCDC) for demolition of existing buildings and structures, redevelopment for approximately 1200 dwellings, two new accesses onto Hauxton Road, primary school, recreation/leisure uses, local facilities including change of use from agriculture to public open space with associated parking, infrastructure and earthworks. **Approved subject to conditions /completion of S106 agreement.**

10/0695/REM and S/1113/10 -Reserved Matters approval for formation of a country park. **Approved subject to conditions.**

There are a number of other Reserved Matters approvals for residential development and for the local centre but these are not directly relevant to this Deed of Variation.

CCC/20/040/FUL -South West Travel Hub County Council planning application submitted in May 2021. Reported to County Council Planning Committee on 29/07/2021 and deferred. Still under consideration by Cambridgeshire County Council.

Planning policies

7. Relevant Development Plan policies
Cambridge Local Plan 2018:
Policy 4 -The Cambridge Green Belt
Policy 14 -Areas of Major Change and Opportunity Areas -General Principles
Policy 18 Southern Fringe Areas of Major Change
Policy 68 - Open Space and Recreation Provision Through New Development
SCDC Local Plan 2018:
Policy S/4 -Cambridge Green Belt
Policy NH/6 -Green Infrastructure

Cambridge Southern Fringe Area Action Plan 2008
8. Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations
National Planning Policy Framework July 2021

Consultation and Publicity

9. None and no publicity requirements.

Representations

10. None.

The site and its surroundings

11. The Trumpington Meadows development is located within the Southern Fringe and straddles the Cambridge City/SCDC boundary, on the southern edge of the City. The development is bounded by the A10/M11 to the south west, Trumpington village to the north and east, Trumpington Park and Ride to the east and Hauxton Road to the south east. The country park lies to the west of the residential development, adjacent to the A10/M11 and is within the Cambridge Green Belt. The residential development of 1200 dwellings which is being built out by Barratt David Wilson Homes is almost complete.
12. The majority of the 60 hectares country park lies within the SCDC boundary but the smaller City part of the country park includes an area to the northern end of the park which contains allotments and a kick about area.
13. There is a retained area of agricultural land to the southern end of the country park.

The proposal

14. This is a Deed of Variation to the 2009 S106 agreement attached to the original outline permissions for the development of the site. The proposal is for

the S106 provisions to be amended to provide for the Wildlife Trust to take on the freehold management of the country park. There are no other changes to the key provisions in the S106 agreement or implications arising.

Planning assessment

15. At the time the original outline permissions were granted for the Trumpington Meadows development in 2009, the applicant, the Trumpington Meadows Land Company (TMLC) had proposed to retain freehold ownership of the country park element of the development. However, management and maintenance of the country park was to be carried out by the Wildlife Trust under a 125 year lease arrangement in accordance with the Country Park Strategy which is an annex to the S106 agreement. In addition, Cambridge City Council was to take on management and maintenance of the allotments and kick about area to the northern end of the country park, again, under a 125 year lease.
16. The above arrangements were secured through the S106 agreement and implemented in accordance with the S106 agreement. The Wildlife Trust has been managing the country park since it was first opened and the City Council has taken on management responsibility for the allotments and kick about area.
17. The Deed of Variation proposes no changes to the day to day management arrangements but provides for the freehold transfer of the country park land from TMLC to the Wildlife Trust. This requires some minor changes to relevant definitions/clauses within the S106 agreement. The changes would make no difference to the City Council's ongoing 125 year lease arrangement which would remain in place.
18. TMLC (Grosvenor Developments and the University Superannuation Scheme) would retain ownership of the agricultural land to the southern end of the country park.
19. In terms of planning policy considerations, the proposal would be consistent with the Green Belt policies as set out in Policy 4 of the Cambridge Local Plan 2018 and Policy S/4 of the SCDC Local Plan 2018 as the country park would remain as Green Belt in accordance with the original outline permissions for the development of the site.
20. The proposal retains all the other obligations in the S106 agreement relating to the management of the country park and the proposed freehold management by the Wildlife Trust provides more assurance for the Councils and the local communities that the country park will be managed in the long - term by an experienced organisation for the benefit of the local community and those in the wider City and SCDC areas. This accords with the policies set out in the SCDC Southern Fringe Area Action 2008 Plan and in the policies 14 and 18 of the City Council Local Plan 2018 which set out the principles for

Southern Fringe/ the urban extension developments including Trumpington Meadows.

21. Cambridgeshire County Council is still considering the South West Travel Hub planning application that affects the land to the southern end of the country park, however this is completely separate to this Deed of Variation.

Conclusion

22. In conclusion, the proposed Deed of Variation is considered to be acceptable in planning terms for the reasons as set out above.

Recommendation

That the Joint Development Control Committee authorise the completion of the Deed of Variation to the S106 agreement, with delegated authority to officers to agree the final wording of the Deed of Variation

Appendices

Appendix A -Site plan

Appendix B -Country park reserved matters site plan with demarcated City/SCDC boundary

Report Author:

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