Wintringham Park:
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. - Wintringham Park Cambridge Road St Neots

Reason for Referral:
Given the passage of time since the application was last considered by the Panel in April 2014, it is considered prudent to provide a progress report to the Development Management Panel.

1. Introduction:

1.1 This application for land known as Wintringham Park was first reported to members on the 7th April 2014.

1.2 At that meeting, 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.”

The key matters that required further consideration as at April 2014 were Highway Matters (Strategic and Local), Formal Open Space, Primary School Size, Public Footpath and Viability Matters. For these reasons this is a progress report.

2. Highway Matters:
2.1 The Strategic Highway Network:
The outstanding matter related to Caxton Gibbett. The Highways Agency has now confirmed that the government have committed to improving the A428 as part of their broader transport agenda. Also due to lengthy engagement with the applicant historically there is confidence a solution can be found and therefore it is not necessary that the applicant demonstrates it can work/design the solution before the outline could be approved. Improvements to Caxton Gibbet would also be secured as part of the S106 agreement.

2.2 The Local Highway Network:
The junction that required further discussion is the double roundabout at Cambridge Road/Station Road/Potton Road. Discussions have been ongoing between PBA, on behalf of the applicant and CCC Highways. Following advice from the LPA and CCC the applicant submitted an updated plan on the 19th February 2015 to overcome officer concerns. At the time of drafting this update that plan is under consideration and discussions relating to that junction are ongoing. However, Transport officers at CCC are confident that a solution can be found in relation to this junction.

3. Education:
It has now been agreed with Cambridgeshire County Council that the 2FE school site size is to be 2.3 hectares. There shall be 2 x 2FE schools, with an additional reserve of land of 0.7 hectares for the southern primary school if CCC identify a need to expand the southern site in the future. This will be secured via the S106 process.

4. Formal Open Space:
The report to the April 2014 DMP meeting identified a significant shortfall in the quantum of formal open space being proposed. The applicant has been working positively with officers to address the quantum of formal open space required to make this development acceptable and the location of that space. At the time of writing this report it is expected that a further proposal will be submitted for consideration in the coming weeks increasing the open space offer, with an amendment to the Environmental Statement being necessary to reflect the final proposal.
5. Viability Matters:
   On the 19th May 2014 the applicant submitted their initial viability report. Several key meetings have taken place since that time, further information continues to be submitted, most recently on the 16th February 2015 and negotiations continue to be positive.

6. Conclusion:
   6.1 At the time of the April 2014 meeting, there were a number of issues still to be resolved: Caxton Gibbet; primary school size; open space requirements; local highway network; and public footpaths.

   6.2 It is considered that the Caxton Gibbet (in so far as it needs to be prior to the grant of an outline planning permission), primary school size and public footpath issues have been resolved. Positive progress has and is being made in relation to formal open space and the remaining local highway network issue, namely the double roundabout at Cambridge Road/Station Road/Potton Road. Positive discussions on viability are also continuing.

   6.3 Officers will continue to work positively with the applicant to seek a resolution of the issues relating to open space requirements and the local highway network, and continue to negotiate obligations based on the principles established in the April 2014 report to make the development acceptable in planning terms. A report will subsequently be brought back to the Panel on the outcome of these discussions together with suggested matters to be the subject of conditions. The Applicant intends to submit further information in relation to open space and the Cambridge Road/Station Road/Potton Road junction, and submit the revised ES to enable the application to be considered at the 22nd April 2015 DMP meeting.

7. Recommendation:
   That the Panel notes the Officer conclusions in relation to Caxton Gibbet, primary school size and public footpath issues and the update in relation open space requirements, the local highway network and viability.