

8TH AUGUST 2012

PRE-COMMITTEE AMENDMENT SHEET

PLANNING APPLICATIONS

Circulation:

Item: 4

Application Reference: C/11/1114/OUT and S/1886/11

Subject/Title: Land between Madingley Road, Huntingdon Road and the M11, North West Cambridge, CB3 0LH

Proposal: Proposed development comprising up to 3,000 dwellings; Up to 2,000 student bedspaces; 100,000 sq.m. employment floorspace, of which: up to 40,000 sq.m. commercial floorspace (Class B1(b) and sui generis research uses) and at least 60,000 sq.m. academic floorspace (Class D1); up to 5,300 sq.m. gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sq.m. net floorspace); Senior Living, up to 6,500sq.m. (Class C2); Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries (Class D1); Hotel (130 rooms); Energy Centre; and associated infrastructure including roads (including adaptations to Madingley Rd and Huntingdon Rd), pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.

To Note:

Update to published report

Air Quality Monitoring (paras 8.460-8.463)

Following discussions between Council Air Quality Officers and the applicant it has been agreed that, given that the main source of potential air pollutants arising from the development is derived from vehicular movements and construction activities, in addition to paying a financial contribution to meet the cost of providing diffusion tubes to monitor the construction impacts of the development upon air quality, the applicant will also pay 20% of the cost of operating an existing air quality monitoring station on Huntingdon Road, to monitor the wider air quality impacts of the development arising primarily from traffic movements for a period of ten years. This sum equates to an additional contribution of £17,600, above the sum already outlined in Appendix K, to be paid over a period of 10 ten years from the commencement of residential development on site. The percentage apportionment and trigger for meeting the operating costs of the existing monitoring station have been derived from the worst case, 'do minimum', transport movements anticipated along Huntingdon Road, as outlined within the Transport Assessment.

Urban Design and Visual Impact

Within the Urban Design and Visual Impact section the report should note that heights specified are measured from the ground floor slab (at the principle entrance) to the apex

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of the roof but exclude any lightening conductors, weather vanes, rooftop plant, telecommunications equipment, floodlighting and aerials.

The section should note the zone within the local centre for the energy centre flue (as identified in Parameter Plan 06). This Parameter Plan allows for a flue of 0.6m diameter, and limits the height to 42.5m AOD, which is 5 metres above the suggested AOD in that area for building heights.

The Landscape and Visual Impact assessment for the flue was assessed in the Environmental Statement and while it will exceed the heights of the buildings in this area (this is a necessity for environmental reasons), the small diameter means that it will have limited impact on the wider setting of the site and the city and is considered acceptable. The detailed location and design will come forward at the reserved matters stage.

Additional Representations Received:

A letter from Girton Parish Council has been received containing the following statement: 'To affirm the Parish Council's concern that it should be involved in the management of open spaces within NW Cambridge, and to request that the JDCC consults with the parish before any agreement on open space'.

Officer response: A meeting between Girton Parish Council and officers from both SCDC and the City Council is taking place on 7 August and outcomes from that meeting will be reported orally to the Committee.

A representation has been received by the East of England Faith Council (Faiths reference group for NWC development). They note the Cambridge Horizons Study (Faith in new developments) and have stated that the optimum provision for community wellbeing for this site would be

- Homes for faith workers available from the first phase of building, with a minimum tenure of five years and maximum of seven years to give the stability that is so important for community formation
- At least 0.5 hectares of free land for a separate multi faith building **OR** a community centre sufficiently large to accommodate at least some of the meeting/worship space needs of the larger faith groups

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- Land set aside at market value to meet the needs of minority faiths when they wish to purchase (it has been estimated, for example, that there will be at least 600 Muslims residing on the site once it is complete).

The representation states that four homes are to be provided for an initial three years on the site and that a community centre will be able to house faith meeting and worship needs. However their view is that this falls well short of the level of provision that should be provided.

They would also like to discuss how the governance/management arrangements for the facility would work.

Officer response: The Cambridge Horizons study is not a formally adopted document and limited weight can be afforded to it in determining planning applications. The report explains (para 8.194-8.195) the proposal in terms of faith housing that will be available in perpetuity (not just an initial 3 years) and will have affordable rent (in line with the key worker housing).

Officers are happy to meet and discuss the role of the faith groups in the design of the community facility and a meeting will be set up to discuss this in due course.

With regard to the final bullet point, it is beyond the remit of the planning process to determine/reserve market housing for any one particular person or group of people, and could not be reasonably achieved by any granting of planning permission here.

Amendments To Text:

Para 8.185 should read. EU law does not necessarily outlaw private electricity supplies. Persons are entitled to own and operate electricity generation plants and distribution and supply networks without requirement for, as applicable, a generation, distribution or supply licence provided they fall within certain exemptions. Supplying private homes makes it more difficult to come within those exemptions.

Para 8.196 and 8.347 of the report should relate to 50% of residential properties being developed to lifetime homes standards on the site not 15%. Condition 22 citing 50% is correct.

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At the start of bullet point 2 of para 8.286 the word 'pre-school' should read 'nursery provision'.

Para 8.453 should also reference swimming pool provision which will be provided either via public access to West Cambridge, unless this has not been provided within 7 years of 1st occupation when a fall back commuted sum of £343,000 will be paid.

**Pre-Committee
Amendments To
Recommendation/draft
conditions :**

Condition 42: should read 'Prior to, or concurrently with, the submission of the first reserved matters application *for residential development*, a strategy...

Condition 62: the word 'milestones' should be replaced by the words 'the end of each phase as identified within condition 5'