

Case No: 1300178OUT (OUTLINE APPLICATION)

Proposal: DEVELOPMENT OF MIXED USE URBAN EXTENSION TO INCLUDE; RESIDENTIAL DEVELOPMENT OF UP TO 2,800 DWELLINGS, UP TO 63,500 SQ M OF EMPLOYMENT DEVELOPMENT, DISTRICT CENTRE INCLUDING SHOPS, SERVICES, COMMUNITY AND HEALTH USES , LOCAL CENTRE, TWO PRIMARY SCHOOLS, OPEN SPACE, PLAY AREAS, RECREATION FACILITIES AND LANDSCAPING, STRATEGIC ACCESS IMPROVEMENTS INCLUDING 4 NEW ACCESS POINTS AND ASSOCIATED INFRASTRUCTURE.

Location: WINTRINGHAM PARK CAMBRIDGE ROAD ST NEOTS

Applicant: THE WINTRINGHAM PARK CONSORTIUM

Grid Ref: 519875 259612

Date of Registration: 14.02.2013

Parish: ST NEOTS

Recommendation:

1. The Panel delegates authority to finalise the terms of the S.106 agreement to the Head of Development in consultation with the Executive Member for Strategic Planning and Housing, the Chairman of the Development Management Panel and the Chairman of the S.106 Advisory Group; and

Following the completion of the S.106, application 1300178OUT be approved subject to conditions;

Or

2. Application 1300178OUT be refused in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable in planning terms, and is also unwilling to agree to an extension of time for the determination of the application.

1.0 Introduction:

- 1.1 This application for land known as Wintringham Park was first reported to members on the 7th April 2014. Further progress reports were reported to members on the 16th March 2015 and the 20th April 2015, and links to both reports are provided below. This is a supplemental report to be read in tandem with those links

1.2 Summary of the conclusions of the April 2014 report for 1300178OUT:

“There are a number of issues that remain to be resolved, including the impact of the proposal on Caxton Gibbet, primary school size and open space requirements and any comments received in response to the EIA publicity will need to be carefully considered, but subject to the satisfactory resolution of these issues it is considered that:

- the principle of development is acceptable in this location and compliant with the Development Plan and the NPPF
- the proposed parameters of development are acceptable and demonstrate the site can appropriately accommodate the development as described
- the proposed development will contribute to the creation of a mixed community integrating homes, jobs, services and facilities
- it will promote healthy, active lifestyle through green space and sport and recreation facilities
- it will maximise opportunities for use of public transport, walking and cycling
- it will minimise pollution
- it will manage flood risk and drainage effectively
- it will have less than substantial harm to heritage assets that is outweighed by the community benefits
- it will have no significant adverse impacts on features of landscape or ecological value
- it will incorporate energy efficiency measures
- it will generate an acceptable level of waste and promote recycling, and
- it will provide appropriate infrastructure to meet the needs generated by the development

1.3 Having regard to national and local planning policies, the ES and all comments received, and subject to the resolution of the matters identified above, it is considered that the amount of development and proposed uses are acceptable in principle, the amount of proposed development can be satisfactorily accommodated on the site and the development can deliver a sustainable extension to St Neots.”

1.4 At the April 2014 Panel, it was resolved that:

“Having been advised by Councillor R G Tuplin of the views of the Section 106 Agreement Advisory Group and subject to the resolution of the issues described in paragraph 7.108 of the report now submitted (which were Caxton Gibbet, primary school size and open space requirements) and the inclusion within these of matters relating to the local highway network and public footpath no. 54, the proposed development and proposed uses for the site be supported, in principle, and the Assistant Director, Environment, Growth and Planning be requested to continue to negotiate obligations based on the principles established to make the development acceptable in planning terms and subsequently report back to the Panel on the outcome of negotiations together with suggested matters to be the subject of conditions.”

1.5 At March 2015 Panel, it was resolved that:

The report be received and noted.

- 1.6 At April 2015 Panel, it was resolved that:**
"subject to the satisfactory resolution of the issues relating to the local highway network and subject to the satisfactory completion of the Section 106 Legal Agreement (including the amount of formal open space to be provided) and conditions to be determined by the Head of Development after consultation with the 1.7 Chairmen of the Section 106 Advisory Group and of the Development Management Panel and the Executive Councillor for Planning and Housing Strategy, the application be approved."
- 2.0 Description of the Site:**
The description remains unchanged from the previous reports.
- 3.0 National Planning Policy:**
Remains unchanged.
- 4.0 Planning Policy:**
Although the Huntingdonshire's Local Plan to 2036: Targeted Consultation 2015 ran from the 23rd January 2015 to the 20th March 2015, the Stage 3 Draft Local Plan considered in the April 2014 report, March 2015 and April 2015 currently remains the basis of decision-making.
- St Neots Town Council's application for the designation of a Neighbourhood Area relating to whole of the parish was approved on 17 October 2013. The proposed Neighbourhood Area was subject to public consultation for six weeks between 19 July and 30 August 2013.
- St Neots Town Council have prepared a Neighbourhood Plan and submitted it to Huntingdonshire District Council. The plan was consulted upon between 29 July and 9 September 2014. The St Neots Neighbourhood Plan was subject to independent examination from 12 January 2015. The examiner's report was published on 3 March 2015. A referendum relating to the adoption of the St Neots Neighbourhood Plan will be held on 4 February 2016.
- 5.0 Consultation Responses since April DMP 2015:**
All comments remain the same with the exception of Cambridgeshire County Council Highways who advise that it now has sufficient information to confirm that there is an acceptable solution for the Cromwell Road/Station Road Junction.
- 6.0 Representations:**
No further representations
- 7.0 The Environmental Statement:**
No changes since the last report in April 2015, which clarified that a revised consultation process was undertaken in March 2015
- 8.0 ASSESSMENT:**
- 8.1 The approach to planning applications.**
The approach to planning applications remains the same, however, it is recognised that a referendum on the St. Neots Neighbourhood Plan

is planned for the 4th February. At the time of drafting this report, and in accordance with paragraph 216 of the NPPF, this document is given significant weight.

The report to members in April 2015 highlighted 3 outstanding matters, namely local highway matters, the provision of formal open space and viability matters.

8.2 Local Highway Matters:

As already highlighted in this report CCC Highways are confident that a solution to local highway matters can be achieved, and this can be secured via the S106 process and the use of planning conditions.

8.4 Formal Open Space:

The previous report highlighted that HDC Lifestyles and Sport England objected to the quantum of formal open space provided. That report also advised that the quantum proposed would be considered as part of viability discussions.

The revised plans indicate 8.65ha (exclusive of school sites) of formal open space will be delivered against the SPD requirement of 10.54ha. If school sites were to be included in the future this would equate to 11.15ha.

Concerns have also been expressed about the quality of formal open sports and a desire to centralise formal open space. The formal open space is proposed in 3 principle areas, on a green spine to the north of the site, a parcel of land to the west of the site (adjacent to the railway line) and an area of land to the east of the site. The area of land to the east of the site is also under a mains electricity line and guidance indicates that there will need to be a 30m buffer around conductors. The applicant is confident that the formal open space and skate park will not be compromised due to the overhead electricity line.

Having regard to the broader infrastructure needs of the development and the requirement to delivery affordable housing, it is considered, on balance, that the formal open space as submitted in February 2015 is acceptable.

8.5 Viability Matters:

A final offer of ...10 % affordable housing across the site was submitted by the applicant in December and is currently under consideration by the Council's consultants. The applicant has requested that the application be determined on or before the end of February 2016. It is for that reason the recommendation is now amended to include refusal should it be determined that the applicant has failed to or is unwilling to complete the obligation necessary to make the development acceptable in planning terms, within the application determination deadlines as agreed through the extension of time process

8.6 Summary:

S106 and/or conditions will be used to secure improvements to the local highway network and the provision of formal open space. Viability matters remain under consideration at the time of considering this report.

9.0 Recommendation:

1. The Panel delegates authority to finalise the terms of the S.106 agreement to the Head of Development in consultation with the Executive Member for Strategic Planning and Housing, the Chairman of the Development Management Panel and the Chairman of the S.106 Advisory Group; and

Following the completion of the S.106, application 1300178OUT be approved subject to conditions;

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CONTACT OFFICER:

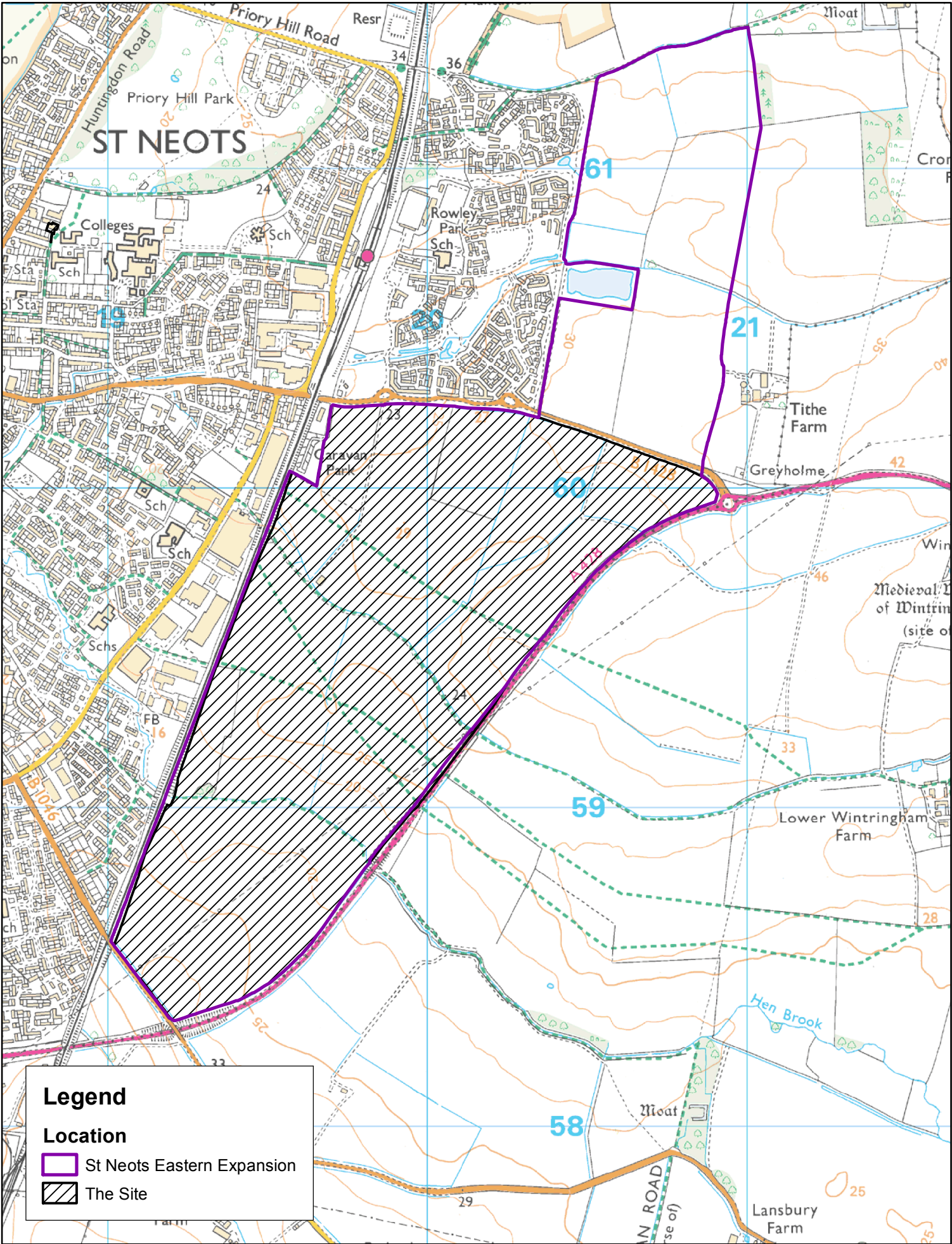
Enquiries about this report to **Ms Clara Kerr Development Management Team Leader on 01480 388434**

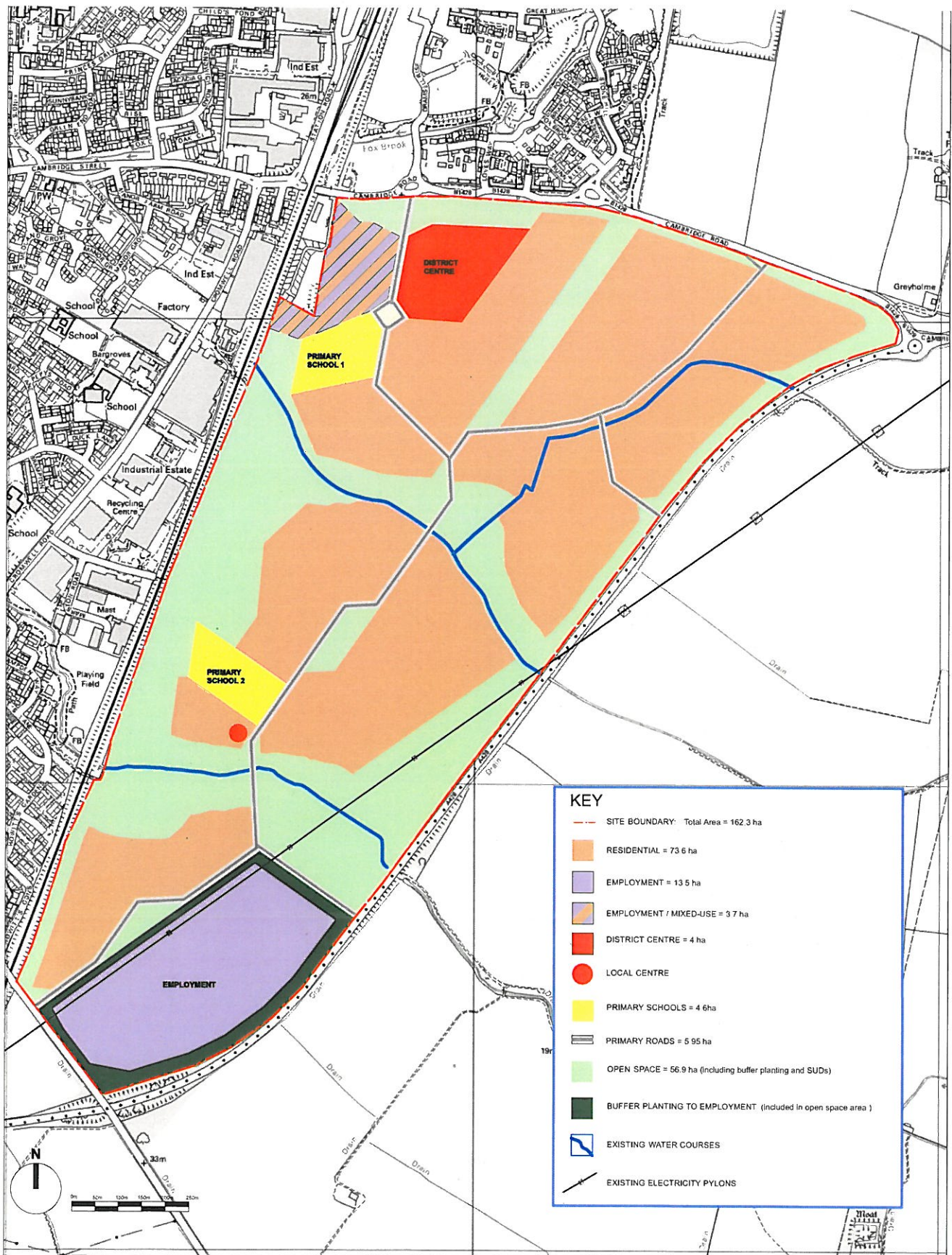
Development Management Panel



Scale =1:15,000
Date Created: 04/03/2015

Application Ref: 1300178OUT
Location: St Neots

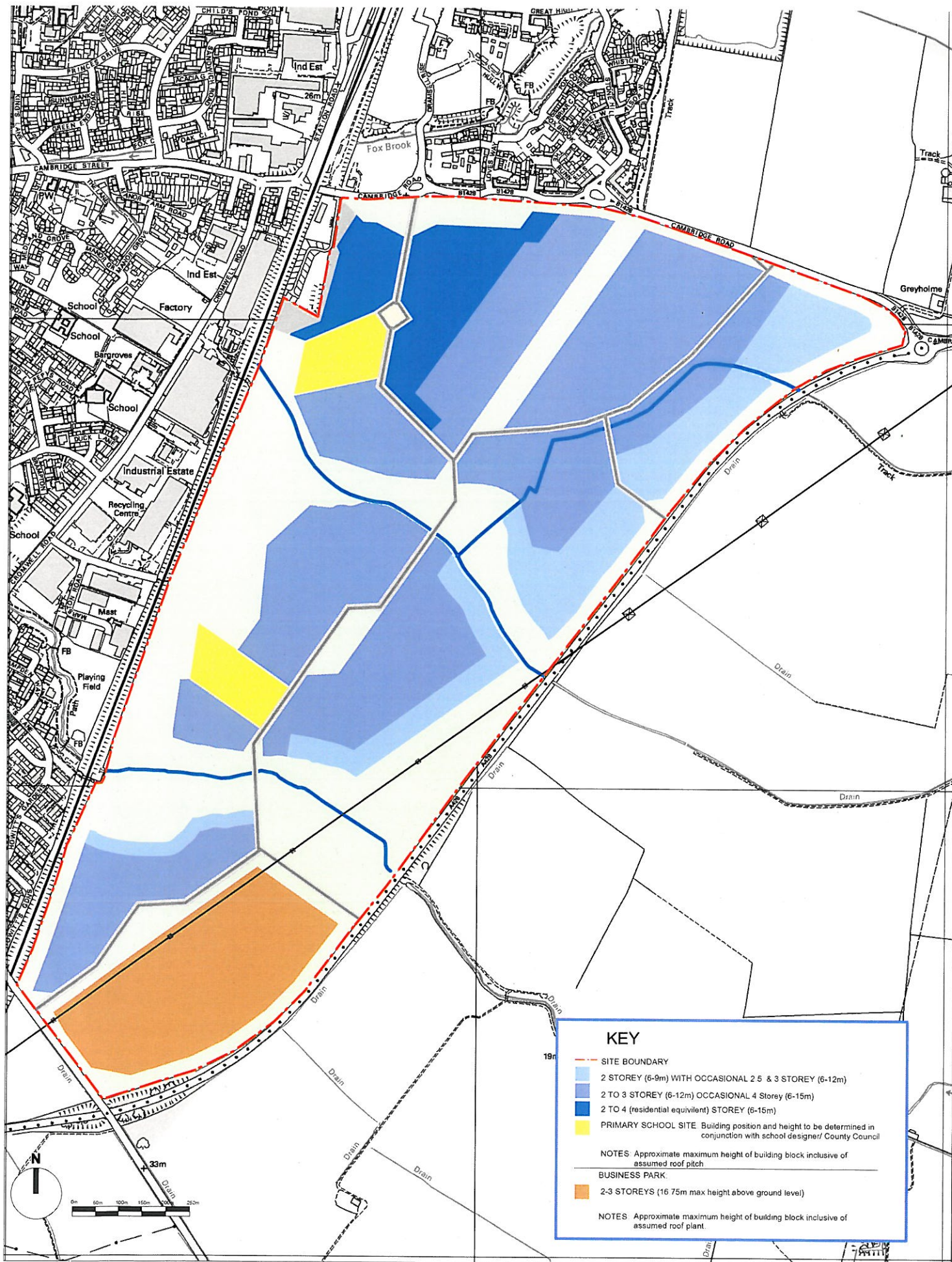




WINTRINGHAM PARK PARAMETER PLAN 1: LAND USE

Date: 2019
 Scale: 1:5000
 Drawing No: 100-01101
 Author: Golder Shovel Architects
 Checked: [Signature]
 Date: 2019





Site by David Wilson Homes



WINTRINGHAM PARK

PARAMETER PLAN 4 : BUILDING HEIGHTS

JULY 2012
1:2500 (BA0)
1:5000 (BA2)
1201-O-1104

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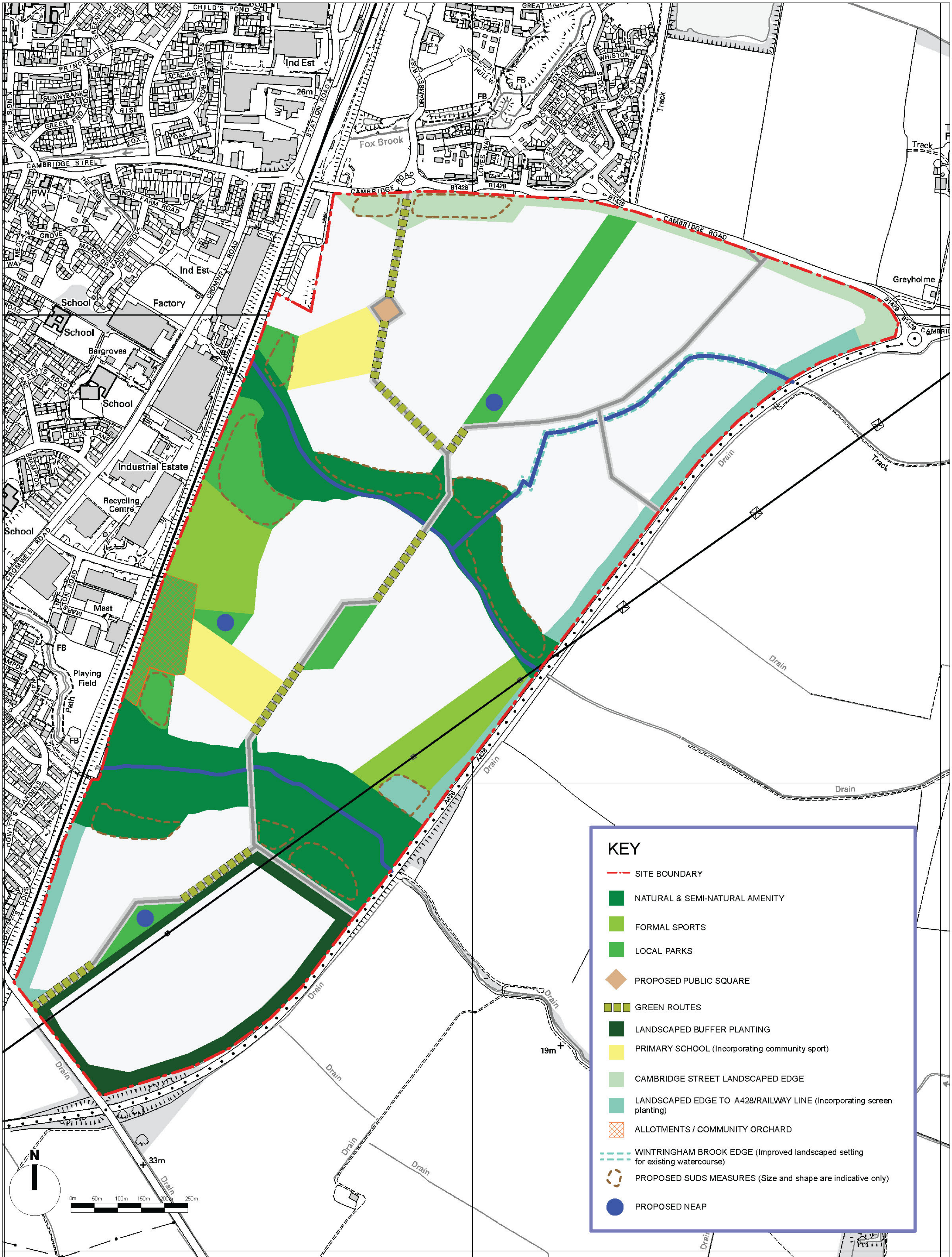
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GREEN PAPERS FOLLOW

1300178OUT

April 2014 DMP report,

March 2015 DMP report, and,

April 2015 DMP report

Available via the following link

<http://publicaccess.huntingdonshire.gov.uk/online-applications/>