

Memorandum of Understanding between South Cambridgeshire District Council (SCDC) and the Cambourne Collaboration regarding increase in densities for residential development in Great Cambourne.

1. At its meeting on 7<sup>th</sup> December 2005, SCDC's Development and Conservation Control Committee approved an increase in density to permit an additional 64 dwellings in Great Cambourne. For the avoidance of doubt, it is confirmed that the 64 units will be transferred from the dwelling numbers currently allocated to Upper Cambourne under the original outline planning permission, reference S/1371/92/O.
2. The Cambourne Collaboration has noted that in the event that they seek outline permission or further residential development of 700 dwellings in Upper Cambourne, SCDC is likely to seek a Youth Facility by way of planning obligation. The details of such an obligation will be the subject of negotiation at the appropriate time. In the normal course of events, the trigger point for the provision of that facility would be likely to be the completion of an agreed number of dwellings, the minimum of which would be 3,301 in the whole of Cambourne, pursuant to that outline planning permission.
3. The Cambourne Collaboration, in response to the approval referred to in point 1 above, and as a goodwill gesture, hereby agree:
  - a. to the principle of bringing forward the trigger point for any Youth Facility negotiated and agreed as referred to in paragraph 2. The trigger for the completion of the Youth Facility will be the date which is 12 months from the grant by SCDC of an implementable reserved matters or full (as the case may be) planning consent for that Youth Facility. In addition the planning obligation will be worded to the effect that a reserved matters or full (as the case may be) application for it will be submitted within 6 months of the grant of an outline planning permission for a further 700 dwellings at Cambourne, as mentioned in Paragraph 2; and
  - b. to the siting in the interim and subject to lease of a temporary Youth Facility at Cambourne for an initial period of 3 years at a nominal rent.
4. For the avoidance of doubt, SCDC confirms that the approved change to the Masterplan means that that no objection will be raised by officers to reserved matters applications made in respect of the residential parcels of Great Cambourne shown on the following Schedule on the grounds that the proposal is in excess of approved densities.
5. The distribution of the additional 64 units will be within Land Parcels GC12, 17, 18, 19, 24 and 25 as provided for in the following Schedule to ensure the viability of the remainder of Great Cambourne. These Land Parcels fall within Phase 4 or 5 of the Cambourne Development

and the parties agree that any planning application for the said parcels will accord with, and be considered against, the relevant Phase 4 or 5 Briefing Document requirements.

**SCHEDULE**

Land Parcel	Current No. allocated in Master Plan	Guide Distribution of the 64 Additional Units
GC12	69	18
GC17	59	8
GC18	56	15
GC19	56	9
GC24	38	6
GC25	41	8
<b>Total:</b>		<b>64</b>

Dated 7<sup>th</sup> December 2005

*Andy Jiny*

Signed [ \_\_\_\_\_ ]  
 on behalf of Cambourne Collaboration )  
 (Bovis Homes, Taylor Woodrow and )  
 George Wimpey Homes) ) .....

*D.B. Hussell*

Signed [ \_\_\_\_\_ ]  
 on behalf of South Cambridgeshire )  
 District Council ) .....