

HARDWICK PARISH COUNCIL

I hereby give notice that as previously arranged, the Meeting of the Parish Council will be held on
Tuesday 22 October 2019 in the School at 7.00 pm

The Public and Press are cordially invited to be present. The order of business may be varied.

All members of the Council are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted at the meeting as set out below.

LG 80w

Mrs Gail Stoehr, Clerk 16/10/19

AGENDA

Open Public Session including reports from the County & District Councillors

Barton Willmore –proposals for land east of Cambridge Road

- 1 To approve apologies for absence**
- 2 Declarations of interest**
 - 2.1 To receive declarations of interests from Cllrs on items on the agenda and details of dispensations held
 - 2.2 To receive written requests for dispensation and grant any as appropriate for items on this agenda
- 3 To approve the minutes of the last meeting**
- 4 Matters arising and carried forward from the last or previous meetings for discussion/decision**
 - 4.1 (4.6) Zero Carbon communities grant scheme – to consider whether to make an application next year
 - 4.2 (4.4) Proposal that a Working Group be set up for Highways/Road safety ^(EC)
 - 4.3 (5.4) Trees in Sudeley Grove and to consider if to commission a tree survey report
 - 4.4 (5.6) Request for Tree Protection Order – to consider plan if received
 - 4.5 (8.2) To consider quotation for bird spikes at Egremont Road swings if received
- 5 To consider any correspondence/communications received requiring a decision of the Council**
 - 5.1 Resident - suggestion that the Parish Council acquire additional land for tree planting
 - 5.2 Climate Change and Cambridgeshire Climate Emergency
 - 5.3 Barton Willmore –land east of Cambridge Road
 - 5.4 SCDC S106 Agreement for Land at Grace Crescent - to consider signing the indemnity agreements
 - 5.5 Hardwick Pre-School – Request for financial support
- 6 To consider any planning applications and decision notices and tree works applications ***
 - 6.1 Planning applications
 - 6.1.1 S/3296/19/FL – 121 Limes Road – Single storey rear extension, single storey front and side extension, garage conversion
 - 6.1.2 S/3318/19/DC – Land at the Rectory, 50 Main Street – Discharge of conditions 3 (Scheme of biodiversity enhancement), 4 (Arboricultural method statement and tree protection strategy), 5 (Materials), 6 (Foul water drainage) and 7 (Surface water drainage) pursuant to planning permission S/1719/18/FL
 - 6.2 SCDC and appeal decision notices - to note
 - 6.3 Tree works applications
- 7 Members reports and items for information only unless otherwise stated**
 - 7.1 New Housing Developments and Planning Obligations including report on meeting with St Neots Road Developers ^(SR)
 - 7.2 Speedwatch report ^(PJ)
 - 7.3 Village Plan report and to consider any actions ^(AG)
 - 7.4 Proposal that the Parish Council discuss, in light of the village plan, what views the Council might want to put forward as important for the village in the next local plan ^(EC)
 - 7.5 Proposal that the Council considers joining Cambridgeshire and Peterborough Against Scams Partnership ^(PJ)
- 8 Finance, risk assessment and procedural matters**
 - 8.1 To consider any quotes for urgent work required because of risk and the Clerk's use of delegated powers
 - 8.2 To receive play areas and skate park inspection reports and consider if any work is required
 - 8.3 To receive the financial report and approve the payment of bills
- 9 Closure of meeting and items for the next agenda**

* NB Some planning and tree works applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council. For more information see the current planning application consultations on <http://plan.scambs.gov.uk/submit/apas/run/wchvarylogin.display>

Hardwick Parish Council meets on the fourth Tuesday in each month except December when the meeting is on the third Tuesday. Meetings are held in the School but occasionally, when the School is closed they are held in the Pavilion. Please check the notice board for the venue which is shown on the agenda for each meeting.

Open Public Session including reports from the County & District Councillors

Barton Willmore –proposals for land east of Cambridge Road presentation

1. Apologies for absence – to be reported at the meeting.
2. Declarations of interests – members should declare their interests state why they have an interest, the type of interest held and if they have a dispensation state this and the extent of their dispensation i.e. to either speak or speak and vote. If members have a pecuniary interest, having declared an interest they must not take part in the agenda item unless they have been granted a dispensation to do so.
3. To approve the minutes of the last meeting on 24 September 2019 (attached)
4. Matters arising and carried forward from the last or a previous meeting for discussion/decision
- 4.1 (4.6) Zero Carbon communities grant scheme – to consider whether to make an application next year
- 4.2 (4.4) Proposal that a Working Group be set up for Highways/Road safety
Deferred at the last meeting. Cllr Croft to report.
- 4.3 (5.4) Trees in Sudeley Grove and to consider if to commission a tree survey report
It has been reported that there are a further 20 dead trees in the woodland. The last tree survey was undertaken in July 2016.
- 4.4 (5.6) Request for Tree Protection Order
“We have attached a map below showing the whole development site and the woodland located to the West of this development, attachment 1, where we have marked the tree varieties as far as we can. As you will see they are nearly all either oak or ash. According to the map in attachment 2 this woodland has been in existence since at least 1887.

As prospective future occupants of a house in Meridian Fields we strongly believe preserving this piece of woodland would have significant amenity value for the whole new community in Meridian Fields, consisting of 98 houses, as well as for the wider community of Hardwick who will come there to use the outdoor gym and play area, enjoying the open air with the old oak and ash trees in the background. Tree Preservation Orders are placed in the interests of the local community and we think there should be a good case for one in this instance. The development called Meridian Fields is advertised as a combination of modern and village living and what would enhance the village experience better than the preservation of these lovely old trees?

From a wildlife perspective some of the oaks within this woodland look like they might be over a hundred years old, which would be consistent with the map from 1887. Oak and ash trees are native British trees and are known to support a wide range of wildlife and the older they are the more wildlife they support. We should all aim to preserve wildlife around us as we all depend on it and benefit from it.

We understand there are a few categories of Tree Preservation Orders: woodland category, area category, group category and individual category. We believe an order to preserve the whole piece of woodland located in the proximity of Meridian Fields the woodland category would fit the purpose best, but we'd be interested to hear about any other suggestions or thoughts the council would have.

- 4.5 (8.2) To consider quotation for bird spikes at Egremont Road play area if received
A quotation will be brought to the meeting if received. Cllr

Other to note:

(5.2) The Public Sector Bodies (Websites and Mobile Applications) (No2) Accessibility Regulations 2018

Cllr Croft writes:

“Website is now compliant with accessibility statement uploaded here: <http://www.hardwick-cambs.org.uk/accessibility-statement/>

I've had to change the layout of the website to make it compliant. If there is something missing that used to be there that may have disappeared with the changes, do let me know. Nothing has been deleted and may just need making more obvious."

Simeon Carol Highways Officer has emailed to say "I have been forwarded a recent letter from Hardwick Parish Council relating to 'Priorities for Highway repairs'. It states that resurfacing Millers Way would be a priority but I would like to advise you that this is a private road and as such it is not maintained by the County Council."

5. To consider any correspondence/communications received

5.1 Resident suggestion that the Parish Council acquire additional land for tree planting

"In light of the recent movement by the public to fight climate change, fuelled primarily by the overwhelming evidence of the mass environmental distraction caused directly by human activities, I feel that it is time for us to put active effort into making a difference. I write to you today asking for your support in finding a council land where we could plant trees: a simple yet effective measure to fight climate change inspired by The Woodland Trust initiative. I have many friends and acquaintances who would love to support the cause and offer their valuable time to help with the planting process. With the council's support in finding and securing a plot, I am confident of raising the funds necessary to rent the equipments and purchasing the trees. I am currently a master's student at UCL studying health economics and I also possess over 4 years industry experience with knowledge in managing and delivering projects. I highly appreciate your time in reading this email and implore you to see the importance and the difference we could make collectively."

Cllr Rose, to whom the original email was jointly addressed, has responded "Correspondence to the Parish Council should be addressed to the Clerk so I have taken the liberty to forward your note to her. It is good to hear that there volunteers who would like to help with planting and the Parish Council has been discussing a number of possible initiatives."

5.2 Climate Change and Cambridgeshire Climate Emergency

"I would like to take this opportunity to introduce Cambridgeshire Climate Emergency.

Cambridgeshire Climate Emergency (CCE) was set up in May of this year to help provide a coordinated community response to the current climate crisis. We are a non-partisan, independent group who are keen to empower communities, through information sharing and training, so they can effectively pursue zero carbon solutions.

Our goal is to complement existing institutions and help bring stakeholders together to develop coordinated solutions. So far we have met with the Leaders of three councils in Cambridgeshire, two MPs, and the Mayor of the combined authority and there is broad agreement from them over the need to coordinate better and share information more effectively.

A key part of our strategy is to create a network of contacts across Cambridgeshire who we can liaise with to help share information across the region. We were therefore wondering whether you had a specific person within your Town/Parish Council who is leading on climate-related matters who we could liaise with? We would be very happy to set up a meeting with them to talk more about what we're trying to do and how we might be able to assist your Town/Parish Council.

We are also pulling together a database of climate- and environment-related community groups across Cambridgeshire and it would be really helpful to know if you are aware of climate/environment-related community groups within your area that we could possibly add to our database?

Many thanks in advance for your assistance,"

Stefan Haselwimmer

Coordinator, Cambridgeshire Climate Emergency

5.3 Barton Willmore – request for meeting regarding land east of Cambridge Road

"On behalf of our clients ... we are seeking an opportunity to meet with the Parish Council to discuss the above Site.

You may recall that our clients presented initial proposals for the land back in mid-2016. Subsequently, the Site has been put forward to South Cambridgeshire Council for consideration as part of the emerging Greater Cambridge Plan ('Call for Sites' in March 2019). Technical site assessment work is underway to advise the future masterplanning of the Site, but we are keen to also engage with the Parish Council and local community at this early design stage, seek their thoughts on the best form of local engagement and consultation (currently scheduled for November)"

And

“As mentioned in my previous email, we felt it would be an useful opportunity to update Councillors on the Site and seek their thoughts on the best form of local engagement and consultation as we move plans forward (currently scheduled for November).

In terms of documentation, I attach the following which may be useful as background:

- Site location plan;
 - Letter to South Cambridgeshire Council to introduce our ‘Call for Sites’ submission in March; and
 - A Site Assessment Proforma that we completed to support our submission in March.
- Jennie Hainsworth, Senior Planner Barton Willmore.”

5.4 SCDC S106 Agreement for Land at Grace Crescent – to consider signing the indemnity agreements

“As you will likely be aware, a Section 106 Agreement was entered into in respect of the above development with effect on 18 October 2017. This required the Developer to:

- 1) pay over the sum of £608,000.00 as a financial contribution towards the provision of a new community centre.
- 2) Pay over the sum of £45,000.00 as a financial contribution towards the provision and maintenance of a community vehicle to run between the village and key destinations in the local area

The first instalment for each of the contributions has been received by the Council. It is the Council’s intention for these monies to be remitted to the Parish Council, upon the Parish Council entering into an appropriate form of Indemnity, for use for such purposes in accordance with the Section 106 Agreement that relates to securing the use of the money in this manner. The Agreement can be viewed on the website by using the planning application search. It will be listed under the plans and docs tab. <http://plan.scambs.gov.uk/swiftlg/apas/run/wphappcriteria.display>

I attach two draft indemnity forms for execution by the Parish Council. If the Parish Council is happy to proceed please could you arrange for two copies of each indemnity form to be printed and for both copies to be executed in pursuance of an appropriate resolution of the Parish Council. You will see that the documents provide for the date of the resolution to be inserted and I would be grateful if this could be completed and for the document to be executed by two Parish Councillors on behalf of the Parish Council.

Once executed, please date the indemnities and return one part to me, retaining the other copy for the Parish Council’s records. I will then arrange for the first instalment of the Community Facilities Contribution and the first instalment of the Community Transport Contribution to be remitted as quickly as possible.”

Community facilities contribution indemnity and Community transport indemnities attached.

5.5 Hardwick Pre-school – Request for financial support
Attached.

6.1 Planning applications

NB Some planning applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council. For more information see the current planning application consultations on <http://plan.scambs.gov.uk/swiftlg/apas/run/wchvarylogin.display>

- 6.1.1 S/3296/19/FL – 121 Limes Road – Single storey rear extension, single storey front and side extension, garage conversion
- 6.1.2 S/3318/19/DC – Land at the Rectory, 50 Main Street – Discharge of conditions 3 (Scheme of biodiversity enhancement), 4 (Arboricultural method statement and tree protection strategy), 5 (Materials), 6 (Foul water drainage) and 7 (Surface water drainage) pursuant to planning permission S/1719/18/FL

6.2 SCDC and appeal decision notices - to note

- 6.2.1 S/2413/19/FL – 4 Portway Road - Demolition of existing conservatory and removal of single storey covered area and erection of two storey rear extension and installation of solar panels to the new roof – Permission granted.
- 6.2.2 S/2944/19/FL – 35 Ellison Lane – Single storey front extension – Permission granted.

6.3 Tree works applications

Tree works applications may now be viewed on the SCDC Planning Portal. NB Some tree works applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council. For more information see the current tree works application consultations on <http://plan.scambs.gov.uk/swiftlg/apas/run/wchvarylogin.display>

None at the time of writing.

7. Members' reports and items for information only unless otherwise stated

- 7.1 New Housing Developments and Planning Obligations including St Neots Road development update
Cllr Rose to report.

7.2 Speedwatch report

Cllr Joslin to report. Not received at the time of writing.

- 7.3 Village Plan report and to consider any actions

- 7.4 Proposal that the Parish Council discuss, in light of the village plan, what views the Council might want to put forward as important for the village in the next local plan^(EC)

Cllr Croft writes "the local plan will be open for consultation from Jan 2020 and only after this is closed will PCs/public be able to comment on more specific proposals like the one for east of Cambridge Rd.

Could I put forward a motion to discuss, in light of the village plan, what views the PC might want to put forward as important for the village in the next local plan? Although we won't be able to respond until January, and we should read the local plan proposals before responding, I thought it might be a good idea to get the ball rolling on what kind of issues we are looking to have our voice heard on."

- 7.5 Proposal that the Council considers joining Cambridgeshire and Peterborough Against Scams Partnership^(PJ)

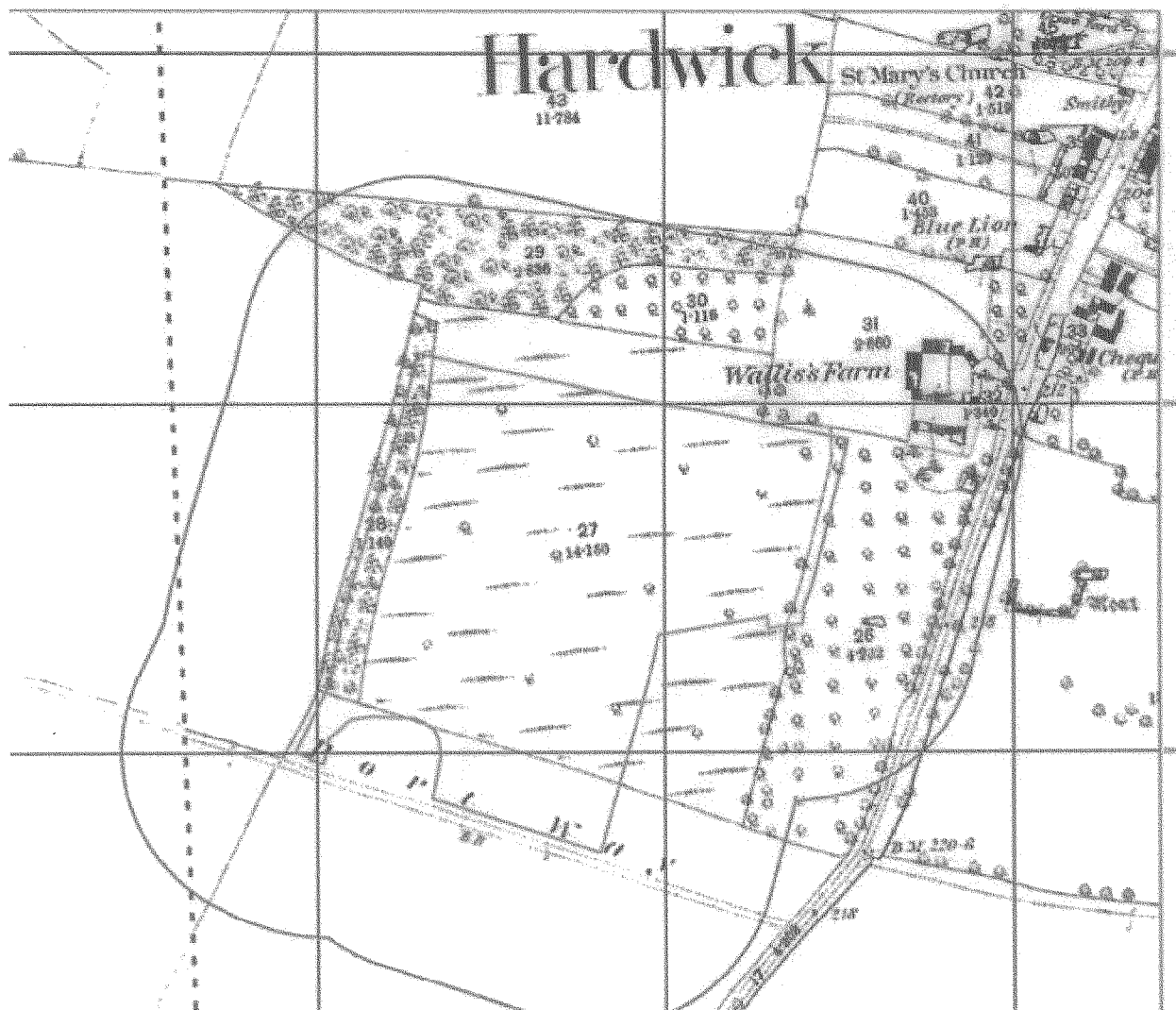
"I would like to invite your Parish Council to join our growing legion of Cambridgeshire and Peterborough Against Scams Partnership (CAPASP) supporters. More than 3 million people fall victim to scams in the UK every year, losing £5-10 billion in the process and whilst the financial detriment is huge, victims' health and wellbeing is also hugely affected. In fact a person defrauded in their own home is 2.5 times more likely to die or go into care within a year. Please help us to spot scams and stop scams in your village by becoming a CAPASP supporter and make sure victims do not suffer in silence.

Supporters are local councils, community groups, charities, schools, housing associations etc. who receive communications from the partnership to share onward within their community (such as topical information about the latest scams) and who self-serve resources from our website (e.g. posters, leaflets etc.) to raise awareness of scams in the local area and the support available. It doesn't cost anything to become a supporter and we list supporters on our website and celebrate the great things supporters are doing through our social media channels and other media. So if your Parish Council are inspired to deliver the "5-simple steps" and do your bit to spot scams and stop scams we'd love to welcome you as an official supporter!"

8. Finance and risk assessment and procedural matters

- 8.1 To consider any quotes for urgent work required because of risk and Clerk's use of delegated powers
(5.4) The Clerk used her delegated powers to contract Town & Country Tree Surgery to remove a dead tree in the woodland between Sudeley Grove and Ashmead Drive, at a cost of £160.00 plus VAT. This was the cheapest quotation received.

- 8.2 To receive play areas and skate park inspection reports and to consider if any work is required
- 8.3 To receive the financial report and approve the payment of bills
- 9. Closure of Meeting and items for the next agenda

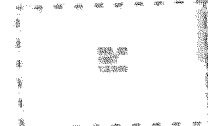


LUSTRE
CONSULTING
Cambridgeshire & Isle
Published 1887

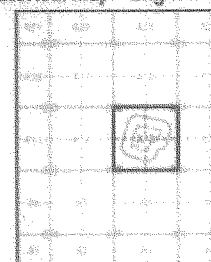
Source map scale - 1:2

The historical maps shown were reproduced for at the scale adopted for England, Wales and Scotland. The 1:2,500 scale was adopted for mapping areas covered by the whole of which were considered to be Britain. The published data given below is effect survey of date. Before 1936, all OS maps were 1 Projection, with independent surveys of a single giving rise to significant inaccuracies in scaling.

Map Name(s) and Date(s)

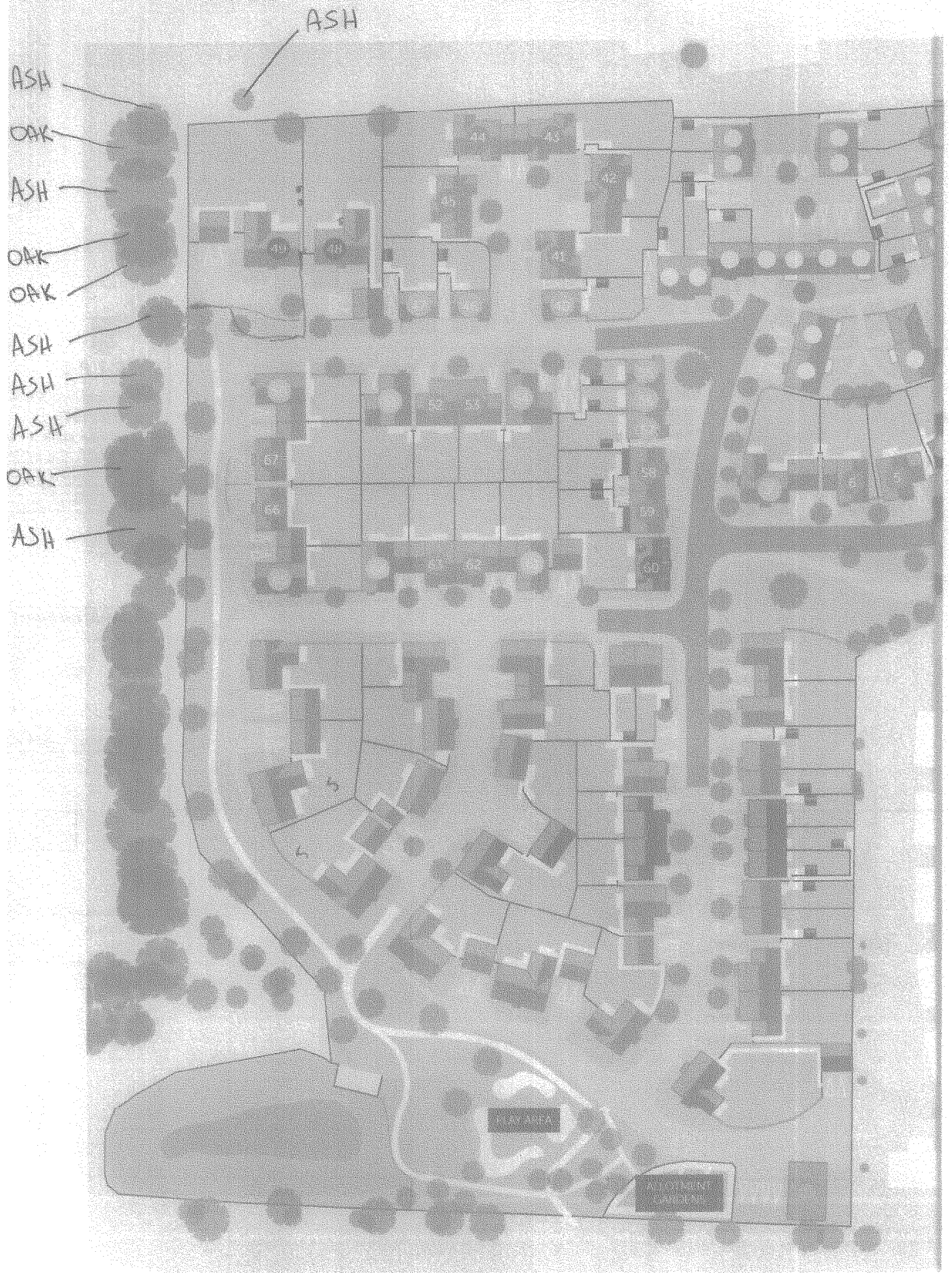


Historical Map - Segment



Order Details

Order Number: 67416937
Customer Ref: 1415
National Grid Reference: 536940, 251
Scale: A



BIRMINGHAM
BRISTOL
CAMBRIDGE
CARDIFF
EBBSFLEET
EDINBURGH
GLASGOW
LEEDS
LONDON
MANCHESTER
NEWCASTLE
READING
SOUTHAMPTON

**BARTON
WILLMORE**

bartonwillmore.co.uk
St Andrews House
St Andrews Road
Cambridge
CB4 1WB
T/ 01223 345 555

Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

By Email

Our Ref: 30227/A3/JH/SO
25 March 2019

Dear Sir/Madam,

GREATER CAMBRIDGE CALL FOR SITES AND BROAD LOCATIONS 2019
RESPONSE ON BEHALF OF HILL RESIDENTIAL LTD AND CHIVERS FARMS (HARDINGTON)
LLP:
LAND EAST OF CAMBRIDGE ROAD, HARDWICK

On behalf of our clients, Hill Residential Ltd and Chivers Farms (Hardington) LLP, we have pleasure in presenting a Site in Hardwick for inclusion within the emerging Greater Cambridge Local Plan. Please find attached the completed Response Form and a Site Location Plan, as requested. We have also prepared a Site Assessment Proforma to assist in your consideration of the Site. In addition, this submission is supported by the following technical documents:

- High Level Transport Strategy (prepared by PBA/Stantec),
- High Level Drainage Strategy (prepared by PBA/Stantec), and
- Preliminary Green Belt Assessment (prepared by Terence O'Rourke).

Site Location and Context

The Site comprises two land parcels as shown on the Site Location Plan. The main part of the Site (circa 27 hectares) lies to the east of Cambridge Road and south of St Neots Road, extending to Bin Brook in the south. The Site also includes a smaller landholding (circa 1 hectare) which lies to the east of Main Street, opposite Wallis Farmhouse and Sadlers Close.

The Site is currently largely greenfield land, under agricultural use. It lies directly adjacent to the functional centre of Hardwick Village, opposite the primary school and post office/convenience store (on Cambridge Road) and in close proximity to the recreation ground, children's play area and pavilion. With established residential properties lying to the east, the approach into Hardwick along St Neots Road gives a clear perception of being well within the village envelope.

Under existing planning policy, the Site lies outside the defined 'development framework' for the village and is designated as part of the Cambridge Green Belt. The Green Belt designation to the east of Cambridge Road/Main Street has resulted in the westward expansion of Hardwick, away from its historic core on Main Street (demarcated by the Conservation Area) and the functional village centre around the primary school on Cambridge Road. The settlement has developed in a



Registered in England
Number: 00342992

Barton Willmore LLP
Registered Office:
The Blade
Abbey Square
Reading
RG1 3BE
F/ +44 (0)118 963 0001

piecemeal way in recent years, to become a large village with over 1,000 houses.

Hardwick as a Location for Growth

The village of Hardwick lies some 5 miles from the centre of Cambridge and 4 miles from Cambourne. Hardwick is situated on two growth corridors: the A428 Corridor and the Oxford-to-Cambridge Corridor. It is also strategically located in close proximity to West Cambridge/Eddington on the Cambridge Fringe, as well as Bourn Airfield, Cambourne and St Neots which are further west. Hardwick will also benefit from its location on the planned route of the Cambourne-to-Cambridge public transport project (potentially the Cambridgeshire Autonomous Metro, CAM) and has potential to link into the Comberton-Coton-Cambridge Greenway. As a result, Hardwick represents a location for future development that will be accessible via sustainable transport modes and reduce dependence upon private vehicles.

The Site Opportunity

The National Planning Policy Framework (NPPF)(2019) states as follows at Paragraph 78:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services...'

The Site offers the opportunity for a mixed-use development that enhances the facilities and services of Hardwick, rebalancing the spatial form of the settlement and reinforcing the functional village centre. The Site is strategically located to maximise the benefit of future public transport provision: linking St Neots Road with the village centre will improve accessibility and relieve congestion on Cambridge Road. The Site also offers opportunities to connect with existing and proposed green infrastructure, including cycle and pedestrian linkages to Comberton, Coton and Cambridge.

Whilst the Site lies within the designated Green Belt, we are confident that the merits of the proposed development significantly outweigh any harm arising. This submission is supported by a Preliminary Green Belt Assessment, prepared by Terence O'Rourke. This initial assessment concludes that the development of the Site would have no effect on the purposes of the Cambridge Green Belt. Strong new Green Belt boundaries could be created along the eastern boundary, allowing the release of the Site without prejudicing the remaining Green Belt. Further site assessment work will be undertaken in the coming months, which will provide key information relating to the Outer Cambridge Green Belt designation in this area. It will also help define the design evolution of the Site.

In short, Hill and Chivers Farms are proposing that the Site should be removed from the Green Belt and allocated for residential-led development.

Delivering key benefits in partnership with the local community

We are aware that Hardwick Parish Council takes a keen interest in the future development of the settlement. The Parish Council initiated a comprehensive village survey in 2016/17, the findings of which have been presented within the Hardwick Village Plan (December 2018). The Village Plan does not have the statutory weight of a neighbourhood plan; however, it provides some useful findings regarding the views of residents in relation to the current and future development of Hardwick Village. With reference to the Site, it is worth noting that 48.1% of respondents were in favour of 'East of Cambridge Road' as a location for new development (page 25 of the Village Plan). The Village Plan also identifies a range of uses and improvements that residents would like to see in Hardwick.

Taking account of the Village Plan, our understanding of the Site's opportunities and constraints indicates that potential uses on the Site could include:

- A relief road, connecting the village centre to St Neots Road and the future public transport route (Cambourne-to-Cambridge);
- Pedestrian crossings on Cambridge Road;
- Public open space, possibly including a country park, play parks and sports provision;
- Residential development including a range of affordable housing;
- Community building or facilities;
- Office development and/or other employment uses;
- Retail/café provision;
- Car parking; and
- Associated infrastructure.

Hill and Chivers Farms are keen to engage with Hardwick Parish Council and the local community in the emerging proposals for the Site, including the preparation of a masterplan. An ongoing process of public consultation will commence during 2019, alongside which further technical assessments will be undertaken to provide information relating to the Site's opportunities and constraints.

We would be very happy to meet with officers at the Shared Planning Service to discuss this Site's potential in more detail. Please do not hesitate to contact me, should you wish to arrange a meeting or if you require any more information at this stage. We look forward to engaging with you further during the local plan preparation.

Yours faithfully,



LYNDON GILL
Director

Encs Completed Call for Sites and Broad Locations Response Form 2019
 Site Location Plan
 Site Assessment Proforma (Barton Willmore)
 High Level Transport Strategy (PBA/Stantec)
 High Level Drainage Strategy (PBA/Stantec)
 Preliminary Green Belt Assessment (Terence O'Rourke)

Greater Cambridge Call for Sites

March 2019

Site Assessment Proforma: Land east of Cambridge Road, Hardwick

Location	Hardwick
Site name/address	Land east of Cambridge Road, Hardwick, CB23 7QS
Category of site	Village extension, i.e. development adjoining the existing village development framework boundary.
Description of promoter's proposal	Mixed-use development including residential, community and employment uses along with public open space, a relief road and associated infrastructure.
Site area (hectares)	circa 28 hectares
Site description and context	The Site comprises of two land parcels: the main part of the Site (c. 27 hectares) lies to the east of Cambridge Road and south of St Neots Road, extending to Bin Brook in the south. The Site also includes a smaller landholding (c. 1 hectare) which lies to the east of Main Street and north of Manor Crescent (off Portway Road), opposite Wallis Farmhouse and Sadlers Close.
Current or last use of the site	Agriculture
Is the land Previously Developed Land?	No, except for an existing barn at Victoria Farm.
Is the land allocated for a non-residential use in the current development plan?	No
Planning history	N/A
Source of site	Proposed by the landowner (Chivers Farms (Hardington) LLP) and developer (Hill Residential Ltd) through the Call for Sites 2019.

Tier 1: Strategic Considerations	
Green Belt	Yes
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 Conclusion	<p>Under existing planning policy, the Site lies outside of the defined development framework boundary of the village and within the Green Belt (the Outer Cambridge Green Belt). However, the Site lies directly to the east of the functional centre of Hardwick Village, including the primary school, post office/convenience shop and close to the recreation ground and pavilion.</p> <p>There are circa 30 no. established residential properties sited to the east of the Site on St Neots Road; hence in visual terms the Site is situated within the functional village envelope.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations	
Designations and Constraints	
Heritage Considerations?	<p>A small section of the south-western corner of the main Site falls within Hardwick Conservation Area. The Conservation Area extends westwards and southwards from Victoria Farm, extending along Main Street. It lies adjacent to the north and west of the smaller land parcel.</p> <p>The Site does not include any Listed Buildings.</p> <p>There are several Listed Buildings within the Hardwick Conservation Area and the setting of these heritage assets will be carefully considered as part of the Site assessment and design process. Victoria Farm Cottage (Grade II) lies adjacent to the south-western corner of the main part of the Site. Old Victoria Farmhouse (Grade II) lies on the opposite side of Main Street, so is also in proximity to this part of the Site. Chequers (Grade II) lies directly to the north of the smaller land parcel and the Blue Lion Pub (Grade II) is slightly further north, opposite this property.</p> <p>Archaeological and historic environment assessment work will be undertaken to inform the design of the proposed development.</p>
Environmental and wildlife designations and considerations?	<p>Hardwick Wood SSSI is 1.5km at nearest point from the southern part of the Site. Madingley Wood SSSI is 1.9km at the nearest point from the main part of the Site.</p> <p>There are no local nature reserves in the vicinity of the Site.</p> <p>Ecological assessment work will be undertaken to inform the emerging development proposals for the Site.</p>
Physical considerations?	<p>Land contamination – no issues.</p> <p>Air quality – this location is not within an Air Quality Management Area (AQMA).</p> <p>Noise – no issues, but noise will be assessed in relation to the proposed development to ensure appropriate mitigation.</p>
Townscape and landscape impact?	<p>Hardwick Village has grown substantially since the 1970s, originally involving the Limes Estate around the recreation area/primary school. This resulted in a shift in the functional centre of the village, northwards from the historic core on Main Street. The Green Belt designation to the east of Cambridge Road/Main Street has constrained housing development, pushing the settlement form increasingly westwards, away from both the historic core (Main Street) and the functional village centre (Cambridge Road).</p> <p>The Site provides a strategic opportunity to rebalance the spatial form and layout of the village, reinforcing the village centre as a focus for activity and enhancing the existing facilities and</p>

	<p>services. The initial proposals envisage a new road, providing relief to the existing congestion on Cambridge Road, and improving linkages and accessibility. This would facilitate movements through the village and encourage the use of more sustainable modes of travel (including the proposed Cambourne-to-Cambridge public transport route along St Neots Road).</p> <p>The forthcoming design process for the Site's development will be undertaken in consultation with the local community. Whilst improving the function of the village centre and the overall offering of Hardwick, the Site masterplan will ensure that the development is visually attractive. It will embrace good design, including the layout of open spaces and the green infrastructure network in addition to street layout. It will also incorporate high quality architecture that is sympathetic to local character and history, enhancing the sense of place and distinctiveness.</p>
Can any issues be mitigated?	Yes
Infrastructure	
Highway access?	<p>The Site lies adjacent to St Neots Road, Cambridge Road and Main Street and new access points will be created, informed by technical assessments relating to transport and access.</p> <p>A High Level Transport Strategy is submitted in support of this Site allocation.</p>
Utility services?	<p>No known constraints.</p> <p>Capacity assessments will be undertaken.</p>
Drainage measures?	<p>The Site lies within Flood Zone 1, with a low probability of flooding.</p> <p>A High Level Drainage Strategy is submitted in support of this Site allocation.</p>
School capacity?	<p>The Site lies adjacent to the Hardwick Campus of the Hardwick & Cambourne Community Primary School. The nearest secondary school is Comberton Village College.</p> <p>The development of the Site for a quantum of housing will generate a proportional need for early-years, primary and secondary school places. These impacts will be calculated through the planning process, including appropriate mitigation to meet the additional needs arising.</p>
Health facilities capacity?	<p>Residents in Hardwick are typically registered at either Comberton Surgery or Bourn Surgery, with no GP services within the village.</p> <p>New community facilities are envisaged as part of the Site development. There may be potential for primary healthcare providers to make use of this community space, improving healthcare accessibility for Hardwick residents.</p>
Any other issues?	No
Can issues be mitigated?	Yes

Tier 3: Significant Local Considerations	
Capacity	
Developable area	The total Site area is circa 28 hectares. However, the Site will include a range of public open space and landscaping. The extent of the developable area will be determined through a masterplanning and design process.
Site capacity	circa 400-500 residential units
Density	average of 30 dph
Potential Suitability	
Conclusion	The Site is capable of providing residential development as part of a mixed-use development including community and employment uses along with public open space, a relief road and associated infrastructure.
Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single landowner: Chivers Farms (Hardington) LLP
Legal constraints?	No
Is there market interest in the site?	The Site has not been marketed; it is under option agreement. Hill Residential Ltd and Chivers Farms (Hardington) LLP are jointly promoting the Site for allocation.
When would the site be available for development?	The Site is available immediately.
Achievability	
Phasing and delivery of the development	It is envisaged that the Site could deliver housing during the early part of the plan period, 2022-2028.
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	N/A
Economic viability?	The Site is economically viable. Development would comply with current planning policy in relation to density, mix and on-site facilities whilst also delivering the necessary affordable housing and community contributions.

Site Assessment Conclusion
In summary, the Site offers the opportunity for a strategic development that would enhance the village of Hardwick, rebalancing the form of the settlement and reinforcing the functional village centre. The Site is strategically located to improve accessibility and linkages within the village, maximising the benefits of improved public transport provision for existing as well as new residents. The Site offers opportunities to connect with existing and proposed green infrastructure, including pedestrian and cycle routes to Comberton, Coton and Cambridge.

Whilst the Site is currently within the Green Belt, its development would have no effect on the purposes of the Cambridge Green Belt. The Site does not play any role in preventing the coalescence of settlements. It is clearly within the village envelope in visual terms.

The Site is not considered to have any barriers to viability. It could come forward early in the plan period, with dwelling completions commencing within the next five years.

The Greater Cambridge Local Plan should remove this Site from the Green Belt and allocate it for housing development.

2018

1. to use the Community Transport Contribution solely for the purposes specified in the Section 106 Agreement
2. that if it has not applied or made arrangements for the application of all or any part of the Community Transport Contribution within ten years from the date of receipt of each instalment then those Contributions or unexpended proportion thereof (as the case may be) shall be payable to the Owner as provided in the Section 106 Agreement ("the Owner") with interest accrued from the date of receipt of each instalment by the Parish Council until such sum is paid in full PROVIDED ALWAYS that if before the expiry of the said ten year period there is any contract or contracts in existence to which the Community Transport Contributions are attributable and which contract or contracts shall be completed after the expiry of the said ten year period any sum to be repaid to the Owner shall be repaid (together with interest thereon as aforesaid) following payment of the final account in respect of any and all such contracts and the sum to be repaid shall be less all costs incurred and/or paid to provide the said Infrastructure pursuant to such contract or contracts

3. that it shall if requested by the Owner produce to the Owner within 28 days of such a request a statement of account as to how the Community Transport Contribution or any part thereof shall have been spent
4. that it will indemnify the District Council fully against any costs or claims which may arise in respect of any breach by the Parish Council of the terms of this Agreement.

IN WITNESS of which two members of the Parish Council have pursuant to a resolution of the Parish Council passed on _____ signed and delivered this Deed on the day and year first above written.

SIGNED AND DELIVERED as a Deed by)
Councillor)
in the presence of :-)

Witness Signature:

Witness Name: (Block Capitals)

Witness Address:

SIGNED AND DELIVERED as a Deed by)
Councillor)
in the presence of :-)

Witness Signature:

Witness Name: (Block Capitals)

Witness Address:

THIS AGREEMENT is made the

day of

2018

B E T W E E N HARDWICK PARISH COUNCIL care of 30 West Drive, Highfields, Caldecote, Cambridge, CB23 7NY ("the Parish Council") of the one part and SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL of South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA ("the District Council") of the other part

W H E R E A S :

- (1) Under the terms of a Section 106 Agreement ("the Section 106 Agreement") dated 18 October 2017 and made between the District Council (1) Cambridgeshire County Council (2) Peter James Sadler and Linda Carol Sadler (3) and The Agricultural Mortgage Corporation PLC (4) a contribution of £608,000.00 (subject to indexation) is payable towards the provision of a new community centre ("Community Facilities Contribution") in the circumstances and on the conditions therein prescribed
- (2) The Community Facilities Contribution is to be paid in three instalments;
£152,000 (subject to indexation) prior to occupation of any dwelling
£152,000 (subject to indexation) prior to the occupation of the 21st dwelling and
£304,000 (subject to indexation) prior to the occupation of the 41st dwelling
- (3) The first instalment of £160,444.44 was received by the Council on 24 September 2019
- (4) The District Council agrees to transfer the first instalment of the Community Facilities Contribution to the Parish Council SUBJECT TO the Parish Council agreeing to comply with those covenants given in the Fifth Schedule Part I of the Section 106 Agreement as if those Covenants themselves had been given by the Parish Council in favour of the Owner mutatis mutandis and to provide an indemnity as hereinafter described

NOW THIS DEED WITNESSETH as follows:

IN CONSIDERATION of the payment by the District Council to the Parish Council of the Community Facilities Contribution the Parish Council covenants with the District Council

1. to use the Community Facilities Contribution solely for the purposes specified in the Section 106 Agreement
2. that if it has not applied or made arrangements for the application of all or any part of the Community Facilities Contribution within ten years from the date of receipt of each instalment then those Contributions or unexpended proportion thereof (as the case may be) shall be payable to the Owner as provided in the Section 106 Agreement ("the Owner") with interest accrued from the date of receipt of each instalment by the Parish Council until such sum is paid in full PROVIDED ALWAYS that if before the expiry of the said ten year period there is any contract or contracts in existence to which the Community Facilities Contributions are attributable and which contract or contracts shall be completed after the expiry of the said ten year period any sum to be repaid to the Owner shall be repaid (together with interest thereon as aforesaid) following payment of the final account in respect of any and all such contracts and the sum to be repaid shall be less all costs incurred and/or paid to provide the said infrastructure pursuant to such contract or contracts
3. that it shall if requested by the Owner produce to the Owner within 28 days of such a request a statement of account as to how the Community Facilities Contribution or any part thereof shall have been spent

4. that it will indemnify the District Council fully against any costs or claims which may arise in respect of any breach by the Parish Council of the terms of this Agreement.

IN WITNESS of which two members of the Parish Council have pursuant to a resolution of the Parish Council passed on _____ signed and delivered this Deed on the day and year first above written.

SIGNED AND DELIVERED as a Deed by)
Councillor)
in the presence of :-)

Witness Signature:

Witness Name: (Block Capitals)

Witness Address:

SIGNED AND DELIVERED as a Deed by)
Councillor)
in the presence of :-)

Witness Signature:

Witness Name: (Block Capitals)

Witness Address:

HARDWICK PARISH COUNCIL

Small Grant Scheme Application Form

DETAILS OF GRANT APPLIED FOR :	
1	What do you want to use the grant for? REPAIRS TO MOBILE BUILDING THAT HARDWICK PRE SCHOOL HAVE SOLE USE OF (OWNED BY CCC)
2	Who will benefit from the work or activity? PRE-SCHOOL CHILDREN AND STAFF; MAJORITY RESIDENTS OF HARDWICK
3	How much is required to pay for this? £11468.00 (+ PLUMBING + REPAIRING BUILDING)
4	How much would you like the Council to provide? £750.00
5	If there is a difference - if so how will you raise the difference? HARDWICK PRE SCHOOL HAVE £8000 SAVED FOR PROPERTY REPAIRS
DETAILS OF GROUP OR ORGANISATION :	
6	Name of organisation or group applying for a grant HARDWICK PRE SCHOOL
7	Are you a new group in the process of being formed? Yes or No NO
8	If No - when was the group or organisation established? 1982
9	If No - is the group or organisation a Registered Charity? Yes or No YES
10	If yes please tell us the registration number 1059361
11	Do you have a bank account? Yes or No YES
12	If Yes - please provide the name of the Bank where you have an account SANTANDER
13	If Yes - please provide the Account Name HARDWICK PRE SCHOOL
14	If Yes - please supply a copy of your latest bank statement ATTACHED
15	Do you have published accounts? Yes or No YES
16	If you have - please supply a copy of your latest accounts ATTACHED
17	Do you have a constitution? Yes or No YES AFFILIATED TO EARLY YEARS
18	If you have - please supply a copy of your constitution ALLIANCE (FORMALLY PRE SCHOOL LEARNING ALLIANCE)
19	What are the objectives of the group or organisation? TO PROVIDE HIGH QUALITY EARLY YEARS EDUCATION

This grant aid application should be signed by two members of your Organisation's Committee, one of whom must be the Chairman, Secretary or Treasurer.

We confirm that the information given in this application is accurate and that the Organisation undertakes to inform Council of any changes in the Organisation's circumstances that would affect this application.

We confirm that any grant awarded by the Council will be spent only on the purpose for which it was given.

Signed [Signature]

Position HARDWICK PRE SCHOOL

Date 30/1/19

Signed [Signature]

Position HARDWICK PRE SCHOOL

Date 3.10.19

The signing and submission of the Grant Aid form constitutes acceptance of the above by the group or organisation applying for a grant

HARDWICK PARISH COUNCIL MONTHLY FINANCIAL STATEMENT

Oct-19

Summary of previous month

Balance brought forward £160,483.63

Adjustments and amendments

CHQ 1264 ADJUSTMENT -121.00

Expenditure approved at last meeting/between meetings

J&S GARDENING SERVICES GRAFFITI REMOVAL -220.00

H HAPPENINGS ADVERTISING REC IN ERROR -150.00

Misc credits

NS&I INTEREST 27.35

LLOYDS INTEREST 0.02

UKPN WAYLEAVE 23.68

SCDC PRECEPT 30183.00

VILLAGAE PLAN RESIDUAL FUNDS 173.70

NS&I INTEREST 27.35

LLOYDS INTEREST 0.02

B VINCENT ROOFING HH ADVERTISING ERROR 150.00

CAMBS & COUNTY INTEREST 1432.34

Total Adjustments

31526.46

Balance revised after adjustments

£192,010.09

Bank Reconciliation to last statement

Account	Funds	Statement	Outstanding
Current Account	67,828.56	72309.46	-4,480.90
Business Account	546.44	546.44	
Cambridge Counties Bank	95,635.09	95,635.09	
Bonds	28,000.00	28,000.00	
Total	192,010.09	196,490.99	-4,480.90

Expenditure for approval

£

SALARIES 405.00

LGS SERVICES ADMIN SUPPORT 1345.05

RH LANDSCAPES LAXTON AVE HEDGE & WORCS AVE PL 480.00

RH LANDSCAPES GRASSCUTTING 804.00

HUWS GRAY NOTICE BOARD MATERIALS 45.17

PKF LITTLEJOHN LLP EXTERNAL AUDIT 480.00

Total expenditure

3559.22

Balance c/f

£188,450.87

Notes:

Late invoices will be brought to the meeting

