



## SOUTH AREA COMMITTEE



### AGENDA

**To: City Councillors:** Blackhurst (Vice-Chair), Ashton, Birtles, Dryden, McPherson, Meftah, Pippas, Stuart and Swanson

**County Councillors:** Carter, Heathcock and Shepherd

*Dispatched: Friday, 6 July 2012*

**Date:** Monday, 16 July 2012

**Time:** 7.30 pm

**Venue:** Meeting Room - CHVC - Cherry Hinton Village Centre

**Contact:** Martin Whelan

**Direct Dial:** 01223 457012

- 1 **ELECTION OF CHAIR AND VICE CHAIR**
- 2 **APOLOGIES FOR ABSENCE**
- 3 **MINUTES** (*Pages 1 - 4*)
- 4 **MATTERS AND ACTIONS ARISING FROM THE MINUTES**
- 5 **DECLARATIONS OF INTEREST**

Members of the committee are asked to declare any interests in the items on the agenda. In the case of any doubt, the advice of the Head of Legal should be sought **before the meeting**.
- 6 **OPEN FORUM**
- 7 **SOUTHERN AREA PARKING REVIEW**

- 8 **POLICING AND SAFER NEIGHBOURHOODS** Safer Communities Section Manager (*Pages 5 - 16*)
- 9 **ENVIRONMENTAL IMPROVEMENT PROGRAMME** Project Delivery & Environment Manager (*Pages 17 - 30*)
- 10 **12/0441/FUL - NETHERHALL FARM WORTS CAUSEWAY, CAMBRIDGE, CAMBRIDGESHIRE CB1 8RJ** (*Pages 31 - 70*)

# DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

## 1.0 Central Government Advice

- 1.1 **National Planning Policy Framework (March 2012)** – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 1.2 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 1.3 **Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.

## 2.0 East of England Plan 2008

SS1: Achieving Sustainable Development  
SS2: Overall Spatial Strategy  
SS3: Key Centres for Development and Change  
SS6: City and Town Centres

E1: Job Growth  
E2: Provision of Land for Employment  
E3: Strategic Employment Locations  
E4: Clusters  
E5: Regional Structure of Town Centres  
E6: Tourism

H1: Regional Housing Provision 2001 to 2021  
H2: Affordable Housing

C1: Cultural Development

T1: Regional Transport Strategy Objectives and Outcomes  
T2: Changing Travel Behaviour  
T3 Managing Traffic Demand  
T4 Urban Transport  
T5 Inter Urban Public Transport  
T8: Local Roads  
T9: Walking, Cycling and other Non-Motorised Transport  
T13 Public Transport Accessibility  
T14 Parking  
T15 Transport Investment Priorities

ENV1: Green Infrastructure  
ENV3: Biodiversity and Earth Heritage  
ENV6: The Historic Environment  
ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 2: Water Infrastructure  
WAT 4: Flood Risk Management

WM6: Waste Management in Development

CSR1: Strategy for the Sub-Region  
CSR2: Employment Generating Development  
CSR4: Transport Infrastructure

### **3.0 Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision  
P9/8 Infrastructure Provision  
P9/9 Cambridge Sub-Region Transport Strategy

### **4.0 Cambridge Local Plan 2006**

*3/1 Sustainable development*  
*3/3 Setting of the City*  
*3/4 Responding to context*  
*3/6 Ensuring coordinated development*  
*3/7 Creating successful places*  
*3/9 Watercourses and other bodies of water*

3/10 Subdivision of existing plots  
3/11 The design of external spaces  
3/12 The design of new buildings  
3/13 Tall buildings and the skyline  
3/14 Extending buildings  
3/15 Shopfronts and signage

4/1 Green Belt  
4/2 Protection of open space  
4/3 Safeguarding features of amenity or nature conservation value  
4/4 Trees  
4/6 Protection of sites of local nature conservation importance  
4/8 Local Biodiversity Action Plans  
4/9 Scheduled Ancient Monuments/Archaeological Areas  
4/10 Listed Buildings  
4/11 Conservation Areas  
4/12 Buildings of Local Interest  
4/13 Pollution and amenity  
4/14 Air Quality Management Areas  
4/15 Lighting

5/1 Housing provision  
5/2 Conversion of large properties  
5/3 Housing lost to other uses  
5/4 Loss of housing  
5/5 Meeting housing needs  
5/7 Supported housing/Housing in multiple occupation  
5/8 Travellers  
5/9 Housing for people with disabilities  
5/10 Dwelling mix  
5/11 Protection of community facilities  
5/12 New community facilities  
5/15 Addenbrookes

6/1 Protection of leisure facilities  
6/2 New leisure facilities  
6/3 Tourist accommodation  
6/4 Visitor attractions  
6/6 Change of use in the City Centre  
6/7 Shopping development and change of use in the District and Local Centres  
6/8 Convenience shopping  
6/9 Retail warehouses  
6/10 Food and drink outlets.

7/1 Employment provision

7/2 Selective management of the Economy  
7/3 Protection of Industrial and Storage Space  
7/4 Promotion of cluster development  
7/5 Faculty development in the Central Area, University of Cambridge  
7/6 West Cambridge, South of Madingley Road  
7/7 College and University of Cambridge Staff and Student Housing  
7/8 Anglia Ruskin University East Road Campus  
7/9 Student hostels for Anglia Ruskin University  
7/10 Speculative Student Hostel Accommodation  
7/11 Language Schools

8/1 Spatial location of development  
8/2 Transport impact  
8/4 Walking and Cycling accessibility  
8/6 Cycle parking  
8/8 Land for Public Transport  
8/9 Commercial vehicles and servicing  
8/10 Off-street car parking  
8/11 New roads  
8/12 Cambridge Airport  
8/13 Cambridge Airport Safety Zone  
8/14 Telecommunications development  
8/15 Mullard Radio Astronomy Observatory, Lords Bridge  
8/16 Renewable energy in major new developments  
8/17 Renewable energy  
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/7 Land between Madingley Road and Huntingdon Road  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area

10/1 Infrastructure improvements

Planning Obligation Related Policies

3/7 Creating successful places  
3/8 Open space and recreation provision through new development  
3/12 The Design of New Buildings (*waste and recycling*)  
4/2 Protection of open space  
5/13 Community facilities in Areas of Major Change

5/14 Provision of community facilities through new development  
6/2 New leisure facilities  
8/3 Mitigating measures (*transport*)  
8/5 Pedestrian and cycle network  
8/7 Public transport accessibility  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe  
9/6 Northern Fringe  
9/8 Land between Huntingdon Road and Histon Road  
9/9 Station Area  
10/1 Infrastructure improvements (transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects)

## 5.0 **Supplementary Planning Documents**

- 5.1 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.
- 5.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 5.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 5.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:**

provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

**5.5 Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.

**5.6 Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

**Eastern Gate Supplementary Planning Document (October 2011)** Guidance on the redevelopment of the Eastern Gate site. The purpose of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within
- the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

## **6.0 Material Considerations**

### **Central Government Guidance**

**6.1 Letter from Secretary of State for Communities and Local Government (27 May 2010)**

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

**6.2 Written Ministerial Statement: Planning for Growth (23 March 2011)**



Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);
- (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;
- (v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

### 6.3 City Wide Guidance

**Arboricultural Strategy (2004)** - City-wide arboricultural strategy.

**Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001)** - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

**Cambridge Landscape and Character Assessment (2003)** – An analysis of the landscape and character of Cambridge.

**Cambridge City Nature Conservation Strategy (2006)** – Guidance on

habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

**Criteria for the Designation of Wildlife Sites (2005)** – Sets out the criteria for the designation of Wildlife Sites.

**Cambridge City Wildlife Sites Register (2005)** – Details of the City and County Wildlife Sites.

**Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)** - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

**Strategic Flood Risk Assessment (2005)** – Study assessing the risk of flooding in Cambridge.

**Cambridge and Milton Surface Water Management Plan (2011)** – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

**Cambridge City Council (2011) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

**Balanced and Mixed Communities – A Good Practice Guide (2006)** – Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

**A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Cambridge Sub-Region Culture and Arts Strategy (2006)** - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

**Cambridgeshire Quality Charter for Growth (2008)** – Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

**Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)** - sets out in more detail how existing council policy can be applied to proposals for tall buildings or those of significant massing in the city.

**Cambridge Walking and Cycling Strategy (2002)** – A walking and cycling strategy for Cambridge.

**Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)** – Guidance on how development can help achieve the implementation of the cycle network.

**Cambridgeshire Design Guide For Streets and Public Realm (2007):** The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

**Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

**Air Quality in Cambridge – Developers Guide (2008)** - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the

Sustainable Design and Construction Supplementary Planning Document.

**The Cambridge Shopfront Design Guide (1997)** – Guidance on new shopfronts.

**Roof Extensions Design Guide (2003)** – Guidance on roof extensions.

**Modelling the Costs of Affordable Housing (2006)** – Toolkit to enable negotiations on affordable housing provision through planning proposals.

#### 6.4 *Area Guidelines*

**Cambridge City Council (2003)–Northern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Southern Corridor Area Transport Plan:**

**Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:**

**Cambridge City Council (2003)–Western Corridor Area Transport Plan:**

The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

**Buildings of Local Interest (2005)** – A schedule of buildings of local interest and associated guidance.

**Brooklands Avenue Conservation Area Appraisal (2002)**

**Cambridge Historic Core Conservation Area Appraisal (2006)**

**Storeys Way Conservation Area Appraisal (2008)**

**Chesterton and Ferry Lane Conservation Area Appraisal (2009)**

**Conduit Head Road Conservation Area Appraisal (2009)**

**De Freville Conservation Area Appraisal (2009)**

**Kite Area Conservation Area Appraisal (1996)**

**Newnham Croft Conservation Area Appraisal (1999)**

**Southacre Conservation Area Appraisal (2000)**

**Trumpington Conservation Area Appraisal (2010)**

**Mill Road Area Conservation Area Appraisal (2011)**

**West Cambridge Conservation Area Appraisal (2011)**

Guidance relating to development and the Conservation Area including a review of the boundaries

**Jesus Green Conservation Plan (1998)**

**Parkers Piece Conservation Plan (2001)**

**Sheeps Green/Coe Fen Conservation Plan (2001)**

**Christs Pieces/New Square Conservation Plan (2001)**

Historic open space guidance.

**Hills Road Suburbs and Approaches Study (March 2012)**  
**Long Road Suburbs and Approaches Study (March 2012)**  
**Barton Road Suburbs and Approaches Study (March 2009)**  
**Huntingdon Road Suburbs and Approaches Study (March 2009)**  
**Madingley Road Suburbs and Approaches Study (March 2009)**  
**Newmarket Road Suburbs and Approaches Study (October 2011)**

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

**Station Area Development Framework (2004)** – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

**Southern Fringe Area Development Framework (2006)** – Guidance which will help to direct the future planning of development in the Southern Fringe.

**West Cambridge Masterplan Design Guidelines and Legal Agreement (1999)** – Sets out how the West Cambridge site should be developed.

**Mitcham's Corner Area Strategic Planning and Development Brief (2003)** – Guidance on the development and improvement of Mitcham's Corner.

**Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007)** – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)

## INFORMATION FOR THE PUBLIC

**The Open Forum section of the agenda:** Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

***To ensure that your views are heard, please note that there are question slips for members of the public to complete.***

**Public speaking rules relating to planning applications:** Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk) or on-line:

<http://www.cambridge.gov.uk/public/docs/Having%20your%20say%20at%20meetings.pdf>

The Chair will adopt the principles of the public speaking scheme regarding planning applications for general items, enforcement items and tree items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings.

You are invited to complete a feedback form available in the committee room or on-line using the following hyperlink:

<http://www.surveymonkey.com/s/Y9Y6MV8>

## **REPRESENTATIONS ON PLANNING APPLICATIONS**

**Public representations** on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

**Submission of late information** after the officer's report has been published is to be avoided. A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report.

Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

## GENERAL INFORMATION FOR MEMBERS OF THE PUBLIC

**Fire alarm:** In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

**Facilities for disabled people:** All committee venues are accessible for people with mobility difficulties.

A loop system is available in the committee room.

Meeting papers are available in large print and other formats on request.

The Democratic Services Manager can be contacted on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

**If you have a question or query** regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

Information regarding committees, councilors and the democratic process is available at [www.cambridge.gov.uk/democracy](http://www.cambridge.gov.uk/democracy).

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**SOUTH AREA COMMITTEE**

10 May 2012  
7.30 - 8.10 pm

**Present:** City Councillors Blackhurst (Vice-Chair), Ashton, Birtles, Dryden, McPherson, Meftah, Pippas, Stuart, Swanson, Carter and Heathcock

**Officers Present**

Head of Streets and Open Spaces – Toni Ainley  
Committee Manager – Martin Whelan

**Also Present**

Representative of Same Sky  
Chief Executive Cambridgeshire Community Foundation – Jane Darlington

**12/21/SAC Apologies for Absence**

There were no apologies for absence.

**12/22/SAC Minutes**

The minutes of the meeting held on 5<sup>th</sup> March 2012 were approved as a true and accurate record subject to the following amendments

- Item 13 – To insert Councillor McPherson in the list of Councillors expressing concern about the lack of progress on the part of the county council.
- Item 16 – It was clarified that public money had been used elsewhere in the city on private land.
- Item 19 – Amended to make it clear that Mr Stuart was the agent and not the applicant.

**12/23/SAC Matters and Actions Arising from the Minutes**

There were no matters and actions arising from the minutes.

**12/24/SAC Declarations of Interest**

Councillor Blackhurst	Personal	12/26/SAC Member of Trumpington Residents Association. Wife Director of Trumpington Residents Association
Councillor Dryden	Personal	12/26/SAC Member of Cherry Hinton Residents Association
Councillor McPherson	Personal	12/26/SAC Member of Cherry Hinton Residents Association
Councillor Ashton	Personal	12/26/SAC Member of Cherry Hinton Residents Association

**12/25/SAC Open Forum**

The new PCSO for Cherry Hinton, Laura Parkinson introduced herself to the committee. PCSO Marie Bailey also introduced herself to the committee.

Members of the committee highlighted a number of forthcoming community events

- 12<sup>th</sup> May – “Take it or leave it” event at Wulfstan Way.
- 2<sup>nd</sup> June – Jubilee event in Cherry Hinton
- 5<sup>th</sup> June – Jubilee event on Wulfstan Way

**12/26/SAC Community Development and Leisure Grants**

The committee received a report from the Chief Executive of Cambridgeshire Community Foundation, outlining grant applications received. The Chief Executive provided a brief summary of each application.

Clarification was requested on the arrangements for reclaiming any unspent elements with regards to the catering element of the Trumpington Elderly Action Group application. It was agreed that any unspent element was likely to be very small, and should be used for a future activity.

**Resolved** (Unanimously) to approve the grant applications as per the committee report.

**12/27/SAC Community Olympics Public Art Project**

The committee received a presentation from the Head of Streets and Open Spaces and a representative of Same Sky, explaining the Community Olympics Public Art Project.

The proposals were welcomed, however Councillors Dryden, Ashton, McPherson and Carter raised concerns about the lack of prior communication with Councillors and the committee regarding the project. The Head of Streets and Open Spaces explained that the Executive Councillor had approved the project through the Scrutiny Committee process, and that it was not too late for committee groups to get involved. It was also noted that the project had been heavily publicised to schools, community groups and other organisations.

Councillor Dryden sought clarification on whether the regular grants applicants had been contacted. The Head of Streets and Open Spaces explained that the lists of organisations had been developed in conjunction with Community Development but hadn't been cross-referenced with the list of grant applicants.

The meeting ended at 8.10 pm

**CHAIR**

NOT PROTECTIVELY MARKED

## Neighbourhood Profile Update Cambridge City South Neighbourhood

July 2012



**Steve Poppitt, Safer  
Neighbourhoods  
Inspector**

**Lynda Kilkelly, Safer  
Communities Manager,  
Cambridge City Council**



Creating a safer  
Cambridgeshire



**CAMBRIDGE  
CITY COUNCIL**

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## **1 INTRODUCTION**

### **Aim**

The aim of the Neighbourhood profile update is to provide an overview of action taken since the last reporting period, identify ongoing and emerging crime and disorder issues, and provide recommendations for future priorities and activity in order to facilitate effective policing and partnership working in the area.

The document should be used to inform multi-agency neighbourhood panel meetings and neighbourhood policing teams, so that issues can be identified, effectively prioritised and partnership problem solving activity undertaken.

### **Methodology**

This document was produced using Cambridgeshire Constabulary crime and incident data, and ASB and environmental services data from Cambridge City Council.

## 2 PREVIOUS PRIORITIES

At the South Area Committee meeting on 5<sup>th</sup> March 2012, the following issues were adopted as priorities. The tables below summarise action taken and the current situation regarding the priorities that were set:

<b>ASB in Cherry Hinton</b>	
<b>Objective</b>	<ul style="list-style-type: none"> <li>□ To identify and disperse any problematic or anti-social groups of youths in the vicinity of the High Street, this having been extended to include Bridewell Road, Mallets Road and the Recreation Ground.</li> <li>□ To provide immediate respite for businesses and residents adversely-affected by anti-social congregation.</li> </ul>
<b>Action Taken</b>	<p>Approximately 80 hours of duty time was spent on this issue during the period. Some congregation has been witnessed and close liaison maintained with Tesco stores as the main focal point of the groups. 8 incidents were reported during the period.</p> <p>Despite the warmer weather, ASB figures are still down compared to the equivalent period last year and are reduced compared to the previous reporting period as well. There are no positive results, such as alcohol confiscation or drug seizures, directly attributable to the increased patrols. In this reporting period the extra patrolling has produced lots of opportunity for positive community engagement with local youths and residents but little else.</p>
<b>Current Situation</b>	<p>The situation is now much better compared to the first reporting period. In the last few months there have been very few calls from the Tesco on the High Street to report problems. Current police activity is now almost entirely positive engagement with little opportunity for enforcement action presenting itself. Although there will always be a small amount of ASB associated with any High Street area it is a logical conclusion that this could be managed by normal police business. This would be much easier to maintain now that the vacancy for the second Cherry Hinton PCSO has been filled.</p>
<b>Continue or Discharge?</b>	<p><b>Discharge</b></p> <p>Frequent patrols of the area form part of normal policing business for the staff assigned to the Cherry Hinton area as well as the other supporting staff in the rest of the South Area.</p>

NOT PROTECTIVELY MARKED

<b>ASB associated with mini-motos and mopeds</b>	
<b>Objective</b>	<ul style="list-style-type: none"><li>□ To identify and engage offenders and seek to reduce incident of anti-social use.</li><li>□ Where necessary, to make full use of powers under s59 Police Reform Act to deny repeat and more serious offenders the use of the road through confiscation of vehicles.</li></ul>
<b>Action Taken</b>	<p>The ASB Team has been dealing with reports around youth ASB in the Birdwood Road, St. Thomas's Road and St. Thomas's Square area, with complaints raised about ASB associated with mopeds in the St. Thomas's Square area. Residents have advised that they do not let their younger children play in the park behind St. Thomas Square as they are concerned that youths are dealing drugs and riding their mopeds in this area. A street surgery was organised on the Tiverton Way estate and feedback from residents on the day suggested that there had been a reduction the ASB in that area. The ASB Team has been liaising with the NPT and advising residents to report any moped issues directly to the Police. The Children and Young People's Participation Service (CYPPS) will be organising some activities in that area during the school holidays. It is known that specific households are causing a nuisance and have addressed this with them. Where reports of suspected drug dealing have been received, residents have been advised to report details directly to the Police. The ASB Team will continue to liaise with residents in the area in order to address any issues that may arise during the warmer weather and lighter evenings.</p> <p>Approximately 55 hours of dedicated police patrols were conducted in the routes and locations identified as problematic in addition to local staff paying attention to the areas at key times during the course of routine duties. This is in addition to time spent in the City East area working alongside East team colleagues to tackle similar behaviour by the same individuals there.</p> <p>Despite the much-improved weather compared to the winter reporting period there has been no noticeable increase in this activity. The additional patrols in the South Area have resulted in only one opportunity for enforcement; this is matched by a similar lack of enforcement opportunity in the East Area. Officers continue to monitor the situation and take the</p>



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	opportunity to hand out practical road safety advice to persons using mopeds in the South Area.
<b>Current Situation</b>	The situation at the moment regarding anti-social vehicle use is under control. Individuals using the vehicles in an anti-social way have either been displaced to other areas, although the lack of activity in the East Area suggests that this is not the case, have had their vehicles seized on at least one occasion and are unwilling to have the experience repeated, or have moved on from the use of a moped onto other types of motor vehicle which present less opportunity to commit ASB.
<b>Continue or Discharge?</b>	<b>Discharge</b>

<b>Anti-social parking associated with Queen Edith's and Morley Memorial Primary Schools, Homerton Children's Centre and the Perse Pelican School</b>	
<b>Objective</b>	<ul style="list-style-type: none"> <li>□ Reduce the number of complaints of anti-social parking and driving outside Queen Edith's Primary and Morley Memorial Primary Schools.</li> <li>□ This was extended in the latest reporting period to include Homerton Children's Centre and the Perse Pelican School.</li> </ul>
<b>Action Taken</b>	Approximately 14 hours of high visibility patrols have been carried out outside the four locations listed above at peak dropping off and picking up times. During this period, 22 drivers have been dealt with using a variety of methods, from Fixed Penalty Notices for Obstruction, to advice on the considerate use of the vehicle both for the manner in which it is being driven or the location in which it is parked. The strategy at present has been one of enforcement outside the Queen Edith's and Morley Memorial Primary Schools and largely this appears to have been unnecessary, as road users have heeded the advice given to them during the previous reporting period. The Perse Pelican School and Homerton Children's Centre users have been given the same period of education and advice as offered to the other two schools. This has resulted in some vehicles being moved on and the drivers offered words of advice, but not as many as outside the other two schools in the previous reporting period. All four establishments appear to be doing their part to support the activity.
<b>Current Situation</b>	The situation appears to be improving with some of the more recent visits resulting in reports of "no problems" from the local

**NOT PROTECTIVELY MARKED**

	<p>Police Community Support Officers. The churn of attendees at the four locations and the change of road users visiting those establishments mean that there will always be the opportunity to deal with individuals who have not heard of the concerns of residents or the activity being done to tackle poor driving and/or parking.</p>
<p><b>Continue or Discharge?</b></p>	<p><b>Continue</b>          As the end of the summer term is just around the corner clearly there will be a significant drop in the problems caused during the next reporting period. In the autumn term a new intake of pupils at the above locations will result in a new group of drivers using the area to drop off and collect their children. Retaining this local priority will ensure that acceptable parking standards are communicated to those new parents in the autumn term.</p>

<p><b>Speeding on Church End</b></p>	
<p><b>Objective</b></p>	<p>Reduce speeding on Church End, Cherry Hinton.</p>
<p><b>Action Taken</b></p>	<p>A speed survey was placed on Church End to monitor the use of the road and the frequency of vehicles exceeding the speed limit.</p> <p>The results of the survey can be summarised as follows:</p> <ul style="list-style-type: none"> <li>□ Approximately 8,000 vehicles travel in each direction along Church End over the course of the week-long survey.</li> <li>□ Approximately 25% of vehicles travelling from the High Street to Rosemary Lane and 8% of vehicles travelling from Rosemary Lane to the High Street were found to be exceeding the speed limit.</li> <li>□ The vast majority of vehicles exceeding the speed limit were doing so in the 36-40mph speed range.</li> <li>□ The vast majority of vehicles speeding were doing so at traditional “rush hour” time periods.</li> </ul> <p>Speed enforcement is not an option available to Police Community Support Officers and has to be carried out within strict safety guidelines. These are there to prevent the enforcement activity resulting in accidents and/or injury to police staff and/or injury to other road users. Police officers have carried out enforcement activity on 3 occasions targeting the key times when most of the speeding occurs. Fixed Penalty Notices have been issued to those drivers caught travelling at 35mph or faster.</p>

**NOT PROTECTIVELY MARKED**

<b>Current Situation</b>	The geography of Church End makes the successful use of a portable hand held speed device problematic. The layout of the road presents remarkably few locations where there is sufficient distance to enable the operator to spot the approaching vehicle, train the device on it, activate it, check the result and then, if appropriate, stop the offending vehicles safely. However, as it is a high visibility activity, every driver using Church End can see police officers engaged in speed enforcement and even if not speeding on that occasion will be aware of the activity, which should modify the behaviour of potential offenders on future occasions.
<b>Continue or Discharge?</b>	<b>Discharge</b> The committee should be aware that although clearly a lot of work could be put into the speeding issue on Church End, the following need to be considered: <ul style="list-style-type: none"><li>□ The use of the handheld speed device is not an efficient means of enforcement, although it may be an effective deterrent.</li><li>□ The priority can only be actioned by warranted police officers. Alternative solutions; road layout, traffic calming, speed watch, etc may be much better long term solutions.</li></ul>

**NOT PROTECTIVELY MARKED**

**3 CURRENT CRIME & INCIDENT LEVELS BY WARD**

Wards	Neighborhood	March 12 – June 12	March 11 – June 11	Nov 11 – Feb 12	March 12 – June 12	March 11 – June 11	Nov 11 – Feb 12	Dwell Burg	Other Burg	Violent Crime	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
<b>South</b>		37	31	104	2	10	21	73	12	55	125	470	239						
		17	25	77	2	11	33	83	18	65	123	454	357						
		44	22	88	2	8	42	73	6	53	123	461	275						
<b>Cherry Hinton</b>		10	8	36	0	6	5	23	5	15	30	138	66						
		4	4	25	0	9	14	14	7	28	26	131	136						
		14	5	34	1	4	7	14	0	22	33	134	94						
<b>Trumpington</b>		12	13	33	0	1	10	25	6	20	60	180	89						
		5	10	25	2	0	11	31	8	21	50	163	108						
		9	10	15	0	3	22	30	5	20	46	160	99						
<b>Queen Edith's</b>		15	10	36	2	3	6	25	1	20	34	152	84						
		8	11	25	0	2	8	38	3	16	49	160	113						
		21	7	39	1	1	13	29	1	11	44	167	82						

## **4 ENVIRONMENTAL SERVICES DATA**

Environmental data from Cambridge City Council for the period February 2012 – May 2012 compared with the same period the previous year.

### **Cherry Hinton**

Between February and May 2012, there were 4 reports of abandoned vehicles in the ward compared with 16 during the same period the previous year. This included 2 vehicles, which were not on site following inspection and 5, which were subsequently claimed by their owners. There were no specific hotspots during either period.

Between February and May 2012, there were 39 reports of fly tipping in the ward compared with 32 during the same period the previous year. There was sufficient evidence to issue 2 formal warning letters to domestic offenders but no formal warning letters to trade offenders. Colville Road (7), Kathleen Elliott Way (3) & Wenvoe Close (3) were the main hotspots during the current reporting period.

Between February and May 2012, 1 derelict cycle was dealt with compared with 17 during the same period the previous year. Cherry Hinton High Street (6) was the main hotspot during the previous year.

Between February and May 2012, no needle finds were reported compared with 12 during the same period the previous year. During the previous reporting period 7 needles were removed from Mill End Road.

### **Trumpington**

Between February and May 2012, there were 4 reports of abandoned vehicles in the ward compared with 6 during the same period the previous year. This included 2 vehicles, which were not on site following inspection and 2, which were subsequently claimed by their owners. There were no specific hotspots during either period.

Between February and May 2012, there were 23 reports of fly tipping in the ward compared with 32 during the same period the previous year. There was sufficient evidence to issue 5 formal warning letters to domestic offenders and 2 formal warning letters to trade offenders. Anstey Way (4), Bentinck Street (3) & Russell Court were the main hotspots during the current reporting period. The offences at Bentinck Street accounted for 3 of the formal warning letters being sent. Anstey Way (5), Bentinck Street (3), George Fourth Street (3), Hills Road (3), Russell Court (4) were the main hotspots during the previous year.

## NOT PROTECTIVELY MARKED

Between February and May 2012, 33 derelict cycles were dealt with compared with 21 during the same period the previous year. Hanover Court (15) & Hills Road (6) were the main hotspots during the current reporting period. Hills Road (4) was the main hotspot during the previous year.

Between February and May 2012, no needle finds were reported compared with 1 during the same period the previous year. During the previous reporting period 1 needle was removed from Princess Court.

### Queen Edith's

Between February and May 2012, there was 1 report of abandoned vehicles in the ward compared with 4 during the same period the previous year. This included 1 vehicle, which was not on site following inspection. There were no specific hotspots during either period.

Between February and May 2012, there were 3 reports of fly tipping in the ward compared with 17 during the same period the previous year. Wulfstan Way (3) was the main hotspot during the previous year.

Between February and May 2012, 30 derelict cycles were dealt with compared with 59 during the same period the previous year. Babraham Road (20) was the main hotspot during the current reporting period. Babraham Road (19), Hartington Grove (4), Netherhall Way (7), Queen Ediths Way (4) were the main hotspots during the previous year.

Between February and May 2012, no needle finds were reported compared with none during the same period the previous year.

## 5 PRO-ACTIVE WORK & EMERGING ISSUES

- Drugs Warrant (Gunhild Way) – arrest for possession of Cannabis.
- Drugs Warrant (Aberdeen Avenue) – arrest for possession of Cannabis. An associated arrest also made for possession of cocaine.
- Drugs Warrant (St Bedes Crescent) – 3 arrests and suspects still on bail.
- Drugs Warrants x 2 (Walpole Road) – small cannabis factory dismantled.
- Drugs Warrant (Kathleen Elliot Way) – Final Warning given for Cannabis possession.
- Drugs Warrant (Holbrook Road) – nothing found.
- Drugs Warrant (High St., Cherry Hinton) – two people summonsed for possession of controlled drugs.

## NOT PROTECTIVELY MARKED

Dwelling burglary levels on South Area are worth highlighting. Making this a neighbourhood priority would give greater focus to some of the reduction and prevention work, which the South Area team are already undertaking.

### **6 RECOMMENDATIONS**

- Anti-social parking outside Queen Edith's and Morley Memorial Primary Schools, Homerton Children's Centre and the Perse Pelican School
- Dwelling burglary reduction

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**To:** South Area Committee 16/07/2012

**Report by:** Andrew Preston  
Project Delivery and Environment Manager

**Wards affected:** Trumpington, Queen Ediths, Cherry Hinton

## **ENVIRONMENTAL IMPROVEMENT PROGRAMME**

### **1.0 Executive summary**

- This report requests that the Committee determine which of the proposed EIP schemes are allocated funding as part of the 2012/13 Environmental Improvement Programme, from those listed in Appendix A of this report.

### **2.0 Recommendations**

The South Area Committee is recommended:

- 2.1 To allocate funding of up to £41,800 to the list of proposed projects in Appendix A of this report.
- 2.2 To approve those projects for implementation, subject to positive consultation and final approval by local Ward Councillors.
- 2.3 To note the progress of existing schemes listed in Appendix C of this report.

### **3.0 Background**

- 3.1 Initial feasibility work has been carried out on all of the schemes that have been suggested for the 2012/13 Environmental Improvement Programme (EIP).
- 3.2 The table in Appendix A lists all of the schemes that could be feasibly delivered as part of this year's EIP Programme, should they be allocated funding by South Area Committee.
- 3.3 Any scheme that involved the public highway was submitted to Cambridgeshire County Council, as Highway Authority, to apply for funding from the County Council's Minor Highway Works Budget.

- 3.4 The South Area Committee has an annual budget of £41,800 to allocate to schemes from its Environmental Improvement Programme Budget.
- 3.5 Further details of some of the proposed schemes can be found in Appendix B of this report.
- 3.6 Some of the schemes that have been suggested for this year's programme have not been included in Appendix A, as they either require further assessment of their feasibility, are not deliverable or will be implemented by others. Table 1.0 below provides a summary of these schemes.

Scheme	Position
Cherry Hinton Rd/Fulbrooke Rd signalised junction	The estimated cost of adding filters to this signalised crossing is in the region of £50,000. The County Council have indicated that this issue should be looked at as part of a wider assessment of the impact of development on this area, with a view to potential funding being sourced from the South Area Wide Corridor Transport Plan.
Zebra Crossing on Fendon Rd close to Queen Edith's Way roundabout	Development in the area and strategic nature of this route suggest potential for South Area Transport corridor funding.
Pedestrian Guardrail at junction of Fen Causeway and Trumpington Rd	Due to the narrowness of the footway at this point, pedestrian guardrail is not feasible.

Table 1.0; Schemes in development, to be delivered by others, or not feasible.

#### 4.0 Background papers

None

## 5.0 Appendices

### APPENDIX A

Summary of Feasible EIP Schemes for 2012/13.

### APPENDIX B

Details of Proposed Schemes

### APPENDIX C

Progress of Existing Schemes

### APPENDIX D

EIP Eligibility Criteria

## 7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Andrew Preston  
Author's Phone Number: 01223 457271  
Author's Email: [andrew.preston@cambridge.gov.uk](mailto:andrew.preston@cambridge.gov.uk)

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**SUMMARY OF FEASIBLE EIP SCHEMES FOR 2012/13**

No.	Scheme Title	Scheme Description	Promoted by	Ward	Estimated Budget £	Secured funding contribution £	EIP Allocation requested	Risks to delivery
1	Trumpington War Memorial	Improve the drainage, Improve the landscaping around the base of the memorial , A specialist condition and conservation report on the stone, measured survey and an information board	Cllr Blackhurst	Trumpington	17,000	(Possible grant to be secured)	<b>17,000</b>	Sensitive area of work within a conservation site. Consultation with the War memorial Trust will be required.
2	Hobson Brook Railings	Refurbishment of the railings along the Trumpington Road frontage of the brook) Paint is damaged and in poor state of repair.	Cllr Stuart	Trumpington	10,000		<b>10,000</b>	The County Council will be required to approve the refurbishment works. Protection of the watercourse during the works and pedestrian management adds to the cost of these works.
3	South Area Mobility Crossings	Provision of mobility crossings at various locations in the south area. Locations to be confirmed and prioritised by local disabled groups.	Ex Cllr Taylor	Various	10,000		<b>10,000</b>	
4	Trumpington guided Bus Stop	Surfacing of the pathway to the Trumpington guided bus stop.	Cllr Blackhurst	Trumpington	35,000	Application to the Area Wide Corridor Transport Plan	<b>35,000</b>	Increased cost of installation due to unforeseen ground conditions.

No.	Scheme Title	Scheme Description	Promoted by	Ward	Estimated Budget £	Secured funding contribution £	EIP Allocation requested	Risks to delivery
6	Cherry Hinton War Memorial	Village war memorial near the recreation ground. Possibility of the fenceline being moved back and a hard surface put down around this area and the memorial to be raised up from the ground to make it more prominent.	Ward Cllrs	Cherry Hinton	10,000		10,000	Delays in the consultation process. Possible opposition to the relocation of the fenceline further into the green space.
7	Noticeboard on Cherry Hinton Rec	Provision of a double sided noticeboard	Ward Cllrs	Cherry Hinton	4,500		4,500	
8	Bollards on Forecourt at junction of Mill End Rd and Cherry Hinton High St	Bollards to prevent vehicles mounting the pavement and parking on the forecourt outside the shops	Ward Cllrs	Cherry Hinton	3,500		3,500	

<b>Scheme Number:</b>	<b>1</b>
<b>Scheme Title:</b>	<b>Trumpington War Memorial</b>
<b>Scheme Description:</b>	Improvements to the war memorial located at the junction of Church lane and High Street to include: Improving the drainage and landscaping around the base. A specialist condition and conservation report on the stone, a measured survey and the installation of an Information board.
<b>Promoted by:</b>	Andy Blackhurst
<b>Ward:</b>	Trumpington
<b>Estimated Budget:</b>	17,000
<b>Estimated Completion Date:</b>	Winter 2013
<b>Risks to Delivery:</b>	Sensitive area of work within a conservation site. Consultation with the War memorial Trust
<b>Further Scheme Information:</b>	

#### Location Plan:





<b>Scheme Number:</b>	<b>2</b>
<b>Scheme Title:</b>	<b>Hobson Brook railings</b>
<b>Scheme Description:</b>	Refurbishment of the railings along the Trumpington Road frontage of the brook) Paint is damaged and in poor state of repair.
<b>Promoted by:</b>	Cllr Stuart
<b>Ward:</b>	Trumpington
<b>Estimated Budget:</b>	10K
<b>Estimated Completion Date:</b>	Summer 2013
<b>Risks to Delivery:</b>	Seeking County's approval to carry out the refurbishment works. Protection of the watercourse during the works and pedestrian management.
<b>Further Scheme Information:</b>	

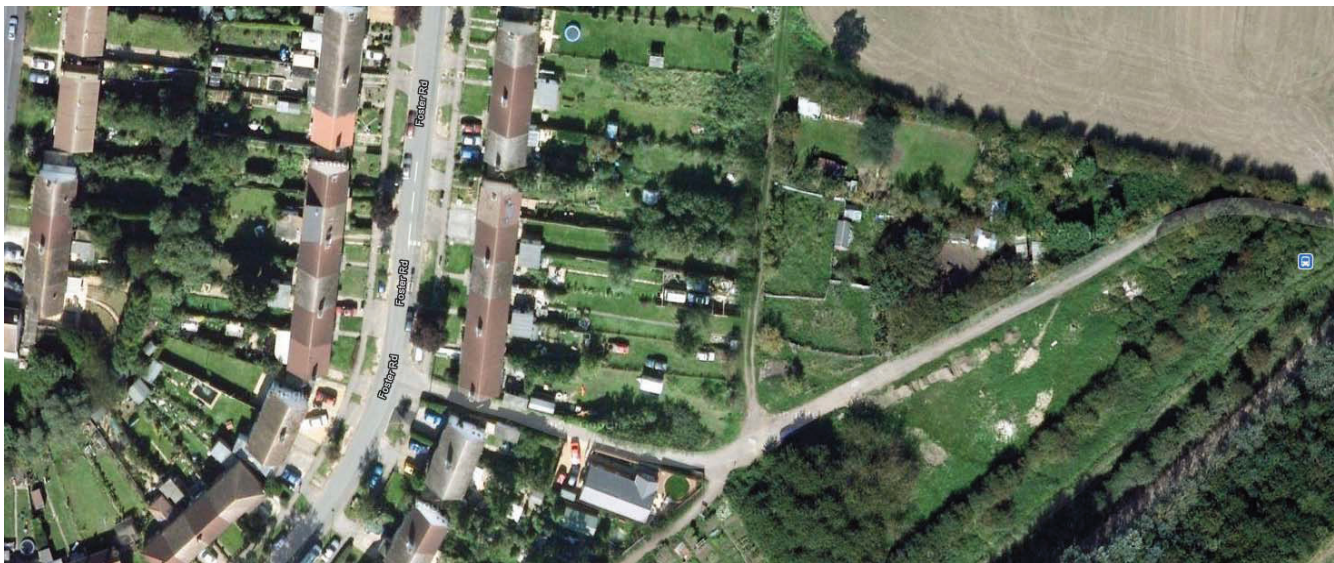
**Location Plan:**





<b>Scheme Number:</b>	<b>4</b>
<b>Scheme Title:</b>	<b>Trumpington Guided bus stop</b>
<b>Scheme Description:</b>	Surfacing the pathway to the Trumpington guided bus stop
<b>Promoted by:</b>	Cllr Blackhurst
<b>Ward:</b>	Trumpington
<b>Estimated Budget:</b>	35,000
<b>Estimated Completion Date:</b>	Summer 2013
<b>Risks to Delivery:</b>	Liaising with the County Council for the adoption of the path. Increased cost due to unforeseen ground conditions.
<b>Further Scheme Information:</b>	

**Location Plan:**



<b>Scheme Number:</b>	<b>6</b>
<b>Scheme Title:</b>	<b>Cherry Hinton War Memorial</b>
<b>Scheme Description:</b>	Village war memorial near the recreation ground. Look into the fence being moved back and a hard surface put down around this area and the memorial to be raised up from the ground so to make it more prominent.
<b>Promoted by:</b>	Robert Dryden
<b>Ward:</b>	Cherry Hinton
<b>Estimated Budget:</b>	10,000
<b>Estimated Completion Date:</b>	Winter 2013
<b>Risks to Delivery:</b>	Delays in the consultation process. Possible opposition to the relocation of the fence
<b>Further Scheme Information:</b>	

**Location Plan:**



**PROGRESS OF EXISTING EIP SCHEMES**

No.	Scheme Title	Scheme Description	Promoted by	Ward	Approved Budget £	Completion Expected	Comments
1	Rectory Terrace Cherry Hinton High St	Refurbishment of privately owned shop forecourt. (part funded by owners)	Ward Cllrs	Cherry Hinton	60,000	Winter 2012	Concept Design proposal for the refurbishment to be presented to Ward Cllrs and agent/owners for approval to consult.
2	Wulfstan Way Refurb	Refurbishment of City Council owned shop forecourts and highway footway links between.	Ward Cllrs	Queen Ediths	157,000	Main Scheme Complete. Remedial works Sept 2012	This scheme was completed in Sep 2011. New noticeboard is ordered and due to be installed in early August 2012. Remedial works to the swale are due to be carried out in September 2012. New seating is also due to be installed in September as part of the Public Art project celebrating the Queen's Diamond Jubilee.
3	Clarendon Road/Shafisbury Rd 20mph limit.	Introduction of a 20mph speed limit for Clarendon and Shafisbury Rd.	Ward Cllrs	Trumpington	12000	Winter 2012	Design is completed. TRO has been advertised and the scheme is ready for implementation, awaiting timescales for making the order from the County Council.
4	Cherry Hinton High St/Colville Road Verge Refurb	Elimination of desire line across green area.	Cllr R.Dryden	Cherry Hinton	2,000	Aug-12	Design is completed. Works are due to start on site in Mid July
5	Cherry Hinton High St/Fulbourn Road Verge Refurb	Elimination of desire line across green area.	Cllr R.Dryden	Cherry Hinton	3,500	Aug-12	Design is complete. Works are due to start on site in Mid July
6	Cherry Hinton Village Sign Refurb	Refurbishment of the bespoke village sign.	Cllr R.Dryden	Cherry Hinton	5,000	Aug-12	A new sign is ordered and due to be installed in Mid July. Existing sign is to be taken down and stored for possible use elsewhere in the village.
7	St Bede's Gardens/Snakey Path	Elimination of desire line across green area.	Cllr R.Dryden	Cherry Hinton	2,000	Aug-12	Design is complete. Works are due to start on site in Mid July
8	Mowbray Rd/Fendon Rd Verge Parking Prohibition	Introduction of TRO to prohibit verge parking.	Cllr R.Dryden	Queen Ediths	4,000	TBC	Including in the County Council led South Area Parking Review

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### **ELIGIBILITY CRITERIA - as agreed by Executive Councillor (Environment) on 18 March 2003 with amendments agreed 22 March 2005**

The essential criteria for consideration of funding of Environmental Improvement works are:

- Schemes should have a direct, lasting and noticeable improvement to the appearance of a street or area.
- Schemes should be publicly visible and accessible.
- Schemes must have the owners consent if on private land – unless there are exceptional circumstances by which Area Committee may wish to act unilaterally and with full knowledge and responsibility for the implication of such action.
- Schemes must account for future maintenance costs.

Desirable criteria – potential schemes should be able to demonstrate some level of:

- Active involvement of local people.
- Benefit for a large number of people.
- 'Partnership' funding.
- Potential for inclusion of employment training opportunities.
- Ease and simplicity of implementation.
- Potential for meeting key policy objectives (e.g. improving community safety or contributing to equal opportunities).

Categories of scheme ineligible for funding:

- Where a readily available alternative source of funding is available.
- Revenue projects.
- Schemes that have already received Council funding (unless it can be clearly demonstrated that this would not be 'top up' funding).
- Works that the City or County Council are under an immediate obligation to carry out (e.g. repair of dangerous footways)
- Play areas (as there are other more appropriate sources of funding including S106 monies)

The following categories of work were agreed as being eligible for funding by the Area Committees:

- Works in areas of predominately council owned housing
- Works to construct lay-bys where a comprehensive scheme can be carried out which not only relieves parking problems but achieves environmental improvements.

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# Agenda Item 10

**SOUTH AREA COMMITTEE**

**Date: 16<sup>th</sup> July 2012**

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<b>Application Number</b>	12/0441/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	20th April 2012	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	15th June 2012		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	Netherhall Farm Worts Causeway Cambridge Cambridgeshire CB1 8RJ		
<b>Proposal Applicant</b>	Conversion of farmbuildings to 4no. dwellings c/o Agent		

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<b>SUMMARY</b>	The development accords with the Development Plan for the following reasons:  <ol style="list-style-type: none"><li>1. The proposal is not considered to be inappropriate development in the Green Belt.</li><li>2. The conversion of the barns to residential use is appropriate and will retain the character of the buildings.</li><li>3. The proposal will have no detrimental impact on trees or biodiversity.</li></ol>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 Netherhall Farm is located off Wort's Causeway, to the south of the city centre, and is accessed via a private driveway. The site is within the Green Belt, and close to an area of Protected Open Space and the paddock to the south of the farmhouse is designated as a City Wildlife Site (Netherhall Farm Meadow NAT 25). The site is not within a Conservation Area.

- 1.2 The application site consists of three interconnected barns and a detached barn along with paddock land. The barns and the farmhouse, which stands just outside the application site, are Buildings of Local Interest (BLI).

## **2.0 THE PROPOSAL**

- 2.1 Full planning permission is sought to convert the barns into four dwellings.

### Barn 1 – The Main Barn (4 bed)

- 2.2 Barn 1 is the largest barn and is brick built. It is situated along the farm access lane. The barn is a double height barn and would provide living accommodation on two floors. An extension would be added to the northeastern end of the barn to provide a bin and cycle store. The dwelling would have an enclosed garden to the rear, and a paddock on the opposite side of the farm access lane.

### Barn 2 – The Long Barn (incorporating the cow shed) (4 bed)

- 2.3 Barn 2 is brick built and is situated at a right angle to Barn 1. The barn would provide accommodation on the ground floor only. At the southwestern end of the barn there is a small single storey section, and this will provide a bin and cycle store. The dwelling would have an enclosed garden to the rear and a paddock to the front, between the barn and the access lane.

### Barn 3 – The Cart Shed (4 bed)

- 2.4 Barn 3 is brick built and is situated at a right angle to Barn 1, behind Barn 2 (parallel with it), on the opposite side of the rear garden of Barn 2. The barn would provide living accommodation on two floors. An extension would be added to the southwestern end of the barn to provide a bin and cycle store. The dwelling would have an enclosed garden to the rear.

### Barn 4 – The Stables (2 bed)

- 2.5 Barn 4 is brick built. It is detached and is situated between the cluster of barns and the farmhouse. The barn would provide living accommodation on the ground floor only. Part of the barn is currently used as a garage and this use will be retained for



the occupiers of this dwelling. An extension would be added to the barn to provide a bin and cycle store. The dwelling would have an enclosed garden to the rear.

2.6 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Heritage Report
4. Ecology Report
5. Bat Activity Report
6. Land Contamination Report
7. Structural Survey
8. Schedule of Trees

2.7 The application is brought before Committee at the request of Councillor Pippas for the following reasons:

We would like the application 12/0441/FUL at Netherhall Farm Worts Causeway Cambridge Cambridgeshire CB1 8RJ, applying for the Conversion of farm buildings to 4no. dwellings, to come to the South Area Committee. The reason is that we are concerned about the possible effect it might have on the Green Belt since this area of Netherhall Farm is in the designated Green Belt.

### 3.0 SITE HISTORY

Reference	Description	Outcome
08/0410/FUL	Conversion of former cart lodge to form new dwelling [outside the application site]	A/C

### 4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

## 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/2 3/4 3/7 3/9 3/10 3/11 3/14 4/1 4/2 4/3 4/4 4/6 4/7 4/12 4/13 4/15 5/1 5/2 5/14 8/2 8/6 8/10 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy

Material Considerations	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p><u>Citywide:</u></p> <p>Arboricultural Strategy</p> <p>Biodiversity Checklist</p> <p>Cambridge Landscape and Character Assessment</p> <p>Cambridge City Nature Conservation Strategy</p> <p>Criteria for the Designation of Wildlife Sites</p> <p>Cambridge City Wildlife Sites Register</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan</p> <p>Open Space and Recreation Strategy</p> <p>Cycle Parking Guide for New Residential Developments</p>
	<p><u>Area Guidelines:</u></p> <p>Buildings of Local Interest</p>

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

6.1 No objection.

## **Urban Design and Conservation Team**

6.2 No objection subject to conditions.

### **Head of Streets and Open Spaces (Nature Conservation Officer)**

6.3 The bat surveys and broad mitigation principles are acceptable but detailed plans of the bat lofts will be required.

6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

7.1 Councillor Heathcock (Cambridgeshire County Council) has commented on this application. His comments are as follows:

You will appreciate I'm sure that this particular area of my division is sensitive because it sits right on the boundary of the green belt alongside existing homes in Alwyne Road and Worts Causeway - therefore I would certainly wish to see this matter brought before the Committee structure for determination – since there will reasonably be concerns that if this application were to be given approval it will open the flood gates for other development which I have always understood was not in City Council policy – and seriously damages the setting of the boundary which has green space and green fields.

My other consideration would certainly be in connection with pushing even more vehicular movements on to both Babraham Road and Worts Causeway (which is abutted by wholly residential property on a comparatively narrow street setting).

7.2 The owners/occupiers of the following addresses have made representations:

16 Worts Causeway

The Cartlodge, Netherhall Farm, Worts Causeway

Netherhall Grange, Netherhall Farm, Worts Causeway

7.3 The representations can be summarised as follows:

- Erosion of the Green Belt
- Overlooking and loss of privacy
- Refuse collection

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

## **8.0 ASSESSMENT**

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

### **Principle of Development**

8.2 The provision of extra housing in the City is supported in the Cambridge Local Plan (2006). Policy 5/1 of the Cambridge Local Plan (2006) maintains that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses.

8.3 The application site lies within the Green Belt. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. The purpose of the Green Belt is also to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

8.4 In the Green Belt there is a general presumption against inappropriate development, and such development should not be approved except in very special circumstances, as by

definition inappropriate development is harmful to the Green Belt. Paragraph 90 of the NPPF states that the re-use of buildings, provided that the buildings are of permanent and substantial construction, is not inappropriate in the Green Belt, as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt.

- 8.5 In my opinion, the proposal would preserve the openness of the Green Belt. The application relates to a cluster of barns, which will be converted with very minor extensions. The existing farm access road will be used to access the properties, and this road will remain as an unadopted, farm lane. Car parking will be provided behind the barns, and will not be visible from the access lane. In my opinion, because the scale and bulk of the built form will remain largely unaltered; and because the existing access lane will be used and no visible parking will be provided, it is my opinion that the proposal will not prejudice the openness of the Green Belt.
- 8.6 In my opinion, the proposal is not inappropriate development in the Green Belt, and accords with policies 3/2, 4/1 and 5/1 of the Cambridge Local Plan and guidance provided in the NPPF.

### **Context of site, design and external spaces and impact on heritage assets**

- 8.7 The principle of developing the farm buildings for residential use is accepted provided that the character of the buildings and their setting is retained. To achieve this it is my opinion that it is necessary to place restrictions on the development through conditions.

#### Layout

- 8.8 It is important that when the site is approached, it retains its agricultural feel. Therefore, the open areas of paddock should be retained as such, with no divisions to fence them off for domestic use. To ensure that the paddocks remain agricultural in appearance, I recommend a condition stating that the paddocks cannot be used as part of the residential curtilage of the buildings (14), and conditions removing permitted development rights for fences and other means of enclosure (15) and hard surfaces (17).

8.9 The use of the existing farm access lane will mean that the approach to the site will remain agricultural in appearance and it will also preserve the openness of the Green Belt. Any widening or tarmacing of this lane could potentially impact on the Green Belt and character of the site. I therefore recommend a condition removing any permitted development rights to do works on this access lane (20) without express planning permission.

#### General alterations and works to the buildings

8.10 The Structural Assessment, which has been submitted as part of the application, is generally positive about the possibility of converting the barns. There are some areas where repairs are necessary but generally the buildings are considered to be suitable for residential use. Taking this into consideration, should any more substantial structural problems be found, it would be expected that any lack of foundations would be overcome by the use of underpinning rather than demolition of any parts of the building. Rebuilding of any substantial part of the buildings would inevitably mean the loss of part of its character, which it is important to retain. The rebuilding of the buildings rather than underpinning them can be achieved through a condition, which requires all external walls to be kept and requires a method statement for the rebuilding of any external walls that cannot be retained (4).

8.11 The success of this development will depend on the retention of the agricultural character of the buildings without making them appear overtly domestic. It will therefore be important that traditional materials and methods of repair are used throughout the buildings. The use of lime mortars, reclaimed bricks, slates and tiles for repairs, and timber windows and doors should be mandatory. This can be controlled by a condition requiring that all materials on site must be salvaged and reused on site, and that any additional materials must be reclaimed. A brick sample panel will also be required to ensure the mortar mix is suitable (5 and 6). Permitted development rights should also be removed so that the windows and doors cannot be replaced without planning permission, so that inappropriate features or materials are not introduced, which will lose the harmony of the proposed development (7). I also recommend a condition removing permitted development rights for any extensions or

outbuildings to enable the Local Planning Authority to resist inappropriate additions to the buildings (18), and a condition removing permitted development rights for satellite dishes and aerials as if these are inappropriately positioned they will impact on the character of the site (19).

- 8.12 In addition, the windows and doors should be set back into the walls so that the buildings have a character which is more solid than void, which is the nature of farm buildings where light was not needed in abundance for the interior. By recessing the windows back into the reveal, they appear darker and produce more shadows. Where new windows are inserted or unblocked, appropriate brick lintels must be provided. It is recommended that the details of the windows, their sills and how they will be recessed are submitted by condition (8 and 9).
- 8.13 There should be no flues or other ventilation pipes extracting through the roof. Any ventilation must be via a balanced flue so that the ridge line is retained and the character of the buildings is not compromised. It is recommended that details of the venting of the kitchens and bathrooms are submitted by condition (10)
- 8.14 The details of the ribbon and escape skylights must be submitted by condition (11).

#### Barn 1 – The Main Barn

- 8.15 The proposal is to use part of the existing Cart Shed, where it meets the Main Barn as a sitting area, to add a first floor in the Main Barn, and to add a small single storey extension to the side, to provide a cycle and bin store. These alterations are supported.
- 8.16 The Heritage Building Assessment and historic maps show that there was a building attached to the Main Barn on its northern gable end previously, and there is scarring on that elevation showing the former outline of that building. The use of part of the Cart Shed for the sitting area is supported, as it will not disturb the existing form of the buildings and how they are attached to each other.



- 8.17 The reopening of the blocked windows and doors is supported. The style of the exterior joinery and the use of shutters is acceptable provided that they are timber and remain as such (12). Where the existing vents are to be converted to windows, these need to retain their simplicity and design. The number of new openings should be kept to a minimum to ensure that the building does not become domestic in appearance.
- 8.18 The structural appraisal that accompanies the application states that the additional floor inside the building can be built off the new ground floor, which will need to be laid for modern thermal performance. Therefore, there should be no structural issues relating to the erection of the new first floor.

#### Barn 2 – The Long Barn

- 8.19 The main alteration to the exterior of this building is the replacement of the single skin brick work with louvred windows. This is a detail, which can be found elsewhere in the complex and provided that it is well detailed, it is supported on this building. The balance of the window and door openings against the solid of the walls is appropriate. The repair/reinstatement of the timber cladding is supported subject to details (13), as is the reopening of the bulls-eye window above the door of the Cow Shed.

#### Barn 3 – The Cart Shed

- 8.20 The detailing of this proposed conversion is similar to the approved conversion opposite (which is nearly completed), on the adjacent site. The long run of glazed doors will retain the open feeling of the existing cart shed. The proposed emergency skylights are on the enclosed side of the building and will not be clearly visible.

#### Barn 4 – The Stables

- 8.21 This is the most sensitive of the buildings in terms of the amount of character, which could be lost by inappropriate works. The pantiles, hit and miss boarding, the use of clunch on the interior and the division of the stalls are some of the features, which should be retained.

- 8.22 The rebuilding of the north west elevation of the building is supported as there is a large sycamore tree growing through part of the building. The pantiles should be saved for reuse with any shortfall being made up of reclaims to match. The division of the converted interior keeps the rhythm of the stalls, which is welcomed. There are a large number of doors for a relatively small building, but these appear to be existing openings and are therefore supported. The hit and miss ventilation has been incorporated as a design feature which is welcomed.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

## **Biodiversity**

### Bats

- 8.24 An Ecology Survey has been submitted with the application. This survey explains that there is a strong possibility that the Long Barn (Barn 2) is occupied by a single barbastelle bat as an irregularly used summer roost, and is used less frequently by a single soprano pipistrelle and brown long-eared bat for day roosting in the summer. Redevelopment of this building is likely to have a significant impact on three species of bat, and a licence from Natural England will be required to legally enable the development to proceed once full planning permission has been granted. The licence application will need to stipulate a mitigation approach to ensure that the integrity of the bat population is not adversely affected. The survey includes a summary of the mitigation strategy, which suggests that bat lofts are provided and that the site is not permanently illuminated after dark.
- 8.25 Two bat lofts are proposed, but no details of them have been provided to show the layout of the bat lofts or the access points. I recommend that these details are required by condition (21). To prevent the site from being illuminated, I also recommend conditions removing permitted development rights for external lighting.

## Badgers

- 8.26 The Ecology Survey states that a badger sett has been found on the site, but it is anticipated that this can be retained unharmed.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/7.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

#### *Impact on the Cartlodge and Netherhall Grange*

- 8.28 Concern has been raised regarding potential overlooking of Netherhall Grange and the Cartlodge. These dwellings are two linked converted barns. Netherhall Grange was converted some years ago and the Cartlodge is close to completion. These neighbouring properties are situated to the northeast of the application site.
- 8.29 The Stables (Barn 4) has no windows on the northeastern gable end and there is no potential for this building to overlook the neighbouring buildings.
- 8.30 The Cart Lodge (Barn 3), which is the closest of the barns to the neighbouring properties, stands parallel to the converted Cartlodge. At ground floor level, this barn will have doors along the length of the northeastern elevation, which is identical to the converted Cartlodge, and will look out towards it. The converted Cartlodge has been extended at right angles to it, but the separation distance between the barn and the original part of the converted Cartlodge is in excess of 35m, and the barn will look out towards the front of the neighbouring property. This is not a private area, and due to the distances involved I do not consider this situation to be unacceptable. The Cart Lodge will also have high-level rooflights, but these will be above eye level and, in my opinion, will have no detrimental impact.
- 8.31 The Main Barn (Barn 1) would have one window on the northwestern gable end of the building, at first floor level. This window will serve the main bedroom, but will be above eye level and, in my opinion, will have no detrimental impact.

8.32 The barns stand to the southwest of the converted cartlodge and Netherhall Grange but as the barns are not being increased in height or substantially in footprint, it is my opinion that the impact on the neighbours in terms of overshadowing or dominance will be no greater than the current situation.

*Impact on Netherhall Farmhouse*

8.33 The Stables (Barn 4) is situated close to Netherhall Farmhouse, and the front of the property. This barn will have doors along the western elevation at ground floor level, which will look out towards the Farmhouse. However, the boundary between the Farmhouse and the barn is densely planted with trees, and there will be no clear views. In my opinion, this is acceptable.

8.34 The barn stands to the east of the Farmhouse, but as it is not increasing in height or footprint, it is my opinion that the impact on this neighbour in terms of overshadowing or dominance will be no greater than the current situation.

*Noise and disturbance*

8.35 Building works always create noise and disturbance and in this quiet, rural feeling location it will be more greatly felt by neighbours. The Farmhouse is currently unoccupied and, therefore, the impact of the development, in terms of disturbance, will only really be felt by the occupiers of the Cartlodge and Netherhall Grange. To minimise the impact on the occupiers of these properties I recommend conditions restricting contractor working hours and deliveries (2 and 3)

8.36 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.37 Each of the barns will have private gardens, and although the paddock land cannot be used for domestic purposes, there will still be ample outside space.

8.38 As this was farmland I recommend that the full contaminated land condition is added to the permission (16).

8.39 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policy 3/7.

### **Refuse Arrangements**

8.40 Each of the dwellings will have an individual refuse store, with the main refuse collection point situated at the junction of the farm lane and Worts Causeway. The refuse truck will not be able to access the site due to the build standard of the access lane. This is a considerable distance for the residents to drag their bins (over 55m), but, as I understand, this is the current situation for the existing residents of Netherhall Farm. In my opinion, this is acceptable.

8.41 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety**

8.42 The applicant has carried out a traffic speed survey of Worts Causeway, which shows that vehicles are traveling at a greater speed than 30mph (the speed limit) at this point as this is where the speed limit changes. Due to the depth of the verge, appropriate visibility splays are achievable (2.4m x 53m) as long as the hedge on the eastern side of the access is maintained and cut back. The Highway Authority therefore has no objection to the proposal.

8.43 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2 subject to condition 23.

### **Car and Cycle Parking**

#### Car Parking

8.44 Car parking is to be provided within the complex of buildings, which will not be visible from the approach to the barns. Eight car parking spaces are proposed (equating to two for each dwelling). This meets the standards and is acceptable.

### Cycle Parking

- 8.45 An individual, secure cycle store will be provided for each of the dwellings, which is acceptable.
- 8.46 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.47 The issues raised in the representations received have been addressed under the headings above.

### **Planning Obligations**

- 8.48 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

### Open Space

- 8.49 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or

improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

- 8.50 The application proposes the creation of three four-bedroom dwellings and one two-bedroom dwelling. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952	3	2856
<b>Total</b>					<b>3332</b>

<b>Indoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538	1	538
3-bed	3	269	807		
4-bed	4	269	1076	3	3228
<b>Total</b>					<b>3766</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such	Total £

				units	
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484	1	484
3-bed	3	242	726		
4-bed	4	242	968	3	2904
<b>Total</b>					<b>3388</b>

<b>Provision for children and teenagers</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	1	632
3-bed	3	316	948		
4-bed	4	316	1264	3	3792
<b>Total</b>					<b>4424</b>

8.51 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

#### Community Development

8.52 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:



<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	1	1256
3-bed	1882		
4-bed	1882	3	5646
<b>Total</b>			<b>6902</b>

8.53 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

#### Waste

8.54 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	4	300
Flat	150		
<b>Total</b>			<b>300</b>

8.55 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

## Waste Management

A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £760 is necessary

- 8.56 Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

## Education

- 8.57 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.
- 8.58 In this case, four additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for lifelong learning. Contributions are therefore required on the following basis.

<b>Life-long learning</b>					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160		
2+-	2		160	4	640

beds					
<b>Total</b>					<b>640</b>

8.59 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy 2010, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.60 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.61 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

**9.0 CONCLUSION**

9.1 The proposed development is not considered to be inappropriate development in the Green Belt. The success of the scheme depends on the ability to retain the character of the cluster of farm buildings, the openness of the land surrounding them and propose a sensitive conversion of the barns into residential use. In my opinion the scheme achieves all of these requirements and, subject to the imposition of conditions, I recommend approval.

## 10.0 RECOMMENDATION

**APPROVE subject to the satisfactory completion of the s106 agreement by 16 October 2012 and subject to the following conditions and reasons for approval:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

3. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. All external walls that are stated as retained on the approved plans shall be retained. If, when development commences, it is found that any external wall cannot be retained, work shall cease immediately and a method statement for the rebuilding of the wall(s) shall be submitted to and approved in writing by the Local Planning Authority. Work shall not recommence until the method statement has been agreed in writing.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

5. All materials on site must be salvaged and reused on site for the development. If any additional materials are required only reclaimed materials shall be used.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

6. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

8. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / facade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

9. Full details of all lintels and sills to new/altered openings [for doors or windows, etc.] to be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

10. No boiler flues, soil pipes, waste pipes or air extract trunking shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Flues, pipes and trunking shall be installed thereafter only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

11. Full details of proprietary rooflights shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

12. All new joinery is to be of timber and not metal or plastic.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

13. Prior to the installation of any timber boarding, full details including samples of the type, surface [sawn, planed, etc.] and surface finish [paint or stain] or self-colour shall be submitted to and approved in writing by the local planning authority by means of the British Standard Number [obtainable from B S Framework for Colour Co-ordination for building purposes, BS 5252: 1976]. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

14. The paddocks shown on Dwg No A100001-001RevA shall remain either in use as paddocks or for agricultural purposes and shall not be used for domestic purposes by the occupants as additional residential garden land/curtilage associated within any of the new residential units. No buildings or other domestic structures (including washing lines and childrens play equipment) shall be installed or erected without the express permission of the Local Planning Authority.

Reason: To protect the openness of the Green Belt. (Cambridge Local Plan 2006, policy 4/1)

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no fences, walls or other means of enclosure, other than those expressly authorised by this permission, shall be constructed.

Reason: To protect the amenity of adjoining properties and the openness of the Green Belt. (Cambridge Local Plan 2006 policies 3/4, 3/14 and 4/1)

16. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval:

a) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

b) A site investigation report detailing all investigative works and sampling on site, together with results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.



- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- d) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
- e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any pos-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Please contact the Council's Scientific Team at Mandela House on Tel 01223 457926 for further information.

Reason: To ensure the land is not contaminated as it was previously used as a farm. (Cambridge Local Plan 2006 policy 4/13)

- 17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no hard surfaces other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties and context and character of the site on the edge of the countryside. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

- 18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.



Reason: To protect the amenity of adjoining properties, to prevent overdevelopment of the site and the openness of the Green Belt. (Cambridge Local Plan 2006 policies 3/4, 4/1 and 3/14)

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no satellite dishes or aerials shall be installed other than those expressly authorised by this permission or discharged through this condition if alternative locations are proposed.

Reason: To protect the character of the buildings (Cambridge Local Plan 2006 policies 3/4, 3/12, 4/12)

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no works shall be carried out to the farm access lane other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policy 3/4)

21. Prior to the commencement of development a mitigation strategy for the protection of bats on the site shall be submitted to and agreed in writing by the Local Planning Authority. The mitigation strategy shall include full details of the bat lofts and roosts, the access points to them and the timing for their installation. The development shall be carried out in accordance with the approved details.

Reason: To protect protected species. (Cambridge Local Plan 2006, policy 4/7)

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no external lights shall be installed other than with the express permission of the Local Planning Authority.

Reason: To protect protected species and the setting of the Green Belt. (Cambridge Local Plan 2006, policies 4/1, 4/7)

23. Prior the commencement of development, detailed plans showing proposed visibility splays following the lowering the hedge height adjacent to the access point onto Worts Causeway shall be submitted to and approved in writing by the Local Planning Authority. The plans shall show a reduced height of 600mm for the hedging to achieve an unobstructed 53m view of the carriageway 2.4m back from the Worts Causeway carriageway edge. The hedge shall be retained at the required height unless otherwise agreed in writing by the Local Planning Authority. The works shall be carried out prior to the commencement of development.

Reason: In the interests of highway safety (Cambridge Local Plan policy 8/2).

### **Reasons for Approval**

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/1, 3/2, 3/4, 3/7, 3/9, 3/10, 3/11, 3/14, 4/1, 4/2, 4/3, 4/4, 4/6, 4/7, 4/12, 4/13, 4/15, 5/1, 5/2, 5/14, 8/2, 8/6, 8/10, 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

**2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 16 October 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):**

**The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, waste storage, waste management facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 5/14 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the RECAP Waste Management Design Guide SPD 2012, and the Open Space Standards Guidance for Interpretation and Implementation 2010.**

**3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development**

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

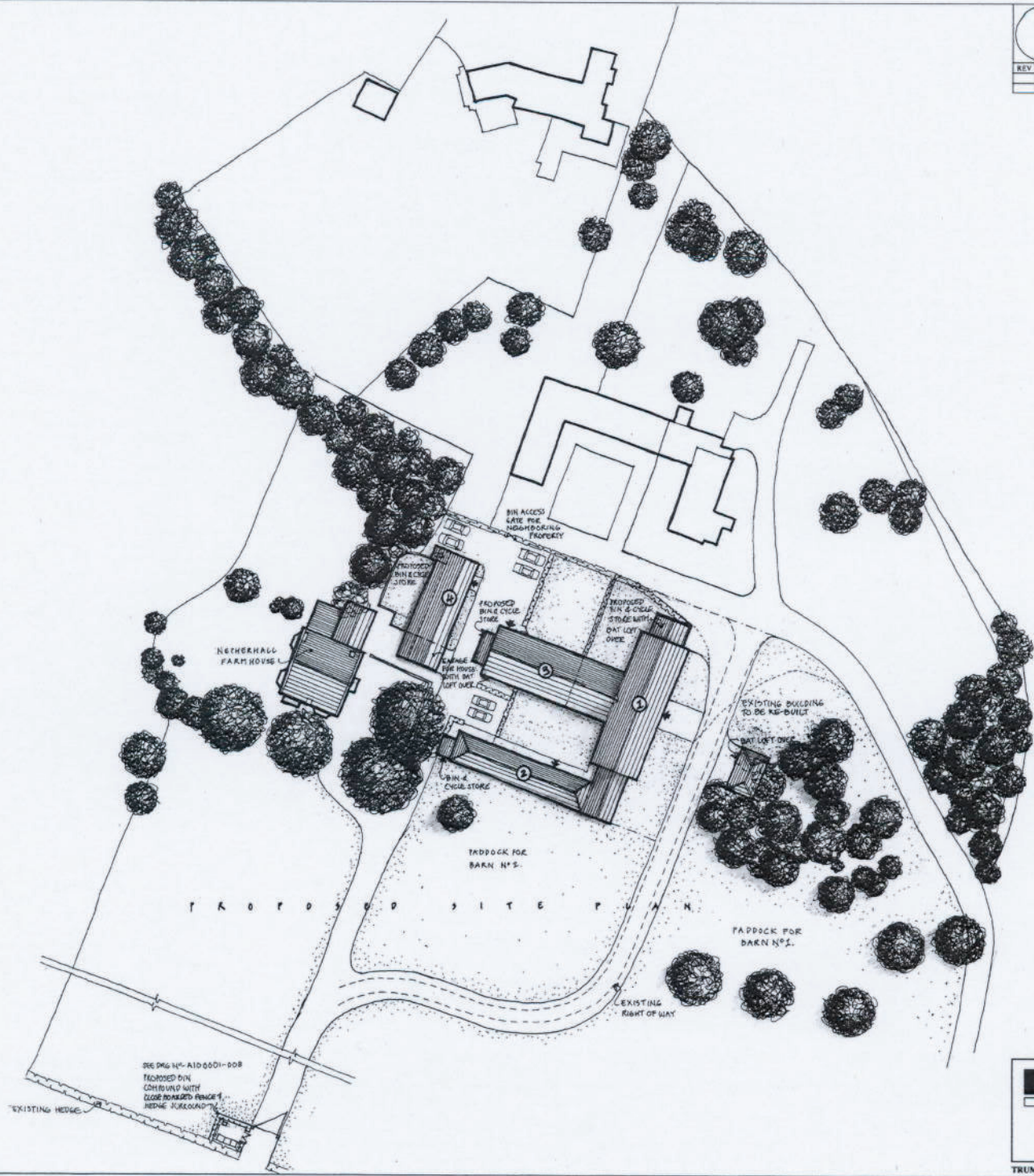
Under Section 100D of the Local Government Act 1972, the following are background papers for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses [exempt or confidential information]
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

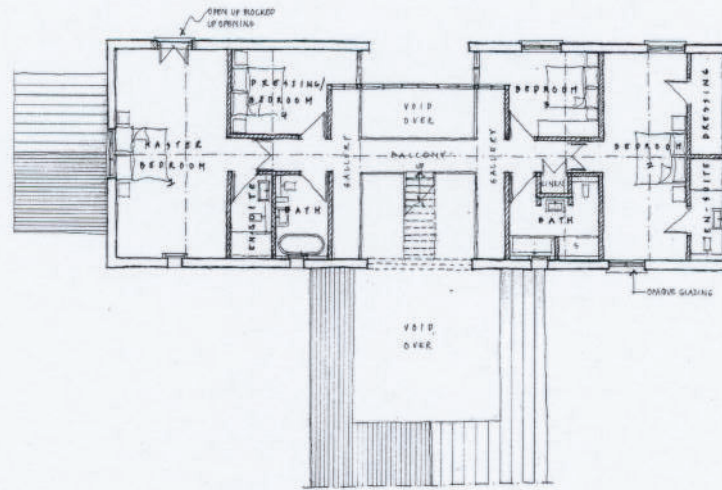
These papers may be inspected on the City Council website at:  
[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)  
or by visiting the Customer Service Centre at Mandela House.



<p>All dimensions to be checked on site. Do not scale from this drawing, use figured dimensions only. All drawings to be read in conjunction with other contract documentation. Any discrepancies to be reported to the Contract Administrator before any work commences. * Copyright Bidwells Property Consultants</p>			<p>REV. DATE DESCRIPTION DRAWN CHK'D</p>



<p><b>BIDWELLS</b> PROPERTY CONSULTANTS BUILDING CONSULTANCY ARCHITECTURE BUILDING SURVEYING PROJECT MANAGEMENT</p>	CLIENT	DRN	CHK'D
	<p>PROJECT PROPOSED CONVERSION OF FARM BUILDINGS AT NETHERHALL FARM LODGETS CAUSEWAY, CAMBRIDGE</p>		
	<p>TITLE <b>PROPOSED SITE PLAN</b></p>		
	DATE	SCALE @ A1 1/900	DWG. No. A 180601-001



F I R S T F L O O R P L A N

REV	DATE	DESCRIPTION	DRN	DWG



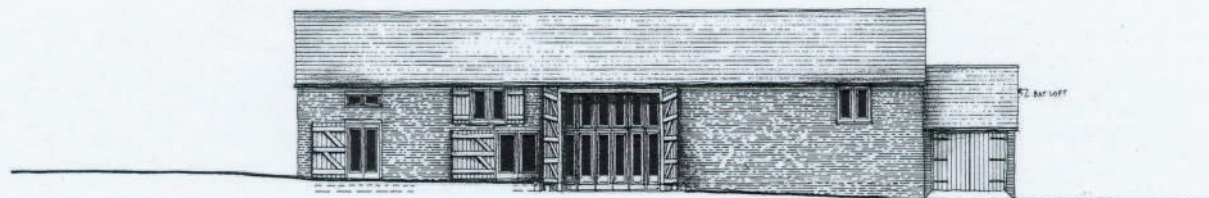
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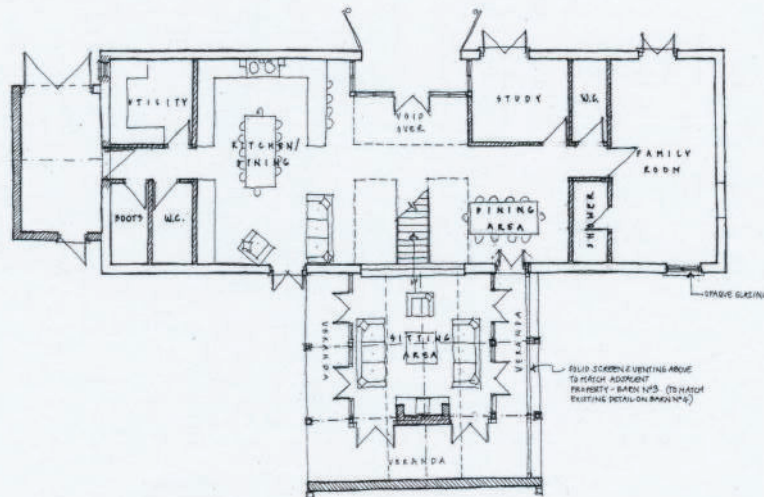
TRIMINGTON ROAD  
 CAMBRIDGE  
 CB2 2LD  
 Telephone: 01223 841641  
 Fax: 01223 859108  
 e-mail: info@bidwells.co.uk  
 www.bidwells.co.uk

CLIENT	G&T(Cambridge) Ltd.	DRN	DWG
PROJECT	CONVERSION OF PARK BUILDINGS GENERAL PUMP GREAT CAULDRON, CAMBRIDGE		
TITLE	PARK N°1 PROPOSED FIRST FLOOR PLAN		
DATE		SCALE @ 1:100	DWG No. A 100001-005 REV. A

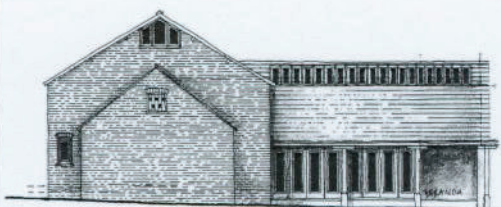




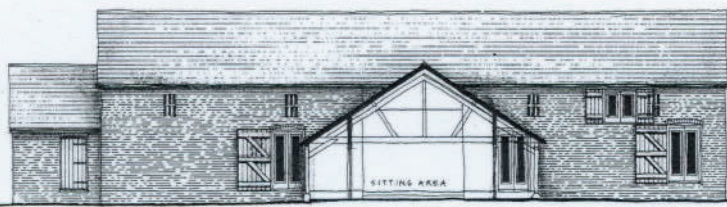
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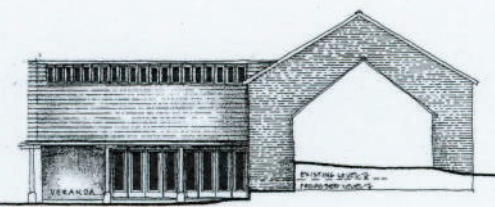
GROUND FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

JUGARS NOTE: THERE IS A SCREEN IN FRONT OF ITS MATCH ADJOINING PROPERTY THIS IS TO PROVIDE PRIVACY BETWEEN HEREDITORIES.

REV	DATE	DESCRIPTION	DNW	CHWD



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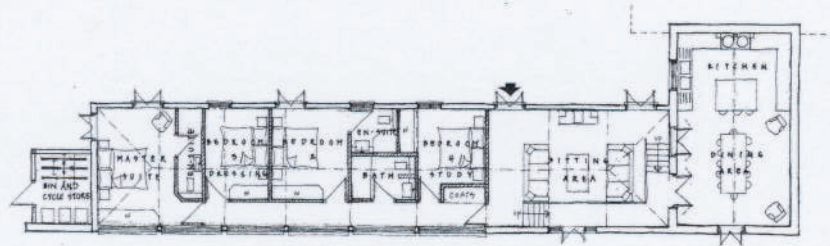
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 Fax: 01223 355108  
 email: bidwells@bidwells.co.uk  
 www.bidwells.co.uk

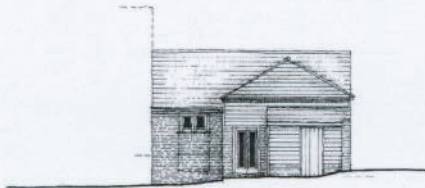
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PROJECT		
TITLE		
DATE	SCALE	DNW No.
	1:100	A 100.001-002
		REV. 5



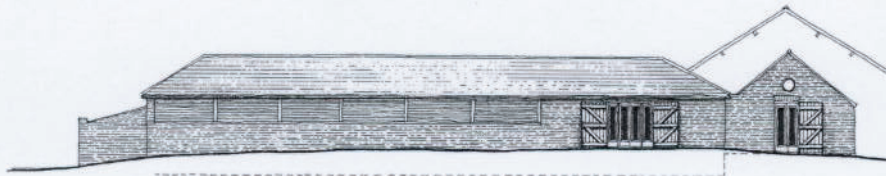
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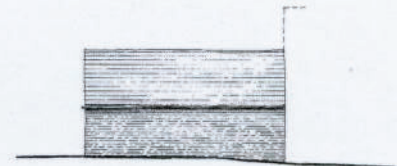
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NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

REV.	DATE	DESCRIPTION	DRN.	CHKD.



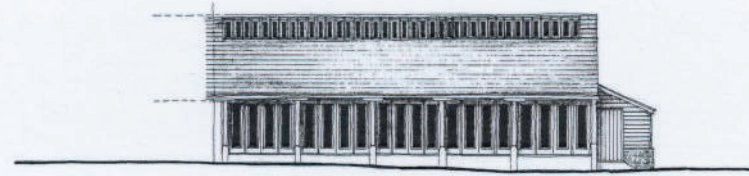
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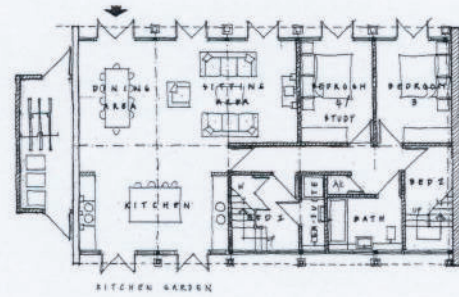
15 LAMPINGTON ROAD  
 CAMBRIDGE  
 CB2 3LD  
 Telephone: (01223) 841661  
 Fax: (01223) 850166  
 Email: [info@bidwells.co.uk](mailto:info@bidwells.co.uk)  
[www.bidwells.co.uk](http://www.bidwells.co.uk)

CLIENT	G & T (Cambridge) Ltd.	DRN	CHKD
PROJECT	RENOVATION OF EXISTING BUILDING (CONVERSION) 1997		
TITLE	WORK 4/2 - PROPOSED ELEVATIONS AND FLOOR PLAN		
DATE	SCALE @ A1 1:100	DWG. NO. A / 20001-008	REV. A

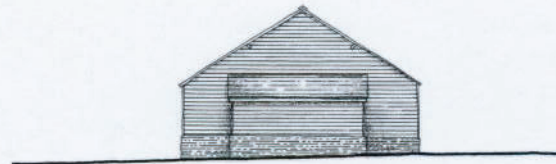




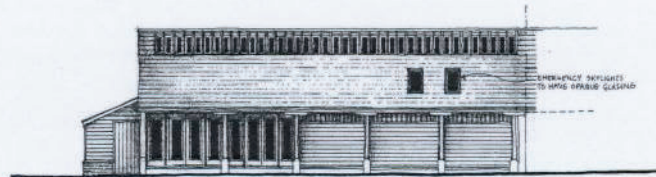
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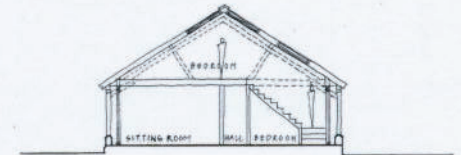
S E C O N D F L O O R P L A N



N O R T H W E S T E L E V A T I O N



S O U T H W E S T E L E V A T I O N



S E C T I O N

REV	DATE	DESCRIPTION	DN	CHKD

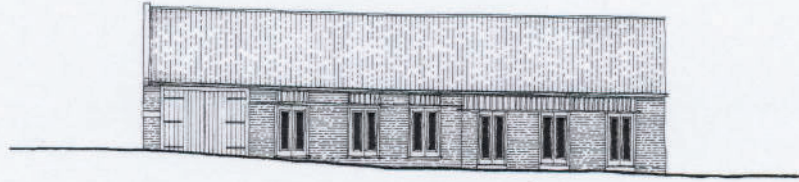


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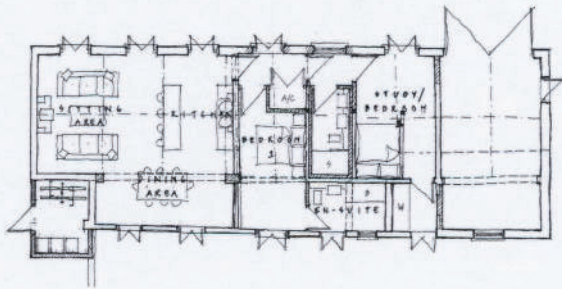
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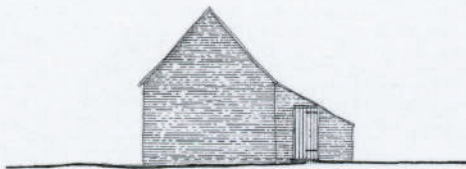
CLIENT		DN	CHKD
PROJECT: PROPOSED CONVERSION OF PPKRUB BUILDINGS 11000 PPKRUB, CAMBRIDGE			
TITLE: BARN NO 3 - PROPOSED ELEVATIONS AND GROUND FLOOR PLANS			
DATE	SCALE: 1:50	DN: N/A	REL: B



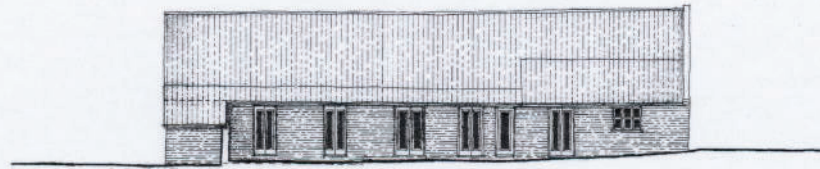
FIFTH EAST ELEVATION



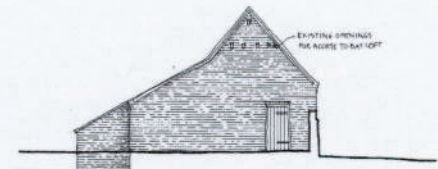
FIFTH FLOOR PLAN



FIFTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

REV	DATE	DESCRIPTION	DNW	CHKD



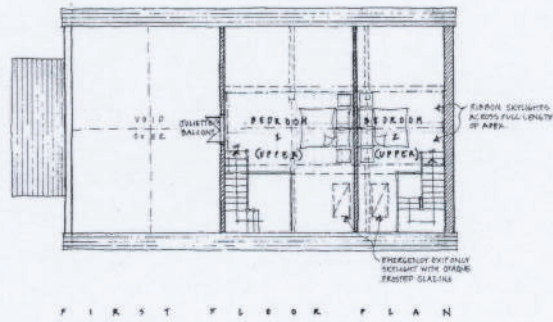
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[www.bidwells.co.uk](http://www.bidwells.co.uk)

CLIENT	G&T (Cambridge) Ltd.	DNW	CHKD
PROJECT/SUBJECT	UNIVERSITY OF PACE BUILDINGS HETHERING WAY, CAMBRIDGE HETHERING WAY, CAMBRIDGE		
TITLE	DRAM N° 4 - PROPOSED ELEVATIONS AND FLOOR PLANS		
DATE	SCALE @ A1	DWG. No.	REV.
	1:500	A190001-807	A





F I R S T F L O O R P L A N

REV	DATE	DESCRIPTION	DN	CHKD



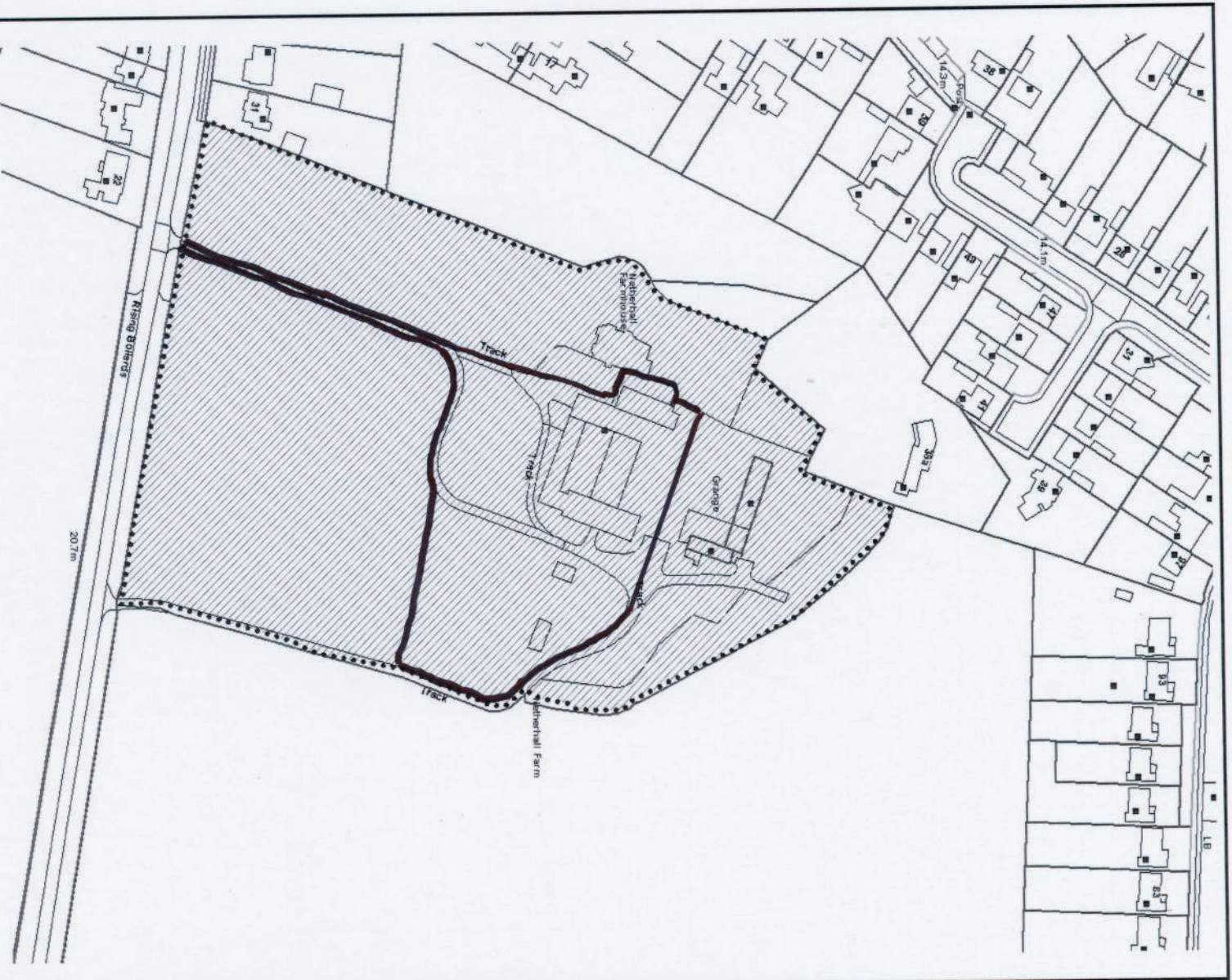
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 HOLDING OVERSEAS  
 PROJECT MANAGEMENT

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 Fax: 01223 888188  
 e-mail: bidwells@bidwells.co.uk  
 www.bidwells.co.uk

CLIENT	G&T (Cambridge) Ltd.	DN	CHKD
PROJECT	PROPOSED CONSTRUCTION OF PARK BUILDINGS NETWORKS, PART 1 WEST, CAMBRIDGE, CAMBRIDGE		
TITLE	WORK NO. 3 PROPOSED FIRST FLOOR PLANS		
DATE		SCALE	1:100
		DWG. NO.	A180001-004
		REV	1

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**12/0441/FUL**  
**Netherhall Farm Works Causeway Cambridge**

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