

CAMAS - 'The Mallards' South Cerney
Summary of current and expected planning permissions

Cotswold District Council has granted Harrow Estates Plc outline planning permission (ref: 10/03916/OUT) to build 150 houses on the CAMAS site, to include areas of public open space and a youth and community hall.

The outline permission has already determined that vehicular access to the development will come through The Mallards industrial estate, with pedestrian and cycle access and access for emergency vehicles only through The Limes. There are other conditions of note in the outline permission:

- No more than 40 dwellings may be built each year
- The submitted schemes for safer junctions at Broadway Lane and The Spine Road, and at Broadway Lane and High Street, must be completed before any house is occupied
- The stated access through The Limes must be provided before any house is occupied
- A pedestrian crossing in Broadway Lane linking to the school must be completed before any house is occupied
- Detailed landscaping and also management provisions for the wooded area are required
- A minimum of 60% of the whole site must be landscaped public open space, with 0.32 hectares of children's equipped play space and 0.64 hectares of youth/ adult play space

The outline permission is also conditional on a 'Section 106 Agreement' which will require the developers to provide:

- **Affordable housing:** 30 'affordable housing units' for people with local connections - 24 for rent and six for sale
- **Bus service contribution:** £87,500 per annum for five years (from when the 50th dwelling is occupied) to improve the bus service between South Cerney and Cirencester to a half-hourly service at peak hours (Monday to Friday) and an additional service on Saturday mornings "or such other improvements as the County Council shall agree from time to time"
- **Community Hall:** up to £1.15m for South Cerney Parish Council to design, build and fit out a building of 400 square metres for 'youth and general community purposes' for residents of the parish and the surrounding area
- **Education contribution:** £383,778 in staged payments to Gloucestershire County Council for extensions or other improvements to Kingshill and/or Deer Park schools
- **Library contribution:** £29,400 to the County Council to improve Cirencester library
- **Travel plan:** £49,380 for the County Council to prepare a plan for a 'modal shift' away from the private car to public transport and other means of travel, including walking and cycling, and a further £5,000 for monitoring that travel plan

Restrictive Covenants on the Community Hall: the transfer of the Community Hall to the Parish Council will contain covenants that the Parish Council will not permit alcohol to be sold or consumed in or around the Hall, except for a maximum of 15 occasions each year under a temporary events notice; not to permit excessive noise which may cause a nuisance to occupiers of dwellings; and only to allow use of the Hall between 8am and 11pm (with setting up and clearing up periods of 30 minutes before and after).

We expect the section 106 Agreement to have been signed by all parties very soon. Harrow/ Redrow will then submit a detailed planning application to determine the layout and design of most of the houses on the development. (We understand they will leave the 10 houses along the lake shore to a later planning application). That detailed application by Harrow/ Redrow will also include the proposed position of the Community Hall. The design of the Community Hall will be dealt with by a separate planning application by the Parish Council in the future.

If you have questions at any stage, please do contact the Parish Council: clerk@southcerney.org.uk

South Cerney Parish Council

3rd March 2012