



SOUTH AREA COMMITTEE



AGENDA

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

County Councillors: Ashwood, Crawford and Taylor

Dispatched: Friday, 3 January 2014

Date: Monday, 13 January 2014

Time: 7.00 pm

Venue: Meeting Room - CHVC - Cherry Hinton Village Centre

Contact: James Goddard

Direct Dial: 01223 457013

1 APOLOGIES FOR ABSENCE

2 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**.

3 MINUTES (*Pages 7 - 14*)

To confirm the minutes of the meeting held on 4 November 2013. (*Pages 7 - 14*)

4 MATTERS AND ACTIONS ARISING FROM THE MINUTES

5 OPEN FORUM

6 DEVELOPER CONTRIBUTIONS DEVOLVED DECISION-MAKING: 2ND ROUND PRIORITY-SETTING

Report to follow

7 LOCATION OF PANNA FOR CHERRY HINTON RECREATION GROUND *(Pages 15 - 20)*

8 CONSULTATION ON DRAFT COMMUNITY SAFETY PARTNERSHIP PRIORITIES 2014-15 - SAC 13/01/14
(Pages 21 - 68)

9 PLANNING APPLICATIONS

Appendix 1 for Full Details of Central Government Planning Guidance

9a 13/1618/FUL - 26A Marshall Road Planning Officer *(Pages 79 - 106)*

9b 13/1502/FUL - 35 Reilly Way *(Pages 107 - 118)*

9c 13/1331/FUL - 4 Strangeways Road Planning Officer *(Pages 119 - 142)*

9d 13/1372/FUL - 104 Wulfstan Way Planning Officer *(Pages 143 - 164)*

Meeting Information

Open Forum

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.

Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions 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 working 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.

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The Chair will adopt the principles of the public

speaking scheme regarding planning applications for general planning items and planning enforcement items.

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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 working 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.

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The Council is committed to being open and transparent in the way it conducts its decision-

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Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=42096147&sch=doc&cat=13203&path=13020%2c13203>

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A loop system is available on request.

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Queries reports on 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.

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SOUTH AREA COMMITTEE

4 November 2013

7.00pm - 8.44 pm

Present: Councillors Ashton (Chair), Meftah (Vice-Chair), Birtles, Blackhurst, McPherson, Pippas, Stuart and Swanson

Area Committee Members: County Councillor Taylor

Officers:

Principal Planning Officer: Toby Williams

Committee Manager: Glenn Burgess

FOR THE INFORMATION OF THE COUNCIL**13/48/SAC Apologies for Absence**

Apologies were received from Councillors Ashwood, Crawford and Dryden.

Due to prior commitments, it was noted that Councillors Birtles, McPherson and Pippas would be arriving late.

13/49/SAC Declarations of Interest

Name	Item	Interest
Councillor Birtles	13/54b/SAC	Personal: Resident of Hartington Grove and knows the objectors. Chose not to take part in the decision or the vote.

13/50/SAC Minutes

The minutes of the 13 September 2013 meeting were approved and signed as a correct record.

13/51/SAC Matters and Actions Arising from the Minutes

There were no matters arising.

13/52/SAC Open Forum

- 1. Speaking on behalf of local residents, Dr Walker raised safety concerns about the junction at Neath Farm Court. The Police had been informed but the issue had not been resolved.**
- 2. A resident of Neath Farm Court also raised concerns about vehicles driving over the speed limit and estimated that 60-80% of the vehicles in that area were using it as a 'rat-run'.**

Councillor Ashton responded that the issue had been raised by Councillor McPherson before the new estate had been built. A speed check had subsequently been undertaken by the Police but the results were felt to be flawed. A further check had therefore been requested. Councillor Ashton also confirmed that he had personally spoken with the Police and the County Council on this issue and supported the views of local residents.

It was agreed that the Police would answer this question under item 6 of the agenda (see below).

3. Mr Carpen asked the following questions:**How many Councillors have used the 'Shape Your Place' (SYP) Website?**

Councillor Taylor responded that she uses the SYP website every week to promote events and join discussion groups. She would also be conducting on on-line surgery on SYP later in the month.

Councillors Aston, Blackhurst, Meftah, Pippas and Swanson responded that, whilst they had looked at the SYP website, they were not regular users.

Which social media tools do Councillors use (e.g Facebook, Twitter) and how often?

Councillor Taylor responded that she regularly uses Facebook and Twitter and finds them a useful communication tool. Councillor Pippas responded that he had recently started using both Facebook and Twitter, and Councillor Meftah responded that he occasionally uses Facebook.

Councillors Ashton, Blackhurst and Swanson responded that they did not use Facebook or Twitter.

What do you think are the barriers stopping Councillors and residents using social media?

Councillor Ashton responded that he received the majority of his correspondence via email and felt that recent bad press and security issues acted as a barrier to him using social media more.

Councillor Taylor responded that she found social media to be a really useful method of communication.

A local resident responded that time was a barrier to using social media more. With access to Councillors telephone numbers, email addresses and home addresses, the need for an additional communication method was questioned.

The Chair agreed to circulate the questions to those members of the Committee that were absent.

13/53/SAC Policing and Safer Neighbourhoods - South Area Committee

The Committee received a report from Police Sergeant Jim Stevenson regarding the policing and safer neighbourhood trends.

The report outlined actions taken since the Committee on 15 July 2013. The current emerging issues/neighbourhood trends for each ward were also highlighted (see report for full details). Previous priorities and engagement activity noted in the report were to reduce the theft of pedal cycles in South Area, combat the supply of drugs in South Area; and anti-social behaviour around the Spinney School area.

The Committee thanked the Police for their hard work and dedication in the South Area.

Members of the public asked a number of questions, as set out below.

1. Raised concern about anti-social behavior by young people in the area and the vandalism of the outdoor table tennis facility and the well used fitness equipment.

The Police Sergeant acknowledged the concern but responded that there was no evidence to indicate that the damage had been caused by young people.

Councillor Ashton confirmed that the fitness equipment had not been removed as a result of the vandalism. The equipment had been put in temporarily whilst the existing equipment was refurbished. If the temporary fitness equipment was well used by the public Councillor Ashton agreed to look into reinstating it.

Mr Carpen responded that not all young people caused anti-social behavior and highlighted the National Citizens Service as an example of good practice across the country.

2. Raised safety concerns about the junction at Neath Farm Court, and the speeding vehicles and 'rat-running'.

The Police Sergeant responded that the speed survey had highlighted speeding and 'rat-running' as an issue. However due to the limitations of the handheld speed camera equipment, and that the majority of those speeding were in the 35-40mph range, it had been difficult to issue tickets to offenders. Therefore unfortunately the issue did not warrant the use of a Safety Camera Unit.

It was suggested that another speed survey could be undertaken by PCSO's to gather more data, but they would be unable to provide enforcement. Residents were encouraged to become involved in the local Speed Watch campaign in order to help address the problem.

In response to a further question regarding 'rat-running', the Police Sergeant confirmed that without a Traffic Management Order, it would be difficult to stop people using a public road. The Police had also discussed the issue of the road layout with the County Council and this dialogue would continue.

The Police Sergeant arranged to meet with local resident's outside of the meeting to discuss the issue, and possible solutions, in more detail.

3. Raised concerns about public drinking on the recreation ground.

The Police Sergeant responded that, without a Section 30 Order in place, it was not possible to stop people drinking in a public place unless they were causing a nuisance.

A member of the public highlighted that a young child was present whilst the drinking was taking place. The Police Sergeant responded that, if this was the case, the issue could be tackled through other routes. He advised members of the public to dial 101 and report any future incidents.

The Committee discussed the following policing issues:

- i. Speeding in Queen Edith's Ward, especially around schools.
- ii. Bike theft in Newtown.
- iii. Speeding on the Addenbrookes Access Road.
- iv. Parking enforcement near to schools.
- v. Parking enforcement around Mill End Road.

The Committee requested that parking enforcement in Mill End Road be specifically included in Police Priority 3.

The following priorities were unanimously **agreed**:

- i. Reduce the theft of pedal cycles in the Newtown area.
- ii. Combat the supply of drugs in the South Area.
- iii. Tackle vehicle parking offences around school premises across the South Area, and in Mill End Road.

13/54/SAC Planning Applications

13/54a/SAC 13/0957/FUL - 32 Panton Street

The Committee received an application for full planning permission.

The application sought approval for the alteration of a boundary fence and bin enclosure.

The Committee received a representation in objection to the application from Helen Higgs.

The representation covered the following issues:

- i. This is a building of local interest and the changes to the boundary had been done without permission.
- ii. The application did not comply with Local Plan Policies 3/4, 3/7, 3/11, 3/12, 4/11 and 4/12.
- iii. The industrial sized bins were too big and not actively used.
- iv. The landscaping and screening around the bin area needed attention.
- v. The previous grounds for refusal still applied.

The Committee:

Resolved (by 7 votes to 0) to reject the officer recommendation to grant the application for planning permission.

Resolved (unanimously) to refuse planning permission, against the officer recommendation, for the following reason:

The bin store, because of its scale, materials, prominent location and ineffective method of enclosure and landscaping, responds poorly to the surrounding context, jarring with, and detracting from, the character of the Building of Local Interest and the street scene, and eroding the special quality of the Newtown section of the City of Cambridge Conservation Area No.1 (Central), contrary to policies 3/4, 3/7, 3/11, 3/12, 4/11 and 4/12 of the saved Cambridge Local Plan 2006, and to government guidance in Sections 7 and 12 of the National Planning Policy Framework 2012.

13/54b/SAC 13/0477/OUT 70 Hartington Grove

The Committee received an application for outline planning permission.

The application sought approval for the demolition of an existing building and the erection of three dwelling houses (resubmission).

The Committee received a representation in objection to the application from Charlotte Colucci.

The representation covered the following issues:

- vi. Speaking on behalf of residents from 66, 68, 70a and 72 Hartington Grove.
- vii. Whilst in favour of a change of use, concern was raised about the effect on nearby properties.
- viii. The proposal would have an overbearing impact on 68 and 72 Hartington Grove.
- ix. The proposal would cause overshadowing and a lack of natural sunlight.
- x. Residents request a shadow survey.
- xi. The proposal was an overdevelopment of the site.
- xii. Concerned that trees along the boundary would damage neighbouring properties.

The applicant addressed the Committee in support of the application.

Due to concerns that the area was used heavily to access local schools, Councillor Swanson proposed amendments to conditions 3 and 4 (amendment in **bold**):

3. 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: **0930 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)

- 4 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. **In addition, there shall be no collection or deliveries between 0830 and 0930, and 1500 to 1600 Monday to Friday.**

Reason: Due to the proximity of a school and residential properties to this premises. The above conditions are recommended to protect the amenity of these premises throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

The Committee agreed these amendments unanimously.

The Committee:

Resolved (unanimously) to grant the application for permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the amended conditions recommended by the officers.

The meeting ended at 8.44 pm

CHAIR



To: South Area Committee
Report by: Adrian Ash
Relevant Committee: South Area 13/01 /2014
Committee
Wards affected: Cherry Hinton

LOCATION OF PANNA (MINI-FOOTBALL GOALS) FOR CHERRY HINTON RECREATION GROUND

Non Key Decision

1. Executive summary

Following a recent update of the play area at Cherry Hinton recreation ground, a Panna (micro football pitch) has been planned for installation in early 2014 at a chosen location (see Appendix A). However, after a consultation was carried out in September 2013 an objection to the proposed positioning of the Panna on the Recreation Ground was received from one of the end properties of Chequers Close which would overlook the proposed location. The grounds of this objection were that the issues of current noise and loitering would be exacerbated further by the new Panna especially as the resident in question has to work shifts “and try to sleep in the day time.”

The council would therefore like to revisit the choice of location with the option of two further positions which may offer better options in minimising anti-social behaviour adjacent to nearby residences.

2. Recommendations

The South Area Committee is recommended:

- a) To choose Option C as the new position of the Panna.
- b) The Area Chair to sign-off the associated project appraisal for commencement of the installation of the Panna as Option C.

3. Background

It was agreed at South Area Committee on the 14th of January 2013 to prioritise Cherry Hinton Recreation Ground improvements, comprising a more sophisticated skate park (C09) and an upgrade of the play equipment for younger children (C08), and a smaller (five-a-side) football goals or Panna (C011).

'Panna' is a Surinam word created in the streets of Holland. The Dutch have pioneered the current street football movement and this style of football. A Panna is a move where a player plays (dribbles) the ball between his opponent's legs. The most important rule is the offensive player must keep possession of the ball. A game can be played in various formats: 1vs1 and 2vs2 are the most popular. Games can be played anywhere usually in a small area of (small-sided games pitch). Based on the format of the game or tournament once you have completed a Panna, the game is either over or you score a point. An image of the proposed Panna is shown below. Its rectangular size is 7.3 metres by 6 .3 metres. Max height is 1.12 metres.

A web survey conducted between the 12 September 2013 and 7 October 2013 produced the following results:

Q1. Are you happy for the Panna to be installed in the position shown on the play? Answer: Yes 89.3%, No10.7%

Q2. If you answered "No" to Q1, where else would you prefer the Panna to be installed instead? There were three mixed results which indicate the recommended options:

"Opposite the changing rooms/pavilions, in a less secluded area."

"Too far away from the main provision and the rest of the activities for the Rec. As it's quite small can it go near or on the tarmac near the pavilion?"

"The Panna needs to be installed near the play equipment, it is completely out of the way and anti-social behaviour could happen and younger children bullied."

Based on the survey feedback a number of alternative practicable options were considered and are shown in Appendix A:

Option B is a direct replacement for the mini skate ramp which will be removed before the installation of the Explorer Dome play equipment and concrete skate park. This location favours the argument that the Panna would be situated in a location that had previously been used for play; however it is also next to a nearby property that may equally object bearing

in mind that the existing skate ramp, which can also be noisy, exists within a designated play area.

Option C would be a position for the Panna that is opposite the pavilion and in a position where the mobile fitness pod was recently placed. This is the most highly visible location in terms of its aspect from the High Street and is furthest away from residential properties.

4. Implications

(a) Financial Implications

n/a

(b) Staffing Implications (if not covered in Consultations Section)

n/a

(c) Equal Opportunities Implications

No, due to the recreational nature of the equipment

(d) Environmental Implications

<i>Positive Impact</i>			<i>No effect</i>	<i>Negative Impact</i>		
<i>+H</i>	<i>+M</i>	<i>+L</i>	<i>Nil</i>	<i>-L</i>	<i>-M</i>	<i>-H</i>

(e) Procurement

RFQ: Under £10,000

(f) Consultation and communication

- Local residents and web survey conducted.
- Members consulted.

(g) Community Safety

- Local PCSOs have been involved.

5. Background papers

These background papers were used in the preparation of this report:

Agenda and minutes: South Area Committee, Monday 14th January 2013.
Project Appraisal: Cherry Hinton Recreation Play Area Improvements 5th December 2013.

<http://democracy.cambridge.gov.uk/ieListMeetings.aspx?CId=122&Year=0>

6. Appendices

Appendix A

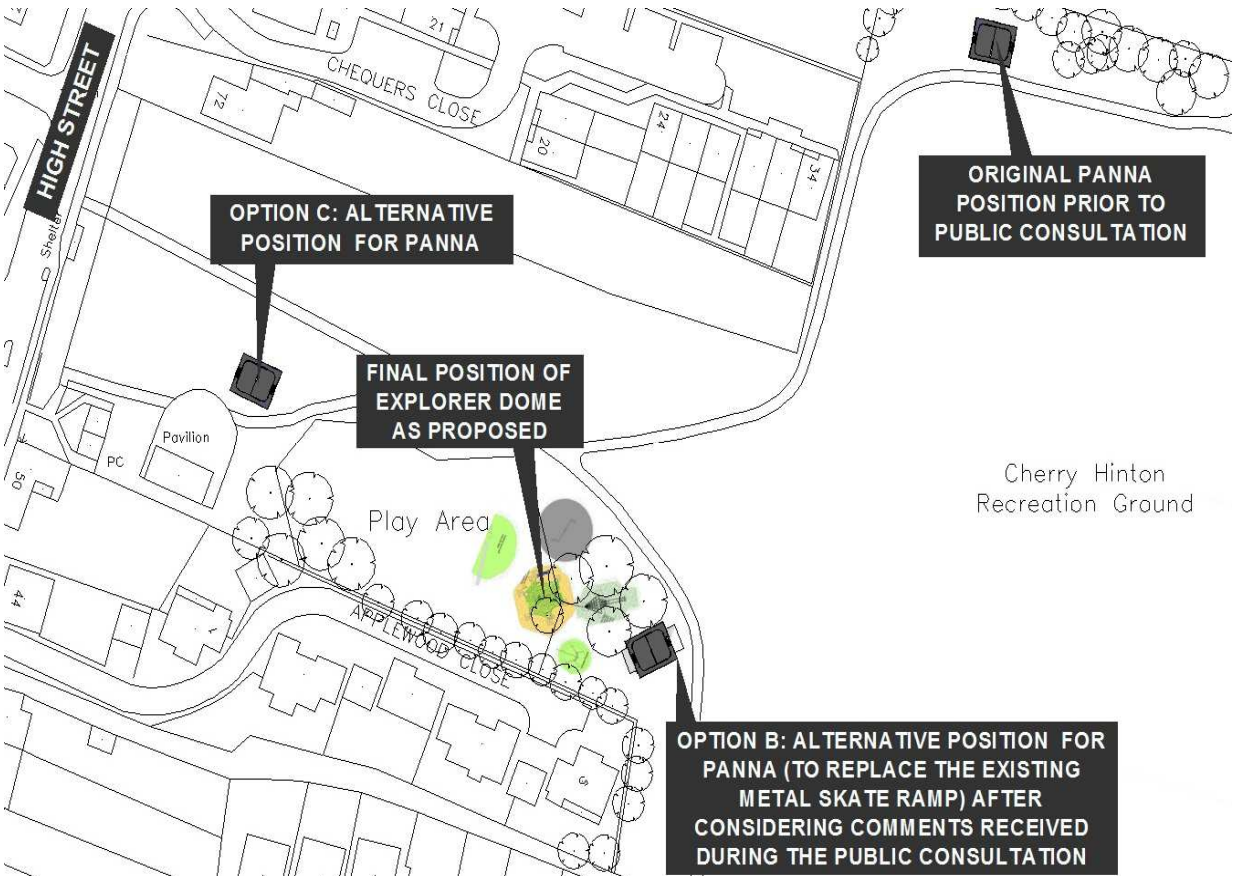
1. Map showing the original Panna position prior to public consultation and new alternative locations.
2. Panna within currently proposed location

7. Inspection of papers

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

Author's Name: Declan O'Halloran
Author's Phone Number: 01223 - 458523
Author's Email: declan.o'halloran@cambridge.gov.uk

Appendix A



Map showing the original Panna position prior to public consultation and newly proposed locations.



Panna within currently proposed location

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CAMBRIDGE CITY COUNCIL

REPORT OF: Director of Customer and Community Services and
Chair of the Cambridge Community Safety Partnership

TO: Area Committee - West	9/1/2014
Area Committee - East	9/1/2014
Area Committee - South	13/1/2014
Area Committee - North	6/2/2014

WARDS: All

CAMBRIDGE COMMUNITY SAFETY PARTNERSHIP DRAFT PRIORITIES 2014-17

1 INTRODUCTION

1.1 Cambridge Community Safety Partnership is currently consulting on new priorities following the production of a detailed Strategic Assessment of crime, disorder and anti-social behaviour across the City. These priorities will guide the work of the Partnership over the coming three-year period from 2014-2017 although the plan will be updated annually to ensure it reflects the needs of the community. This paper provides background information for consultation with Area Committees.

2. RECOMMENDATIONS

2.1 The Area Committee is asked to consider the evidence in the Strategic Assessment 2013 (Appendix A) and to give its view to the Cambridge Community Safety Partnership on the set of draft priorities as listed in 3.2.

3. BACKGROUND

3.1 The Cambridge Community Safety Partnership brings together a number of agencies and organisations concerned with tackling and reducing crime and anti-social behaviour in Cambridge.

The key role of the Partnership is to understand the kind of community safety issues Cambridge is experiencing; to decide which of these are the most important to deal with; and then decide what actions we can take

collectively; adding value to the day to day work undertaken by the individual agencies and organisations.

These actions are detailed in the 3 year Community Safety Plan. The current plan finishes in March 2014 and the Partnership is looking at everything afresh to develop a new plan to run until March 2017 and be updated each year to check that the set priorities are still relevant. To help in doing this the Partnership commissions an annual Strategic Assessment (Appendix A). The Strategic Assessment looks at, and seeks to understand the range of information that is available about crime, disorder, substance abuse and other community safety matters affecting Cambridge. The Partnership members use this information to decide on the priorities for the next year. The process in deciding on priorities involves consultation through Area Committees and Strategy and Resources Committee.

These priorities are different to the local priorities set in the Neighbourhood Profiles. They are city wide, longer term issues and which need to be addressed by the full range of agencies and organisations who are members of the Community Safety Partnership. However, it can be seen from the Strategic Assessment that local issues do feed into the overall picture of the community safety work to be done in the City.

3.2 Draft Priority Areas for Future Work

The Partnership discussed the Strategic Assessment 2013 at a Development Day in November. It reflected on the success of the Partnership over several years, with year on year reductions in overall crime. The members considered if now was a good time, when crime levels are relatively low, to concentrate on some longer term strategic issues. Given the evidence presented in the Strategic Assessment, decided on a draft set of priorities, both strategic and tactical:

Strategic

- To understand the impact of mental health, alcohol and drug misuse on violent crime and anti-social behaviour.

Tactical

- Personal Acquisitive Crime – looking at emerging trends.
- Alcohol related violent crime – extending the pub clusters if necessary.
- Anti-social Behaviour – embedding new ways of working.

To continue to track and support County led work on:

- Domestic Abuse (with local work around awareness raising and training).
- Re-offending.

The Partnership will keep a watching brief on road safety issues by:

- Working collaboratively with politicians and the County Road Safety Partnership.
- Addressing local issues through the Neighbourhood profiles at Area Committees.

4. **CONSULTATIONS**

An initial scanning process was undertaken to give a framework to the strategic assessment and is detailed in Appendix A.

Presentation of the draft priorities at Area Committees forms part of the consultation.

A briefing session on the strategic assessment was arranged for all councillors.

5. **IMPLICATIONS**

(a) **Financial Implications**

In addition to the core budgets of agencies, in the past we have received funding for projects from the Police & Crime Commissioner's budget. We do not yet know whether this will be available in future years or at what level. In the past this funding has been provided for specific projects relating to priorities.

(b) **Staffing Implications** (if not covered in Consultations Section)

None

(c) **Equal Opportunities Implications**

A community safety plan will be developed around the final priority areas and an equality impact assessment will be published at that stage.

(d) **Environmental Implications**

As part of this section, assign a climate change rating to your recommendation(s) or proposals.

NIL

(g) **Community Safety**

As stated in the report.

BACKGROUND PAPERS: The following are the background papers that were used in the preparation of this report:

Strategic Assessment 2013

To inspect these documents contact Lynda Kilkelly on extension 7045.

The author and contact officer for queries on the report is Lynda.kilkelly@cambridge.gov.uk or 01223 457045

Date originated: 20 December 2013

Date of last revision: 20 December 2013



Cambridge Community Safety Partnership

Strategic Assessment 2013/14

October 2013

Document Version: 1.2

Document Details

The document has been produced by the Research and Performance team, Cambridgeshire County Council on behalf of Cambridge Community Safety Partnership and is available to download.

Title	Strategic Assessment 2013/14
Date created	01 October 2013 (Last revision: 19 th November 2013)
Description	The purpose of this document is to provide the Cambridge Community Safety Partnership with an understanding of key community safety issues affecting the city.
Produced by	Leigh Roberts, Research Manager & Sonia Bargh, Research Officer – Community Safety Cambridgeshire County Council Tel: 01223 715310 Email: leigh.roberts@cambridgeshire.gov.uk
Additions contributions	The Officer Support Group (OSG) Cambridge Community Safety Partnership Zonnetje Auburn Cambridgeshire County Council
Cambridge Community Safety Partnership	Louise Walker Community Safety Partnership Support Officer Cambridge City Council Direct Line – 01223 457808 Email – Safer.Communities@cambridge.gov.uk
Geographical coverage	Cambridge
Time period	Data up to September 2013, plus historic data where appropriate.
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Section 1: Introduction

This is the seventh strategic assessment produced by the Research and Performance team for Cambridge City Community Safety Partnership since 2007. The end of this year will see the end of the Partnership's three year rolling plan. Therefore, for 2013/14 the strategic assessment will provide a long term look at the trends in crime and community safety as well as looking at recent changes to help the Partnership agree the priorities for the next period.

Document Purpose

The purpose of a strategic assessment is to provide the Partnership (CSP) with an understanding of the crime, anti-social behaviour and substance misuse issues affecting the City. This will enable the partnership to take action that is driven by clear evidence.

As in previous years, a variety of data sources were used in the analysis stage. These broadly covered; district ASB data, police recorded crime and incidents, fire service recorded arson, offending data from probation and the police, youth offending service (YOS), domestic violence data, health data (including A&E and Ambulance Trust), socioeconomic data and national reports such as the Crime Survey in England & Wales (CSE)¹. See the appendices for precise data source information.

Document Structure

The strategic assessment document is set out in eight chapters:

- **Executive Summary** – this section provides a summary of the key analytical findings. This section also highlights any major developments that may affect activity and possible ways of working. It contains the recommendations for the partnership to consider at the development day.
- **Scanning** – this section presents the key findings of the scanning process undertaken at the beginning of the process. In particular the scanning phase shaped the choice of topics for analysis in the following chapters.
- **In-depth Analysis** – The following chapters provide the detailed analysis of the key topics
 - Personal acquisitive crime
 - Violence including alcohol related violence
 - Anti-social behaviour (ASB) & community concerns
 - Children and Young People
- **Local Support for Countywide Issues** – Analysis of the topics where the partnership is providing local support for Countywide programmes namely:
 - Reducing re-offending (Integrated offender management - IOM)
 - Domestic violence & abuse

¹ Formally known as the British Crime Survey

Additional Data

The Research and Performance team has created an interactive community safety atlas, which can be accessed here <http://atlas.cambridgeshire.gov.uk/crime/atlas.html>

It provides data for some of the main crime and disorder issues in the district at ward level. It is publicly available and shows 6 year trends and comparator data (where available). The atlas allows the user to review the trend data directly on the map or in a chart.

The Research and Performance team have also created the interactive Victim and Offender Pyramid for 2012 which can be accessed here

<http://atlas.cambridgeshire.gov.uk/Crime/Pyramid/html%205/atlas.html?select=12UE>

This features the breakdown of victim and offenders for each district, by age group and gender in Cambridgeshire.

Previous strategic assessments can be downloaded from the Cambridgeshire Insight pages here.

<http://www.cambridgeshireinsight.org.uk/community-safety/CSP/cambscity>

Section 2: Executive Summary

The focus for the partnership for the coming 12 months should be personal safety (including within relationships and personal possessions), using new ways to respond to anti-social behaviour; and supporting countywide priorities.

Key findings & Recommendations

Below are the key findings under relevant headings, and recommendations for consideration by the Partnership are in italics.

Personal acquisitive crime

1. Personal acquisitive crime continues to reduce. There are seasonal patterns and occasional peaks in offences which require the partnership to act. Theft from the person may be an area the Partnership wishes to continue to focus its efforts to reduce the volume of offences.

It is recommended that the partnership continues with the priority of personal acquisitive crime - with a particular focus on theft from person.

Violent crime

2. The reduction of violent crime continues, however, the extent to which a further reduction will be achieved if the Partnership focuses only on the city centre and the night-time economy is unknown.
3. The figures show that the Partnership has made substantial reductions in both the rate and volume of violence against the person (VAP). It should be noted that VAP will also include non-alcohol related assaults and domestic abuse, crime types that are not current priorities for the Partnership.

It is recommended that the Partnership consider the extent to which the current focus on the city centre is now business as usual and discusses where it can add further value. Consideration could be given to the following options;

- *Extend the geographic focus of the alcohol-related violence priority*
- *Extend the focus to alcohol related violence occurring during the day time*
- *Prioritise domestic abuse and associated violence*

4. The data received from the East of England Ambulance Service is not the full dataset required, important location information is currently missing.

It is also recommended that the Partnership continues to support full data sharing, and supports the work to find a solution for the current issues affecting the sharing of Ambulance Trust data.

5. There is no evidence to suggest that there is an emerging issue of sexual violence in Cambridge City.

It is not recommended that the Partnership prioritises sexual offences.

Anti-social behaviour

6. Volume of ASB has reduced in Cambridge City, although there continues to be pockets of concern and some geographic hotspots. Issues with street-based ASB and cases involving vulnerable individuals continue to be resource intensive.

It is recommended that the Partnership has a focused priority within ASB which develops new ways of working. This includes embedding the use of E-CINS across the Partnership and enhanced working arrangements with problematic members of the street-life community.

Other areas for consideration

7. There is a significant gap in the Partnership's understanding of victimisation of children and young people in Cambridge City. Gaining a deeper knowledge could lead to developing ways to reduce vulnerability of young people.

Given this information gap, it is recommended that further work is carried out to understand how to reduce victimisation, one approach would be for closer working with schools.

8. Given the continued level of domestic abuse and the offending within the City these are still pertinent issues for the Partnership.

It is recommended that the Partnership continues to support the Countywide priorities of tackling domestic abuse and reoffending by prolific offenders. In particular the need to reduce victimisation amongst vulnerable individuals.

9. Given the increase in shoplifting further work by and support to CMBAC may be appropriate.

It is recommended that the Partnership discuss the most appropriate response to the issue of shoplifting.

10. There are existing mechanisms for tackling road safety through either area committees for very local issues or the County Road Safety Partnership for countywide issues.

It is suggested that the Partnership continues to work through these existing groups.

Section 3: Scanning

The following section provides a brief overview of the scanning element of the strategic assessment process. It enables the partnership to understand which issues were considered by the Officer Support Group early on.

Overview

It should be noted that Cambridge City has recorded good improvements in recent years in recorded crime levels. Total crime has reduced by 8% comparing year ending August 2013 with the previous year. There continues to be good reductions across the city particularly in dwelling burglary and violence against the person.

Table 1 (below) reveals the changes for a selection of crime types and provides some context for those categories. It can be seen that almost all of those listed recorded decreases or no change both for recent changes and longer term trends.

Table 1: Overview of the trends in Cambridge City

Crime Type	First 5 months of financial year ²	Year trend ³	Volume (Year ending Aug 13)	Comments
Total crime	Down 10%	Down 8%	10,243	Long term trend down
Violence against the person	Down 20%	Down 21%	1,091	Long term trend down
Sexual violence	No significant change	Down 8%	104	Small fluctuations. Often affected by historic reporting and media stories
Cycle crime	Down 6%	Up 1%	2,057	Long term down, but still high volume
Theft from the person	Down 28%	Down 21%	447	Medium volume
Dwelling burglary	Up 3%	Down 15%	355	Long term trend down. Small recent increase not significant issue
Shoplifting	Up 14%	Down 1%	1,200	High volume, no recent downward trend
Criminal damage	Down 13%	Down 17%	1,001	Long term trend down
ASB incidents	Down	Down	4,910*	Public concern

*2012/13 figure

Scanning of Performance

Table 2 is provided for reference and it should be noted that some percentage changes reflect very small numbers. Further the volume of recording of some crime types is heavily influenced by police activity and increases are seen as positive in these cases.

² Change based on Apr 12-Aug 12 compared to Apr 13-Aug 13

³ Change based on Sept 11-Aug 12 compared to Sept 12-Aug 13

Table 2: Overview of change in crime for Cambridge September 2011 to August 2012 compared with September 2012 to August 2013

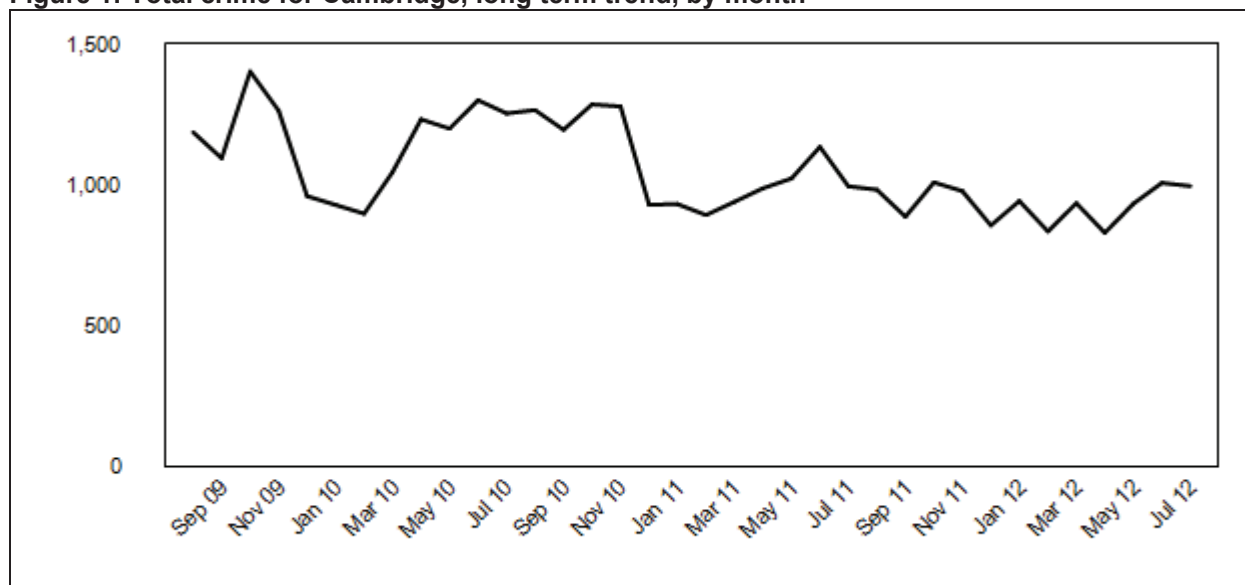
Cambridgeshire Constabulary - Recorded Crime Data

Select Area:	Return to:				Numeric Change	Apparent Change
Cambridge City	Main Menu					
If inaccurate dates are entered in the period searches (e.g. if the end date precedes the start date) all cells will display zeros.	Earlier Period		Later Period			
	From	To	From	To		
	Sep-11	Aug-12	Sep-12	Aug-13		
All Crime	11,175		10,243		-932	- 8.3%
All Crime (excl Action Fraud)	10,916		10,177		-739	- 6.8%
Domestic Abuse	448		481		33	+ 7.4%
Burglary Dwelling	419		355		-64	- 15.3%
Victim Based Crime	9,713		8,948		-765	- 7.9%
All Violence Against The Person	1,384		1,091		-293	- 21.2%
Homicides	1		0		-1	- 100.0%
Violence with injury	644		464		-180	- 28.0%
Violence without injury	739		627		-112	- 15.2%
All Sexual Offences	113		104		-9	- 8.0%
Serious Sexual Offences	85		78		-7	- 8.2%
Rape	35		31		-4	- 11.4%
Sexual Assaults	48		42		-6	- 12.5%
Other Serious Sexual Offences	2		5		3	+ 150.0%
Other Sexual Offences	28		26		-2	- 7.1%
All Robbery	91		63		-28	- 30.8%
Robbery (Business)	4		6		2	+ 50.0%
Robbery (Personal)	87		57		-30	- 34.5%
Theft Offences	6,922		6,689		-233	- 3.4%
Burglary Dwelling	419		355		-64	- 15.3%
Burglary Non Dwelling	386		392		6	+ 1.6%
Burglary Shed/Garage	70		227		157	+ 224.3%
Burglary Commercial	94		165		71	+ 75.5%
Aggravated Burglary Non Dwelling	1		0		-1	- 100.0%
Shoplifting	1,217		1,200		-17	- 1.4%
Theft from the Person	569		447		-122	- 21.4%
Theft of Pedal Cycles	2,042		2,057		15	+ 0.7%
Vehicle Crime	721		623		-98	- 13.6%
Vehicle Taking	109		78		-31	- 28.4%
Theft from a Vehicle	583		523		-60	- 10.3%
Vehicle Interference	29		22		-7	- 24.1%
All other theft offences	1,568		1,615		47	+ 3.0%
Making off without payment	36		69		33	+ 91.7%
Theft in a Dwelling	127		143		16	+ 12.6%
Other theft offences	1,405		1,403		-2	- 0.1%
All Criminal Damage	1,203		1,001		-202	- 16.8%
Criminal Damage to Dwellings	275		239		-36	- 13.1%
Criminal Damage to Other Buildings	146		86		-60	- 41.1%
Criminal Damage to Vehicles	512		414		-98	- 19.1%
Criminal Damage Other	230		235		5	+ 2.2%
Racially Aggravated Criminal Damage	3		5		2	+ 66.7%
Arson	37		22		-15	- 40.5%
Other Crimes Against Society	1,203		1,229		26	+ 2.2%
All Drugs Offences	625		726		101	+ 16.2%
Possession of Weapons Offences	34		47		13	+ 38.2%
Public Order Offences	432		336		-96	- 22.2%
Miscellaneous Crimes Against Society	112		120		8	+ 7.1%
All Racially Aggravated Crime	58		81		23	+ 39.7%
Metal Theft	24		55		31	+ 129.2%
Metal Infrastructure	8		15		7	+ 87.5%
Metal Non Infrastructure	16		40		24	+ 150.0%
Hate Crime	70		96		26	+ 37.1%
Violent Crime (excl Serious Sexual Offences and D	1,194		791		-403	- 33.8%
Going equipped for stealing etc	9		11		2	+ 22.2%
Handling stolen goods	23		29		6	+ 26.1%

Categories coloured white constitute a breakdown of the category in grey immediately above it.

Overall the scanning revealed most crime types were reducing or plateauing. This provides the Partnership with an opportunity to investigate specific areas of concern and underlying themes that influence or contribute to crime and anti-social behaviour.

Figure 1: Total crime for Cambridge, long term trend, by month



Source: iQuanta

High volume crimes remain as cycle crime, shoplifting, violence against the person and criminal damage. These crime types account for roughly half of all crime in Cambridge City. Shoplifting is not currently a priority for the Partnership, although the Partnership tackles crimes against business through their support of CAMBAC⁴. Criminal damage has reduced by 51% since 2006/07 and has recorded year on year decreases.

Whilst violence against the person accounts for nearly 11% of all crime, the volume has reduced by 35% comparing 2012/13 with 2007/08 (20% reduction in England and Wales). The reduction recorded comparing 2012/13 with 2011/12 was 17% for Cambridgeshire and 4% for England and Wales. These figures provide the context for the substantial decreases of recorded violence in Cambridge City.

Anti-social behaviour has also seen a reduction in the long term, however due to the changes in recording standards it is hard to estimate the exact magnitude of the decrease. Overall, the focus for the Partnership has been shifting away from reducing volume of incidents to those that disproportionately affect the community or those that are associated with vulnerable people.

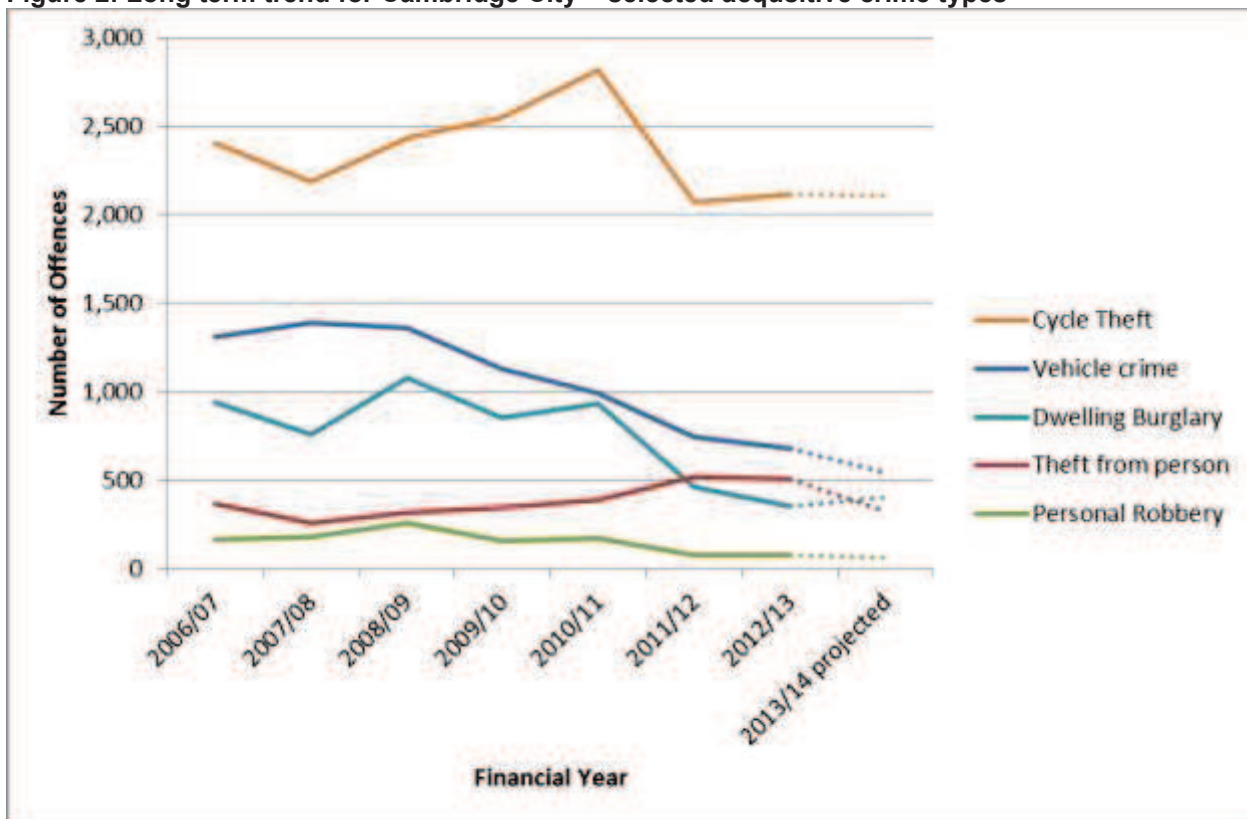
⁴ Cambridge Business against crime

Section 4: Personal Acquisitive Crime

This section will outline the trends and patterns of personal acquisitive crime within the City. It will cover crime types where the victim was an individual rather than a business or community.

Overall most acquisitive crime types have recorded a reduction in the last seven years. This follows the pattern of overall reductions in crimes. However, peaks have been seen in some crime types e.g. cycle theft and personal theft.

Figure 2: Long term trend for Cambridge City – selected acquisitive crime types⁵



Cycle crime

Cycle crime remains the highest volume of this group of crimes. Cambridge City has long been associated with cycling and rates of cycling are the highest in the country. It can be seen from figure 2 above that over the last five years the volume has shown an overall reduction. However, it should be noted that 2010/11 recorded a substantial peak. Comparing 2012/13 with last year England and Wales recorded a 16% decrease, however, Cambridge City recorded a 2% increase. The figures to date for 2013/14 are promising; however October is the peak month for cycle crime.

⁵ Projections are based on the assumption that the second half of the year will record the same volume as the first half of the year.

Vehicle crime

Vehicle crime recorded a reduction of 48% between 2006/07 and 2012/13. A slightly smaller reduction was recorded nationally (41% reduction between 2007/08 and 2012/13⁶). Year to date (April – September 2013) only 270 offences have been recorded, whilst in the same period last year 316 offences were recorded. If this trend continues another reduction will hopefully be recorded for 2013/14.

Dwelling burglary

Whilst dwelling burglary has seen fluctuations over the years, the progress made on reducing the volume is substantial. The overall long term trend is a reduction. In 2006/07 the average offences per month was 79, this monthly average rose to 90 in 2008/09. However, the level for 2012/13 was on average 29 offences per month. In the last 18 months the highest figure recorded was 47 offences in July 2012. For the first six months of 2013/14 there was a total of 200 offences recorded, an average of 33 per month.

The table below reveals the reductions Cambridge City has recorded comparing 2012/13 with previous years and compares these to the reductions over the same periods recorded for England and Wales.

Table 3: Percentage change in police recorded dwelling burglary for 2012/13

	2006/07	2007/08	2011/12
Cambridge City	-62.8%	-53.8%	-23.9%
England & Wales	unknown	-19%	-7%

The Partnership will need to be mindful of the successes to date when exploring any future options for tackling this crime type.

Personal Robbery

The volume of offences of personal robbery per month remain low, however fluctuations were recorded. The total annual figure has not exceeded the peak of 260 offences recorded in 2008/09. In 2012/13 a total of 79 offences were recorded and so far this year (April – September 2013) only 31 offences have been recorded.

Theft from the person

The only crime type displaying the opposite trend and actually recording increases in recent years is theft from the person. Between 2007/08 and 2011/12 the volume of offences increased from 259 to 521. However, in 2012/13 503 offences were recorded showing a reduction on the previous year. Year to date (April – September 2013) 161 offences were recorded compared with 236 in the same period last year. If this trend continues for 2013/14 then another reduction may well be achieved. However, the volume may still remain higher than the 2008/09 figure.

⁶ ONS [Bulletin Tables - Crime in England and Wales, Year Ending March 2013](#)

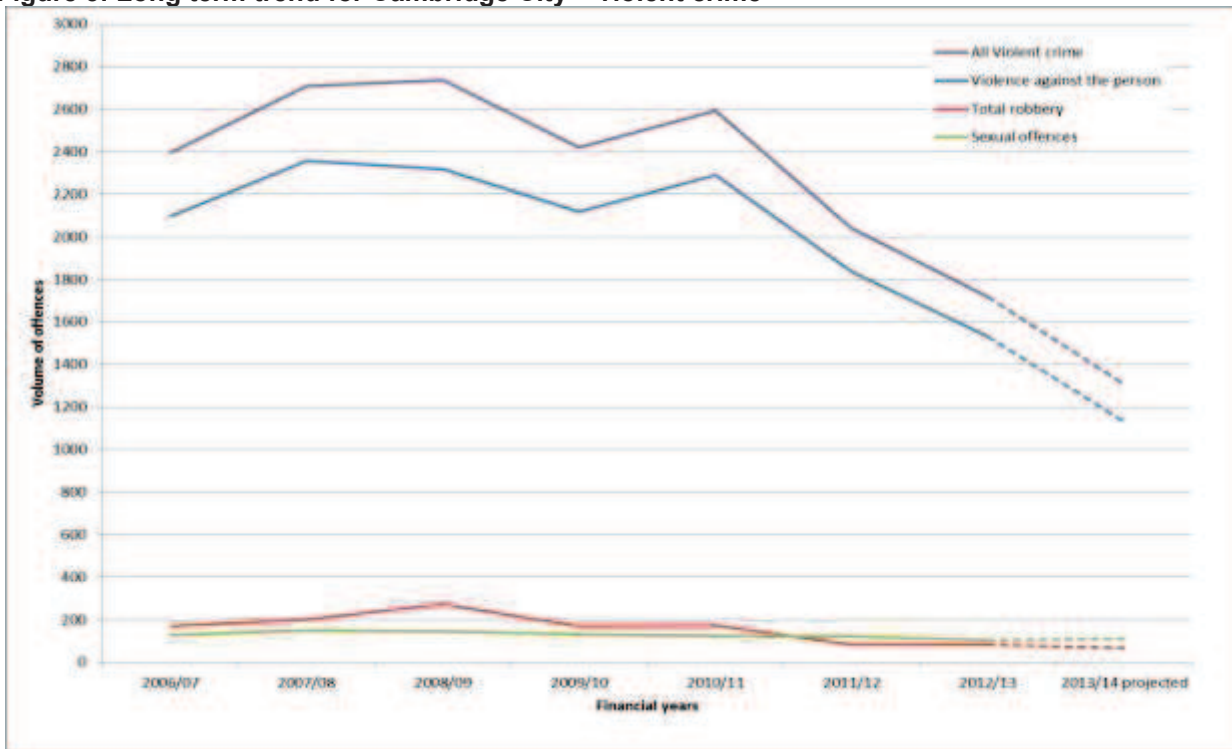
Section 5: Violent Crime

This section will cover the priority area of alcohol-related violence, but also includes analysis on other types of violence that are of importance to the Partnership when reviewing its priorities for the forthcoming year.

Overall patterns of violence

Over the long term, the reduction in violent crime is substantial. The reduction is driven by the reduction in violence against the person (VAP). Total robbery has roughly halved between 2006/07 and 2012/13 (169 offences to 82 offences). Between April and September 2013 there were a total of 33 robberies recorded. There has been a small decrease in sexual offences from 127 to 104 offences between 2006/07 and 2012/13.

Figure 3: Long term trend for Cambridge City – violent crime



Overall, VAP is reducing. In terms of trend, police recorded VAP has reduced by 20% over the last 12 months (October 2012 to September 2013 compared with October 2011 to September 2012). Nationally police recorded violence reduced by 3% comparing the 12 months ending July 2013 with the previous 12 months. Therefore the level of reduction seen in Cambridge City is far higher than that reported nationally.

Evidence from the crime survey for England and Wales indicates that violent incidents has decreased by 5% for year ending June 2013, compared to year ending June 2012⁷. This is self-reported victimisation and includes offences not reported to the police. The long term trend for attendance at Addenbrookes Accident and Emergency department for assaults is reducing, as shown in figure 6.

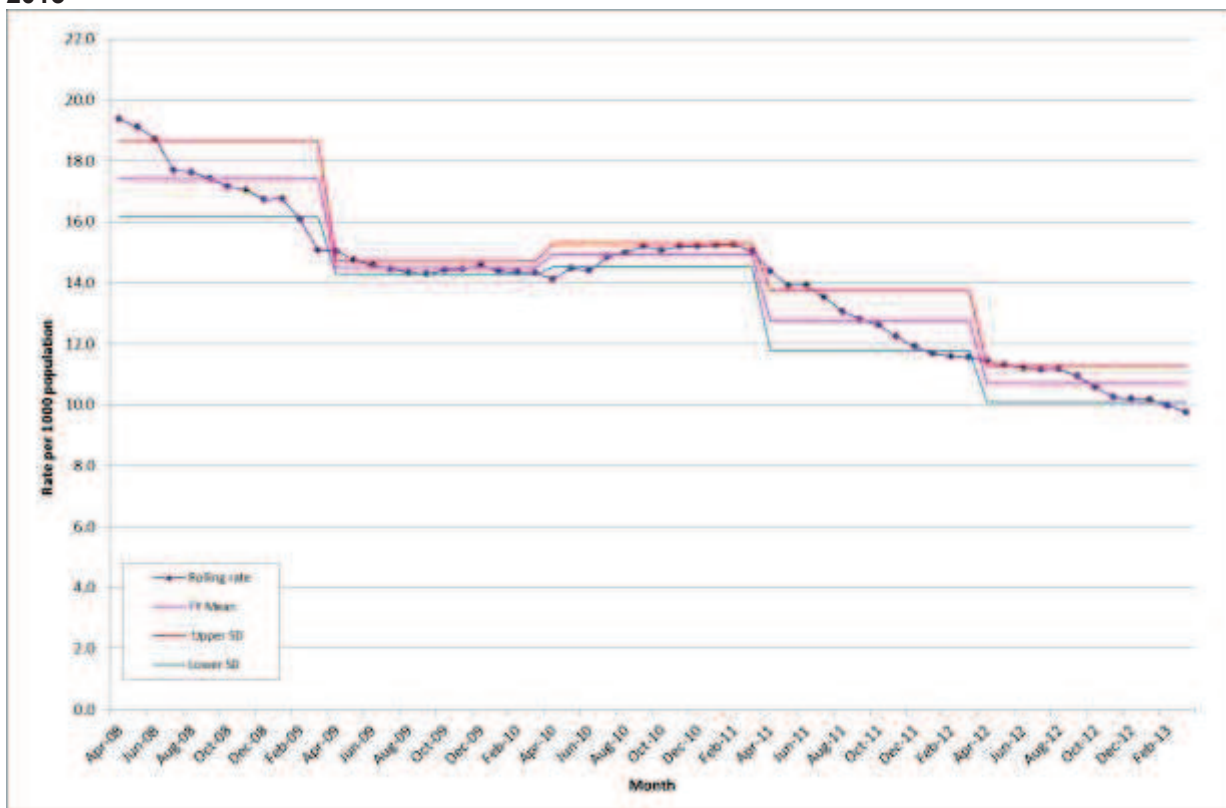
⁷ Statistical bulletin: Crime in England and Wales, Year Ending June 2013

Section 5.2: Alcohol related violence

Alcohol related violent crime is a current partnership priority and the partnership has a well-established task group in place. It has been a priority for the partnership for some years and due to the large reductions seen in violence, this is a good opportunity to thoroughly review progress and extent of the priority.

Police recorded VAP has reduced by 20% (271 less offences)⁸ over the last 12 months (October 2012 to September 2013 compared with October 2011 to September 2012). The long term trend, Figure 4 below, shows that the rate of VAP has reduced from a 12 month average of 19 per 1,000 people in August 2008 down to 9.6 per 1,000 people in September 2013.

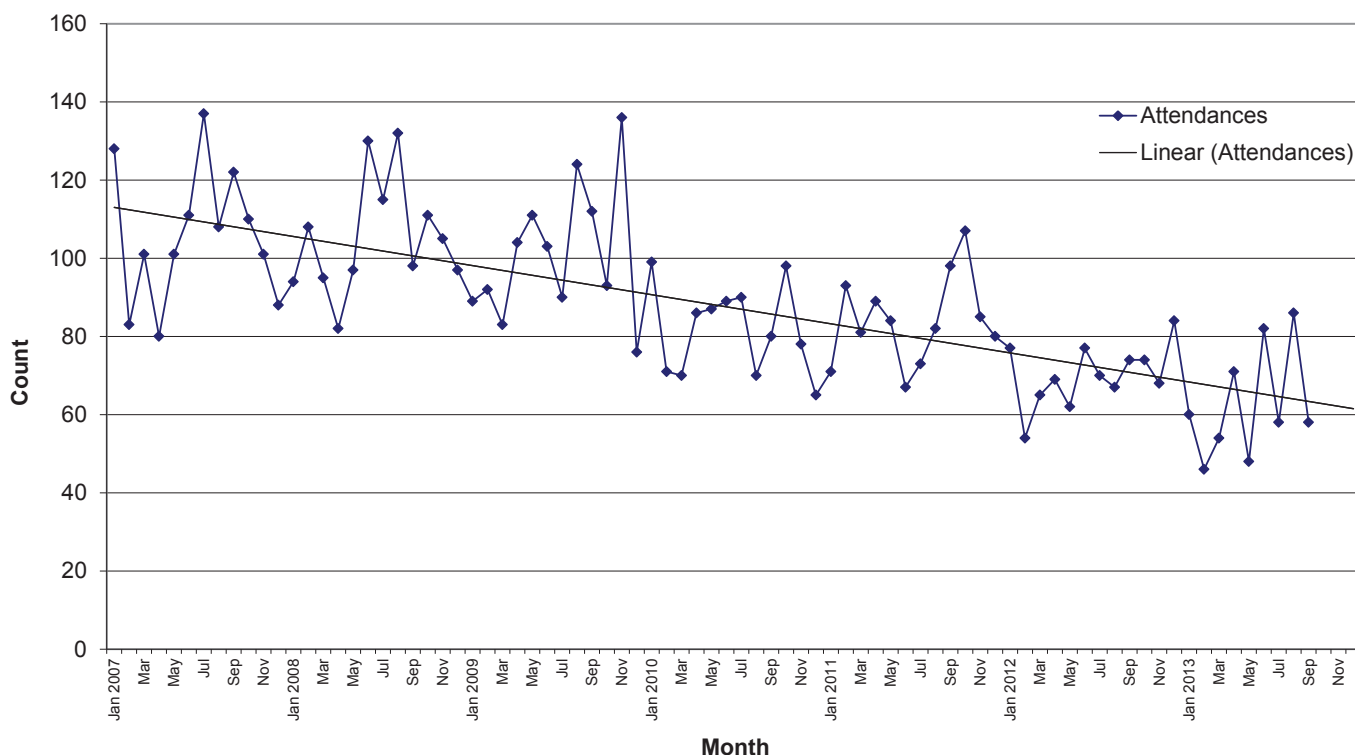
Figure 4: Rolling annual rate of recorded violence against the person in Cambridge City, Aug 2008 – Sept 2013



Attendances at Addenbrookes Accident and Emergency department which is reported as assault is also showing long term trend of decline, as seen in figure 5. This is very positive news and matches the trend seen in the police recorded violence against the person, thereby providing support to the conclusion that there is a true reduction in the volume of assaults.

⁸ Taken from Cadet Sept 2013

Figure 5: Attendances at Addenbrookes A&E department reported as assault, by quarter April 2007 to September 2013



The task group uses the Cardiff Model to review hotspots and problem premises' on a monthly basis and this work is 'business as usual'. Currently a problem exists with the sharing of ambulance trust data, the removal of the location field limits the task group from having the full picture for hotspots. The lack of location information within the Ambulance data is one area that could be tackled in the forthcoming year. This is a regional problem and whilst work is being done to address the problem there is no immediate solution.

Section 5.3: Sexual offences

Nationally and locally there has been a small increase in sexual offences; therefore analysis was conducted on this topic.

Overview of trend

There has been a percentage increase in the force area (Cambridgeshire & Peterborough) in sexual offences, this mirrors the national picture. The number of recorded offences is small and therefore any increase will show a high percentage change. Sexual offences form a group of offences that are substantially under-reported; therefore typically increases in reporting of these crimes are seen as positive.

Table 4 provides the volume and rate of sexual offences for Cambridge City over the past six financial years and year to date for 2013/14. Overall the rate has not changed substantially, although it remains higher than the rate for Cambridgeshire.

Table 4: Police recorded sexual offences in Cambridge City

Year	Volume	Rate per 1,000 population	Rate for Cambridgeshire
2008/09	145	1.23	0.78
2009/10	131	1.10	0.73
2010/11	126	1.05	0.78
2011/12	138	1.14	0.75
2012/13	104	0.89	0.63
2013/14 (Apr-Sep)	55		

National context

In 2011/12, the police recorded a total of 53,700 sexual offences across England and Wales. The most serious sexual offences of 'rape' (16,000 offences) and 'sexual assault' (22,100 offences) accounted for 71% of sexual offences recorded by the police. This differs from victims responding to the Crime Survey for England and Wales (CSEW) in 2011/12, the majority of whom were reporting being victims of other sexual offences outside the most serious category⁹.

Under-reporting in sexual offences is still considered to be significant. The national survey found that only 13% of women that had been victims of the most serious sexual offences in the last year stated they had reported it to the police. Frequently cited reasons for not reporting the crime were that it was 'embarrassing', they 'didn't think the police could do much to help', that the incident was 'too trivial or not worth reporting', or that they saw it as a 'private/family matter and not police business'.¹⁰

Concern is currently being raised as to the decrease in referrals to the Crown Prosecution Service from Police forces in England for rape. There issue of public confidence in the way victims will be treated continues to be a barrier for reporting of crimes.¹¹

Reporting to and response by Cambridgeshire Constabulary

There has been an increase recently in historical reports of sexual offences both nationally and locally (between 2011/12 and 2012/13 the proportion of crimes recorded more than 2 years after the offence occurred increased by approximately 6%). This is likely to have been triggered by an increase in confidence in the reporting process following Operation Yewtree and other celebrity related cases. The constabulary indicate that local figures show peaks in reporting associated with key media coverage.

Services delivered within the Cambridgeshire Constabulary Force area include;

- The Sexual Assault Referral Centre (SARC) services including Independent Sexual Violence Advocacy Service (ISVAS)

⁹ An overview of sexual offending in England and Wales, Ministry of Justice, Home Office and the Office for National Statistics - January 2013

¹⁰ Sexual Offences in England and Wales year ending June 2013, Office for National Statistics

¹¹ <http://www.bbc.co.uk/news/uk-24692104>

- Increase in Independent Domestic Violence Advocacy Service (IDVAS) provision for partner/ex-partner cases of abuse
- Use of Domestic Abuse, Stalking and Honour based Violence (DASH) risk assessment as a tool (Question 19 highlighting sexual violence)
- Introduction of Domestic Abuse Investigations and Safeguarding Unit (DAISU) leading to increase in disclosure of sexual offences. (Around 90 per cent of victims of the most serious sexual offences in the previous year knew the perpetrator, compared with less than half for other sexual offences.)

Section 5.4: Other Violence

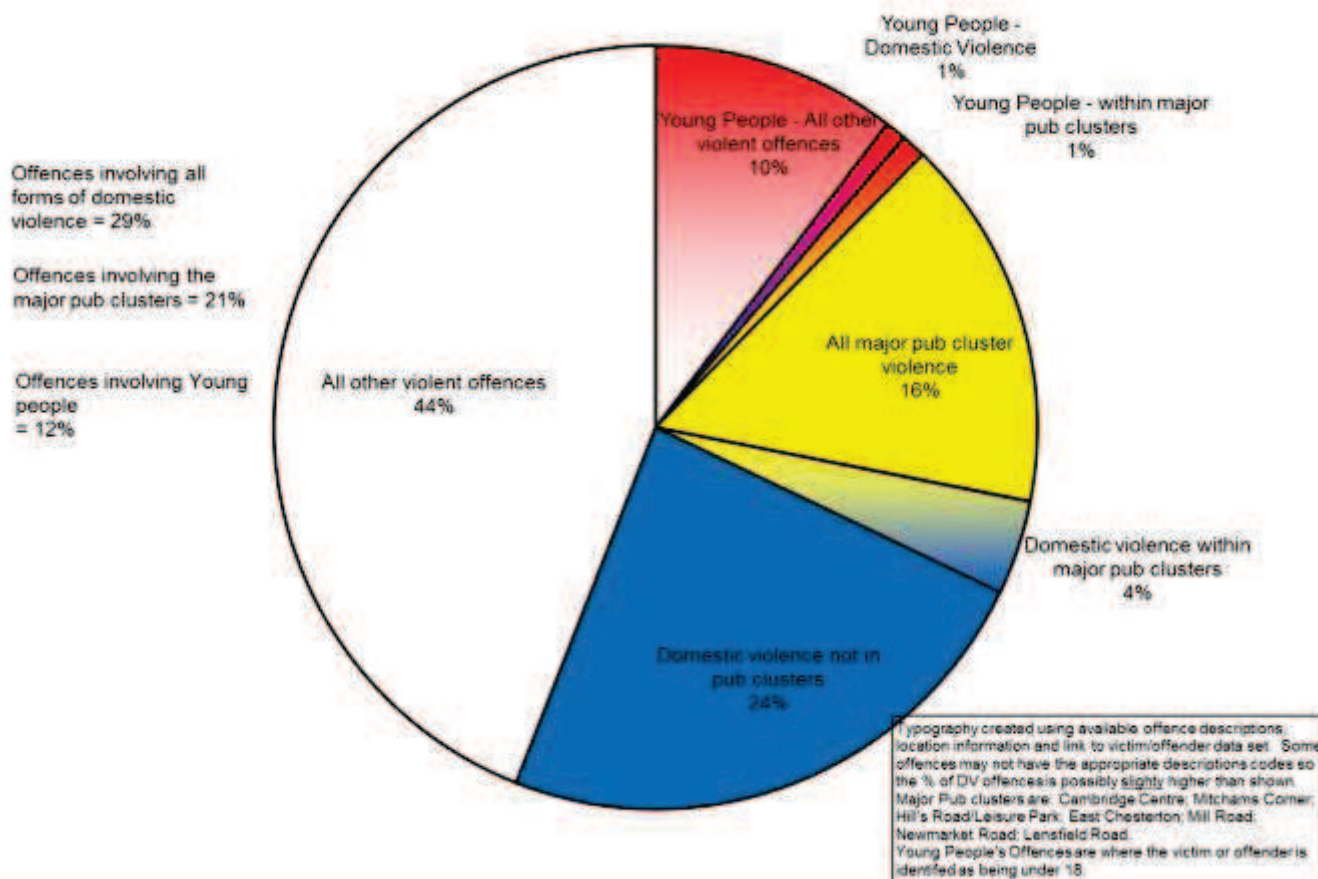
Due to the decrease in the proportion of alcohol related violence, analysis was conducted on what other violence is occurring in the City. This was to establish if there were emerging trends or areas of concern relevant to the Community Safety Partnership.

Typography of violence

As already stated, police recorded violent crime has reduced over the last few years. When looking at the typography of violent offences in the City over time, 2010¹² to 2012; there has been a change in proportion of types of violence. The typography of violence in the City for 2012 is shown in figure 6. As always accuracy of data and recording practices affect robustness of analysis and some changes may be accounted for by those factors.

¹² The typography of 2010 is shown in Appendix 1

Figure 6: Typography of police recorded violent offences within Cambridge 2012



Differences between 2010 and 2012

The proportion of violent offences in a pub cluster seems to have dropped dramatically from 46% to 21%. The proportion of violent crimes which involved domestic violence has increased from 18% to 29%. This change may be as a result of work to reduce night-time related violence and to increase reporting of domestic violence. However, there is no substantial evidence to categorically explain the reason for the change. We cannot compare how much of the domestic violence is ex-partner, partner or non-partner as the recording of these markers has changed and these types are no longer included, instead all domestic violence is grouped together, this changed part way through 2012.

The proportion of 'other violence' has increased from 31% to 44% this could be as a result of markers not being recorded in a standardised way across the force or perhaps they are used less. Or as major violence like that in pub cluster is tackled and is reduced the proportion of other violence increased. Violent offences involving young people has remained at roughly the same proportion, 13% and 12% for 2010 and 2012 retrospectively.

What and where is 'other violence'?

Due to the increase and unknown information around the category 'other violence' analysis was done on a full year of 2012 data. This was also compared to 2010 data. Other violence was defined as those offences which were not in a pub cluster, did not have a domestic violence marker and did

not involve a young person. Hotspot analysis was conducted on both 2010 and 2012 data. The results are shown in appendix 3. It shows that the hotspots of other violence are mostly situated in the north of the City. The hotspots in Arbury and Chesterton appear to have expanded over the last two years.

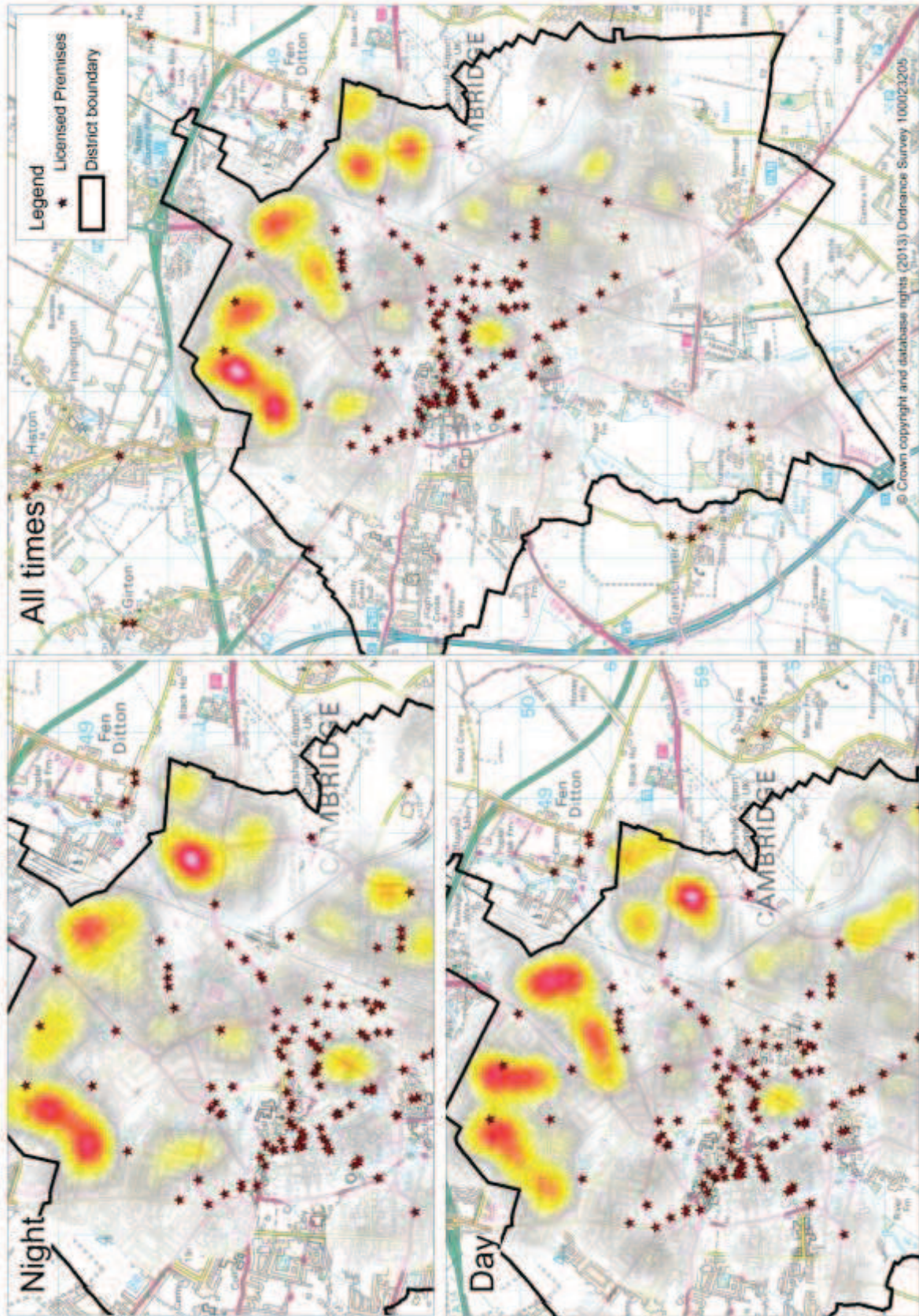
Table 5: Top 4 wards with the highest percentages of the other violence

Ward	% of all other violence 2010	Rank in 2010 based on % of all other violence	% of all other violence 2012	Rank in 2012 based on % of all other violence
Abbey	16	2	17	1
King's Hedges	18	1	15	3
East Chesterton	11	3	15	2
Arbury	9	4	9	4

Further analysis was conducted on other violence from 2012; this excluded any offences defined as assault on a constable. Time of day analysis was also conducted as shown in the figure overleaf. In this case night was defined as offences which occurred after 6pm till 5.59am and day time was 6am to 5.59pm. 57% of offences occurred within the night. The hotspots mostly appear in residential areas, one of the larger hotspots is in Arbury in particular around Kingsway's flats, which is a particular hotspot at night time compared to the day time. Ditton Fields also appears as a hotspot in the night time, compared to the day time, when Barnwell road is more of a hotspot. East Chesterton also has two different hotspot areas, dependent on time of day.

Common assault accounted for 28% of all other offences (14% in Abbey, 20% in East Chesterton and 16% Kings Hedges). Public fear, alarm and distress accounted for 17% and assault with injury account for 18% of all other violent offences. Given that domestic violence is under reported, it is probable that some of the common assault in residential areas is actually domestic violence (albeit without the marker). It was not possible to conduct the analysis to determine the exact extend to which domestic abuse is associated with these crimes within this strategic assessment and it is worth noting that non-domestic assaults take place across the City. It is important for the partnership to discuss how to identify and reduce this other violence.

Figure 7: Hotspot map by time of day for 'other violence' in Cambridge City in 2012



Section 6: Anti-Social Behaviour and Community Concerns

This section covers both recorded anti-social behaviour and issues raised through area committees.

Section 6.1: Overview

Anti-Social Behaviour (ASB) does not occur uniformly across the City and geographic hotspots exist. Heavily used areas are prone to higher levels of ASB particularly when used by a variety of groups of people. Cambridge City has a large number of green spaces which are popular with residents and tourists. Police recorded incidents of ASB are at their greatest in the City Centre and other areas with a significant number of licensed premises or other social / economic activity. For case work led by the City Council the ward of Abbey has the highest number of ASB cases; these include noise problems, disruptive young people, and intimidation and harassment. It is worth remembering that Abbey ward has the highest population and that ASB is affected by an individual's perceptions and experiences. What is considered anti-social to one person is not by another. Feedback from surveys about what is most disruptive to the majority should be kept in mind when planning services and interventions. This way a response will be proportionate to the problem.

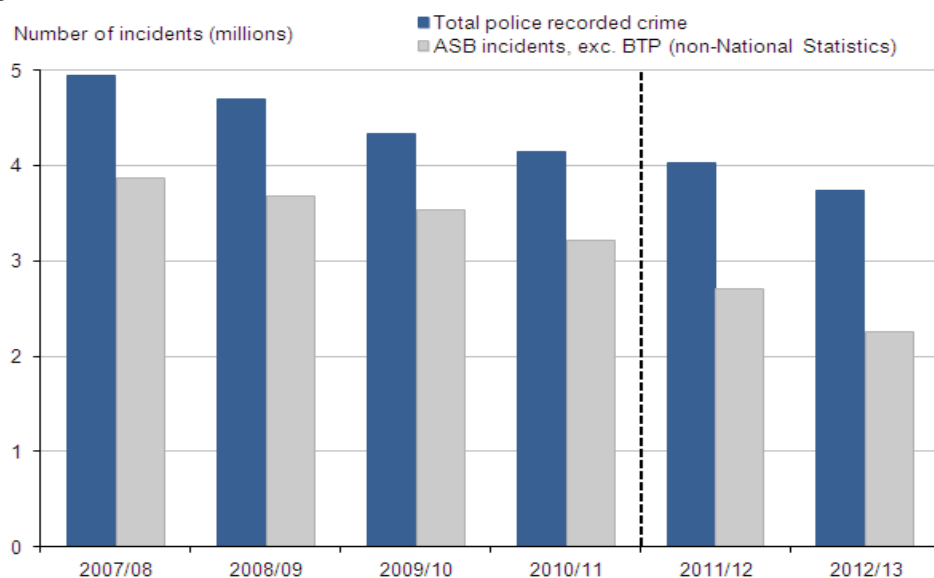
National summary

Nationally, a steady decline in anti-social behaviour has been observed in recent years. The reasons for this decline are not obvious, and not much speculation is available at either a national or local level. The data demonstrating the downward trend seems consistent but there are questions regarding the accuracy of the data.

The volume of police recorded crime and ASB show year on year decreases since 2007/08 (see Figure 8)¹³. However, ASB incident data are not an accredited national statistic because of well-known problems; the data is not subject to the requisite level of data assurance, there are problems with multiple reporting of a single incident, and inconsistencies exist between constabularies regarding reporting.

¹³ The Crime in England and Wales Report 2012

Figure 8: Police recorded crime and anti-social behaviour incidents, 2007/08 to year ending March 2013



Source: Crime in England and Wales, year ending September 2013.

However, recently an additional problem for between year comparisons in ASB rates has developed from changes to the reporting categories for ASB which took effect in 2011/12 –where 3 new categories replaced the 14 existing ones. Comparisons for the years leading up to the change in reporting categories can be made. It is probably reasonable to assume that the national trend showing a decline in ASB is real, as long as the problems with the data have been consistent over the time period, but the magnitude is not reliable.

Local trends for police recorded ASB

Cambridge City has recorded year on year reductions in total ASB incidents, as shown below. Even with using caution on the most recent figures, there appears to be further decreases in recording in the most recent year. As the new categories are not directly comparable with the previous ones, it is difficult to ascertain what impact the changes to the recording standards have had on the level of incidents.

Table 6: Police recorded ASB counts – long term trend Cambridge

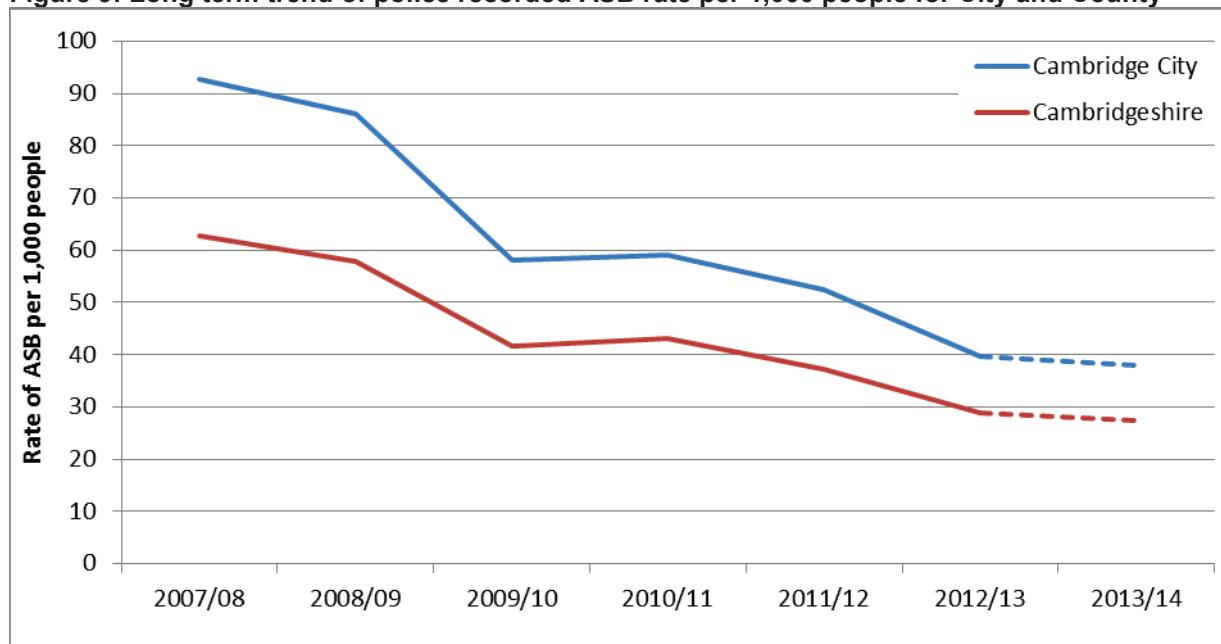
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	Last 12 months ¹⁴
Cambridge City	10,667	10,125	6,928	7,075	6,355	4,910	4,590
Year on year reductions		-5.1%	-31.6%	+2.2%	-10.2%	-22.7%	-6.5%
Reduction compared to 2007/08			-35.1%	-33.7%	-40.4%	-54%	-57%

Looking at the trend for Cambridge City, in 2007-08 the rate was 93 per 1,000 people in the latest financial year 2012-13; it has dropped to 40 per 1,000 people. This is a 54% reduction of ASB incidents since 2007/08. The latest set of 12 month data, remains at a rate of 40 incidents per 1,000 people. Cambridge City still has a higher rate of ASB per 1,000 people than the County (40

¹⁴ Last 12 months refers to Oct 12 to Sept 13

and 29 per 1,000 people retrospectively). Both rates for 2013/14 seem to still be showing a slow downward trend, although at some point it is expected to plateau.

Figure 9: Long term trend of police recorded ASB rate per 1,000 people for City and County⁵



Police recorded incidents of Anti-Social Behaviour

When looking at the distribution of incidents by Lower Super Output area (LSOA) level, which are small units of geography roughly of consistent size. The LSOA show pockets of concentration of high ASB. The top 5 LSOAs with the highest rate are highlighted a dark purple (see figure 10). When comparing the top 5 wards which have the highest rate of ASB it is interesting that the ward of Abbey and Kings Hedges who have the 3rd and 4th highest rates of ASB wards in the district (see appendix 4), have no LSOAs within the top 5. Market is the ward with the highest rate which is expected when you consider the pub clusters and the amount of visitors to that area in the city.

Table 7: LSOAs with the highest rate of police recorded ASB per 1,000 people October 2012 to September 13

LSOA 2011 code	Ward	Count Of ASB Incidents	Rate of ASB per 1,000 people
E01032797	Market	772	147
E01017983	Market	186	98
E01017987	Petersfield	137	79
E01017971	East Chesterton	113	68
E01017998	Romsey	111	65

The most significant 'hotspot' for reported ASB problems is in the centre of the City (Market ward). Outside of this area the LSOAs that cover Mitchams Corner (West Chesterton) and the area to the immediate east of East Road (Petersfield) also have significant rates of police recorded ASB. Shared factors between these areas are the number of licensed premises. The LSOA in East Chesterton does not appear to be connected to licensed premises. These incidents are concentrated to the residential area of the LSOA rather than the industrial area.

Around 67% of police recorded ASB was defined as nuisance and around 25% was ASB personal, out of this 14% was defined high and medium risk. This highlights how vulnerable the victim was. 7% was defined as environmental ASB.

Cambridge City Council Anti-Social Behaviour cases

From the 1st of August 2013 ASB case work information is recorded on E-CINs. However, the dataset is too small for analysis this year. Therefore Cambridge City Council provided information on their ASB cases which covered the period from October 2012 to July 2013. Information provided included type of ASB and which ward it occurred in. Cases are created following reports to the City Council and are largely from residential areas (unlike the bulk of police calls) and can involve the resolution of complex neighbour problems, harassment or other personal issues.

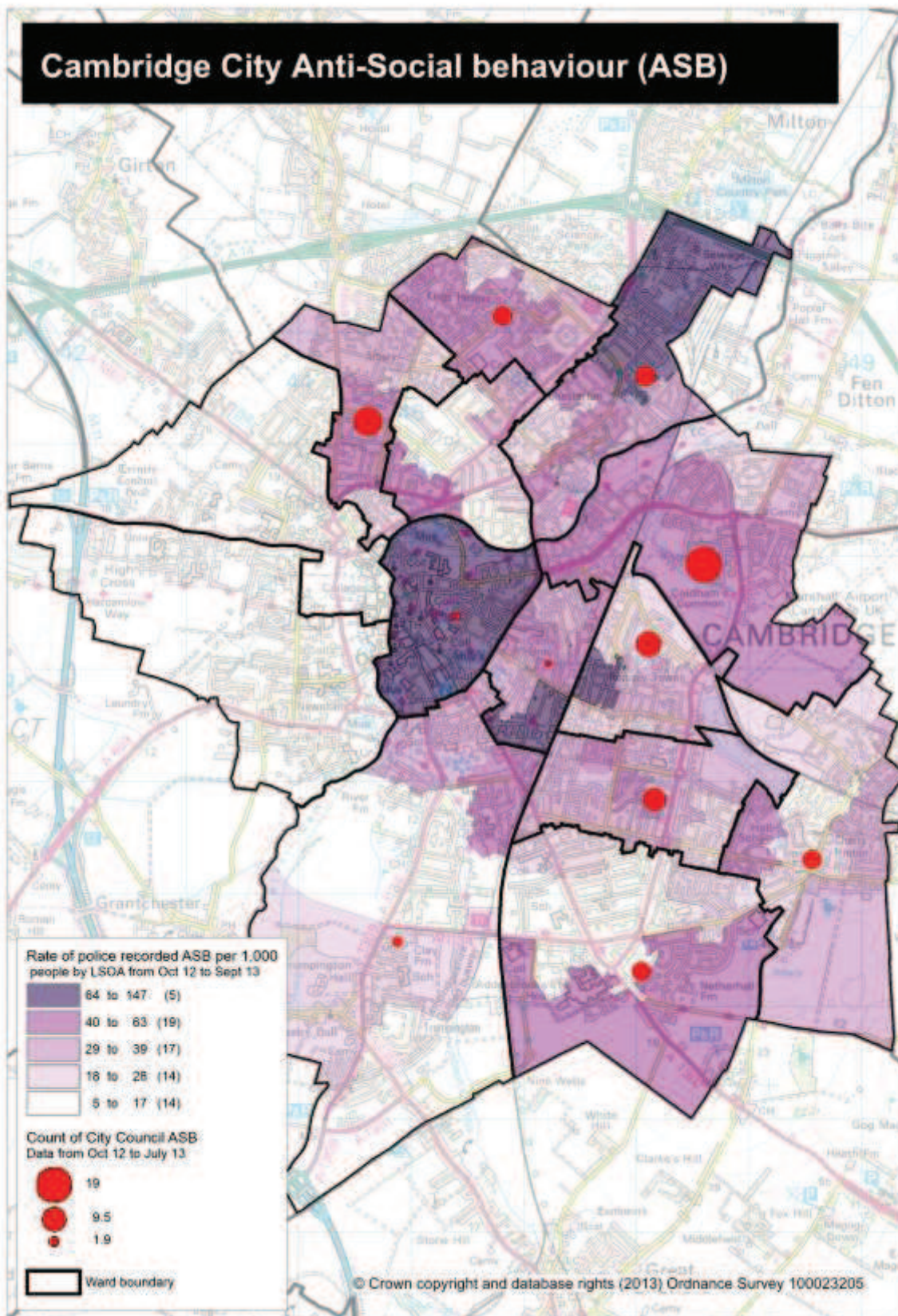
The caseload was provided with the following categories

- Neighbourhood Nuisance and harassment 56% (44 cases)
- Disruptive young people 15% (12 cases)
- Begging 10% (8 cases)
- Noise 6% (5 cases)
- Dangerous pets/vandalism, drug activity 12% (9 cases)

The ward of Abbey has the highest number of ASB cases (19) which is 23% of all City ASB cases. Arbury ward also had a high number of ASB cases compared to other wards (13 cases 16% of all City ASB cases), and like Abbey this has included incidents of disruptive young people and noise problems.

Newnham, Castle and West Chesterton had no City Council ASB cases, these are also the wards with the lowest rate of police recorded ASB. Although Market and Petersfield have had very few City Council ASB cases, they were the wards with the highest level of police recorded ASB. Different types of ASB occur at different locations, often reflecting the use of the space and the types of people most likely to report to agencies. The map (figure 10) shows the count of City Council ASB cases by each ward together with the rate of Police recorded ASB per 1,000 people in each LSOA.

Figure 10: Map of Cambridge City Anti-Social behaviour



Street-based ASB

Over the past year concerns have been raised about the level of street-based ASB and ASB caused by members of the street-life community. Street drinking and street based ASB is a problem faced in other locations across the country. Street drinker is a term that is used to homogenise a diverse range of people. The 2012/13 strategic assessment analysis was limited by the available data, although it did provide an in-depth analysis of the Chronically Excluded Adult (CEA) project. Additional commissioned analysis was completed in August 2013¹⁵ and presented to Cambridge Community Safety Partnership in October 2013 as part of a wider report examining resourcing to homeless and street based ASB issues. The research examined street-based ASB within Cambridge City and the key findings are included below.

- ASB associated with the keywords begging, homeless, drunk, alcohol and abusive language accounted for 47% of all ASB within the 'extended city centre area'¹⁶ in 2012/13. This covers the City centre itself, Mill Road, Mitchams Corner, the Grafton centre and key green space.
- ASB associated with just begging and homeless accounted for 16% of the total ASB within the extended city centre area' in 2012/13.
- ASB associated with all the keywords recorded a reduction of 26% between 2011/12 and 2012/13. Whilst ASB associated with begging and homeless reduced by 12% over the same period.
- It was notable that over a half of the 100 incidents in the sample was linked to alcohol. In particular, issues of street drinking and the night time economy.
- Some of the street drinking is clearly linked with individuals that have a street based lifestyle. Not all members of the street life community are homeless and not all members of the groups mentioned are causing disruption.
- Peaks for ASB across the day can be seen, those associated with the night time economy tend to be between 11pm and 4am, although there is likely to be some contribution to the early evening peak.
- Of the incidents reviewed it was evident that a quarter related to begging or those thought to be homeless.
- Certain individuals that are known to services appear to cause a substantial quantity of work. Seven repeat offenders were linked with 7% of ASB with keywords within the 'extended city centre area'.

¹⁵ Estimating the scale and nature of street based anti-social behaviour in Cambridge City, August 2013

¹⁶ As shown in Appendix 1

Due to the diverse range of individuals involved in street based ASB; there may be methods of engagement that are more suitable for some people than others. An individual's needs should be taken into consideration to achieve the most appropriate outcome; this may be support, enforcement or a combination of both. Work is being progressed looking at different management strategies to work with individuals based on need and engagement.

Issues raised at neighbourhood meetings

Previously information about issues in different neighbourhoods in the City has been gained from area committees. This year public opinion from the minutes of the area committees on crime and community safety is very limited. Out of all 4 neighbourhood areas in the City, when crime and community safety was mentioned it either related to vehicle problems, e.g speeding and parking or general ASB. Therefore compared to last year strategic assessment, little additional information was gained from scanning the minutes of the meetings.

Section 7: Children and Young People

This section adds to the understanding of issues facing children and young people in Cambridge City by focusing on a profile of younger victims.

Overview

Nationally there has been a significant amount of work carried out to show the risk factors for victimisation. These start prior to birth and continue throughout life. Protective factors against these risks can be present within a child's life, or once a risk is identified support/ interventions can be put in place early.

Under-reporting by victims

It is widely recognised that not all offences are reported to, or come to the attention of, the police. The Crime Survey of England and Wales indicates that only 39% of crimes against adults (16+ years) reported in the survey in 2011/2012, were reported to police (CSEW, 2012).

Offences committed against and by juveniles are no exception. The literature examining the reasons why under-reporting of offences against, and by, this age group occur, finds that it is dependent on a complex interplay of factors. Finkelhor and Wolak (2003) found that firstly, an incident needs to be recognised as a crime, the likelihood of which is increased when the:

- Victim is female
- Offender is an adult
- There are multiple offenders
- Physical injuries result
- There has been prior (non-negative) experience with the police

When victimisation of a juvenile is known to adult caretakers, deciding to involve the police is likely to be heavily influenced by jurisdictional factors (i.e multiple authority figures exist in childrens' lives that do not have the same influence in adult lives). Finkelhor and Wolak (2003) found that the two greatest determiners of reporting to the police were if the offender was an adult and if they were advised to report by schools, other agencies or individuals.

Indeed, the culture of under-reporting in the UK may be perpetuated by the guidance agreed by government, law enforcement agencies and schools, which recommend events between pupils during school hours remain within the management of the school and parents. This policy may stop young people becoming 'criminalised' unnecessarily, but could limit data sharing or multi-agency working to protect individuals or reduce repeat victimisation.

There is obviously great difficulty in achieving agreement on the appropriate response to criminal actions by and against young people. Whilst not all incidents occur within schools, a large proportion of bullying in particular occurs within schools. The definition of violence in schools, for example, is not agreed upon between disciplines (Brown *et al*, 2010). Indeed there is no clear agreement that

bullying is classed as violence (Brown *et al*, 2010). Therefore, it stands to reason that the management of crimes within schools is subject to the application of a diverse array of policies that are dependent on individual schools and the individuals involved. However, similar anti-social behaviour and lesser violent crime offences within the community are readily punishable by law when committed by adults.

Excluding police involvement, may be appropriate in many cases, but it would be interesting to evaluate the nature of the events handled by schools, parents and other agencies that are not reported to police to determine this more quantitatively.

Comparing Cambridge City to national statistics of juvenile victimisation and under-reporting

Until recently under-reporting has meant that quantifying crimes against juveniles was difficult. The Crime Survey of England Wales has now incorporated statistics of crimes against juveniles, but uses a markedly different methodology to that employed to obtain estimates for adults (Millard and Flately, 2010). There are two categories of crime that are used to produce crime statistics for children 10-15 years of age: 'broad measure' and 'preferred measure'. The 'preferred measure' seeks to exclude 'minor offences' that occur between peers and within families, in an effort to acknowledge that incidents considered crimes in an 'adult world' are not always so when they occur between children (Chaplain *et al*, 2011). The result was that 878,000 crimes were counted on the preferred measure and 1.4 Million on the 'broad measure', thereby decreasing the count by 37.3%. In light of the reasons, given by Finkelhor and Wolak (2003) regarding underreporting of juvenile victimisation, the 'preferred measure' statistics may be considered particularly conservative.

The proportion of children (10-15), in England and Wales that experienced victimisation (using the 'preferred measure') according to the CSEW 2011/12 was 15%. The population of 10-15 year olds in Cambridge City at this time was 6,084 (Census, 2011). Extrapolating from this 913 10-15 year olds living in Cambridge City are likely to have been a victim in the year 2011/12. Alarming, nowhere near this number reported crimes in Cambridge City. Recorded crimes by Cambridgeshire Constabulary show that there were only 188 10-15 year olds who were victims of crime in Cambridge City: only 3.1% of all 10-15 year olds in Cambridge City. This is obviously less than the 15% anticipated to have experienced victimisation. It may be that nationally 15% of juveniles that experienced victimisation is slightly higher than might be expected in Cambridge City, although it is unclear why that might be. On the face of it, under-reporting of crimes against juveniles is an issue that needs addressing in Cambridge City. Further understanding the nature of issues dealt with at schools may reveal that interventions are occurring at an appropriate time and place. However, there is currently no data sharing within Cambridgeshire that would enable the Community Safety Partnerships to examine this.

Crime types experienced by juveniles

Disparities between adult and juveniles also appear when looking at crime types experienced, and this is seen nationally (CSEW 2011/12) and internationally (Finkelhor and Wolak, 2003). Juveniles, for example, experience more violent crime than adults with the CSEW 2011/12 reporting 7.6% (preferred measure) compared to 3.0%, respectively. This increases to 12.1% for juveniles when looking at the 'broad measure'. This comparison must be made with caution given differences in methodology in determining the figures. However, it does demonstrate that the profile of crime types will be different for juveniles and therefore the focus of interventions will be different.

To get an idea of where attention might focus when tackling this issue in Cambridge city, we examined the types of offences that juvenile victims report in the CSEW 2011/2012 (see table 9).

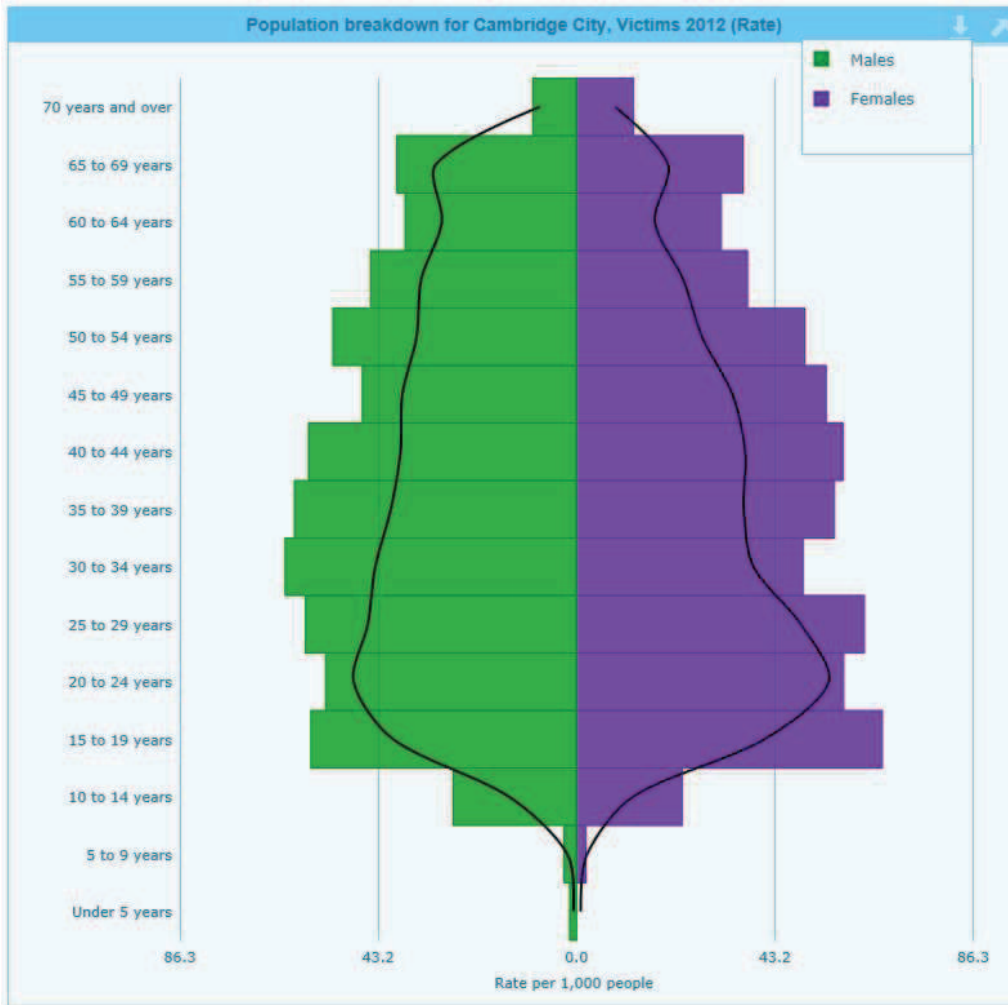
Table 8: Percentage of juveniles (10-15 years old) that experience crime, by crime type, using the 'preferred measure' for juveniles

Crime type	All juveniles (%)	Girls (%)	Boys (%)
All violent crime	7.6	4.6	10.5
All thefts	8.1	6.7	9.3
All crime against person	14.5	10.6	18.2
All crime against personal property	0.8	0.5	1.0
All Crime	15.0	11.0	18.9

Source: Crime Survey of England and Wales 2011

When looking at volume of victims, Cambridge City has more victims who are aged 20 to 24 years old. Cambridge City also has more victims who are aged 15 to 19 than victims who are in the age bands 35 plus. Cambridge City also has more victims who are aged 15 to 19 than any other district in Cambridgeshire. When looking at the rate of female victims per 1,000 people as shown in figure 13, the age band most at risk is, females aged 15 to 19 years old. Whereas for males the most at risk age band is 30 to 34 years old. Males aged 10 to 14 are more at risk of been victims than females of the same age, a rate of 27 compared to 23 retrospectively. The black line on the pyramid shows the rate for each age band for Cambridgeshire, Cambridge City has a higher rate for almost all age bands. The victim and offender needs assessment (VONA) update in May 2013 found that 51% of victims was male and 24% of victims were aged between 18 to 24 years old.

Figure 11: Victim histogram – rate per 1,000 population for Cambridge City for 2012



Section 8: Local Support for Countywide Issues

This section highlights where the Cambridge City Community Safety Partnership can support the work of Cambridgeshire wide initiatives to tackle domestic abuse and repeat offending.

Overview

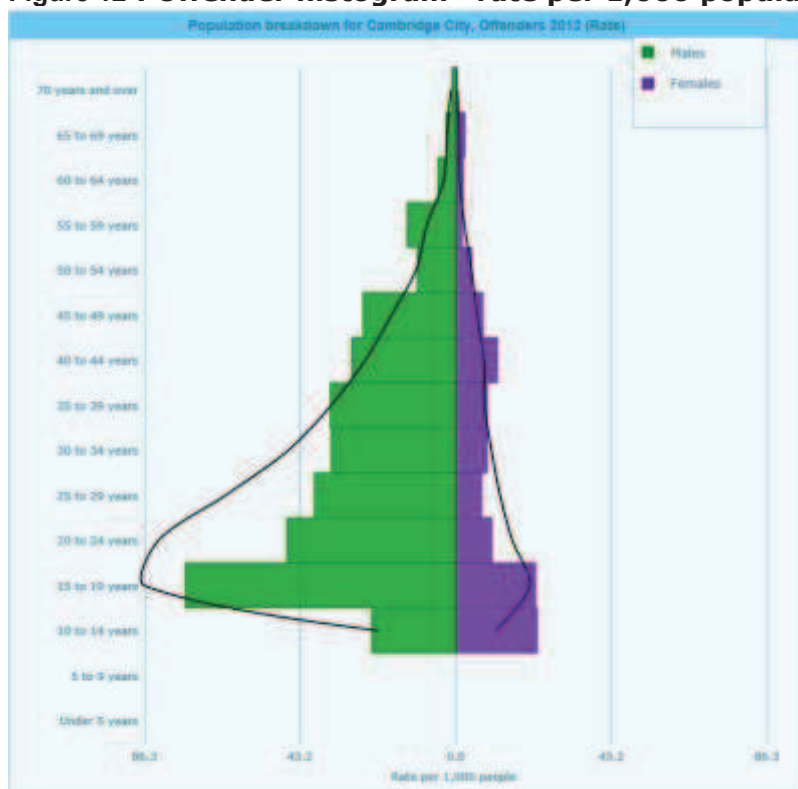
The evidence in the previous strategic assessment emphasised that the prolific offenders for Cambridge started at a young age and originated from the local area. This highlighted the need for ongoing prevention and early intervention work with those at risk of offending and young offenders. This section will briefly look at the overall profile of offenders in Cambridge City and the performance of the scheme tackling prolific offending.

Domestic Abuse remains a priority countywide in Cambridgeshire, with work continuing to prevent future and support current victims. This section will outline the longer-term trend for Cambridge City and the County.

Section 8.2: Offenders

Most of the offenders are male (as seen in green on the left hand side of the histogram). The most common age for a male offender is 20 to 24 years old (449). Over half all offenders are under 29. Whereas for females (as seen in purple on the right hand side of the histogram) the most common age band is younger, 15 to 19 years old. Cambridge City has a far higher number of offenders in almost all age bands compared to the other districts.

Figure 12 : Offender histogram –rate per 1,000 population for Cambridge City for 2012



When looking at the rate of offenders compared to Cambridgeshire (the black line) you can see that Cambridge City has a higher rate of female offenders aged 10 to 19 than the rest of the County. It also shows that the age who are most at risk of offending is those who are aged between 15 to 19 years old regardless of gender, although for females there could be slightly more 10 to 14 years at risk. Fenland is the only other district who has a higher rate of offending in males aged 15 to 19 years old.

Young Offenders

There were 33 first time entrants (FTE) to the Criminal Justice System (known to Cambridgeshire's Youth Offending Service) between April and September 2013 in Cambridge City. Just under half were girls. The two most common offence types were theft and handling (12) and violence against the person (9).

Work with young people in localities

A considerable amount of work has been done with youngsters who present a number of factors that could hugely impact on their risk of offending. In the north of the City, work has been done to tackle fire setting; the programme was called Phoenix and was run in partnership with the City Council and the Fire service. Work is also done around preventing theft and criminal damage and also on the impact of cannabis and alcohol.

Information from locality teams in Cambridge City, around young offenders and would be offenders that they work with says that the majority of their cases feature a young person who has either used cannabis, associates with somebody who uses or is aware of its presence in their community. Locality teams believe this is a city wide problem. Although cannabis is not the only element, that impacts on young people's risk taking or offending behaviour in the City. Many of the young people who partake in preventative offending work are either involved with social care or other professionals, are victims of domestic abuse or witness to and or suffer with learning difficulties or mental and emotional health issues. This is not an easy group of people to engage with as many lead chaotic lives.

Integrated Offender Management

Within Cambridgeshire there is a scheme, referred to as the Integrated Offender Management scheme (IOM), which manages the most prolific adult offenders, who tend to commit acquisitive crimes. The scheme is an adaption of an earlier scheme referred to as the prolific and problematic offenders scheme (PPO). At the end of October 2013 there were 30 offenders in the Cambridge City cohort, 9 of which were in custody at that date. The county total for the IOM cohort was 83, therefore Cambridge accounted for 36% of the IOM offenders, to set this figure in context Cambridge only makes up 20% of the population of Cambridgeshire.

In June 2013 the first performance report was published for the IOM scheme. This report examined convictions for a cohort of offenders in a specified monitoring period (September 2012 to February

2013), and compares them with a baseline period (four years prior to adoption into the scheme). The key performance measures are provided for the monitoring cohort for Cambridgeshire as a whole. This group was 51 offenders in total, of which 11 were from Cambridge City

This monitoring cohort was living in the community on the 1st of September 2012. The average age was 30 years; and the majority (88%) were male. Analysis of the offending history revealed that the average length between first and most recent convictions was nearly 14 years (the range being 8 months to 31 years). The average amount of time from adoption date of this cohort, up to 1st March 2013 is 20 months (nearly 2 years).

This monitoring cohort (51 offenders) recorded a total of 3,380 offences and an average of 66 offences per offender, as recorded on Police National Computer (PNC). The range of the number of offences per offender was from a minimum of 10 to a maximum of 193.

Overall the measures indicate a reduction in offending in the monitoring period for this cohort of offenders. 73% reduced both the rate and severity of offending. 6% of offenders reduced either their rate or their severity of offending but not both. A reduction in offending for the entire cohort at the same point in time is unlikely, as with all schemes of this type.

The three measures examined revealed that for the cohort

1. Twenty-four members (47%) did not re-offend during the six month sampling period
2. Thirty-nine members (76%) demonstrated a reduction in their rate of offending
3. Forty-one members (80%) showed a reduction in their severity score

Based on the above methodology;

- 37 of the 51 (73%) showed a reduction in both offending rates and severity score when compared to the baseline period.
- 9 of the 51 (18%) showed an increase in both offending rates and severity score.
- 2 of the 51 (4%) showed a decrease in offending rate, but an increase in severity score
- 1 of the 51 (2%) showed an increase in offending rate, but a decrease in severity score.

(These numbers add up to 49 instead of 51 because two offenders showed no change in one or other of the indicators).

Table 9 breaks down the offences committed by the monitoring cohort for Cambridge City and Cambridgeshire.

Table 9: Proportion of offences committed by offenders broken down by district of residence

District	Cambridge City	Cambridgeshire
SAC offences	20%	19%
Violent Crime	10%	13%
Criminal Damage	2%	7%
Theft	47%	37%
Drug offences	10%	7%
Other	11%	17%
All	100%	100%

Source: Cambridgeshire Integrated Offender Management Scheme, Performance Report: September 2012 cohort

The previous strategic assessment highlighted the factors most strongly associated with re-offending, in particular drugs, mental health and employment/training/education. The IOM scheme has during this year has also been supporting the mental health of members of the cohort by employing specialist workers.

Section 8.3: Domestic Abuse

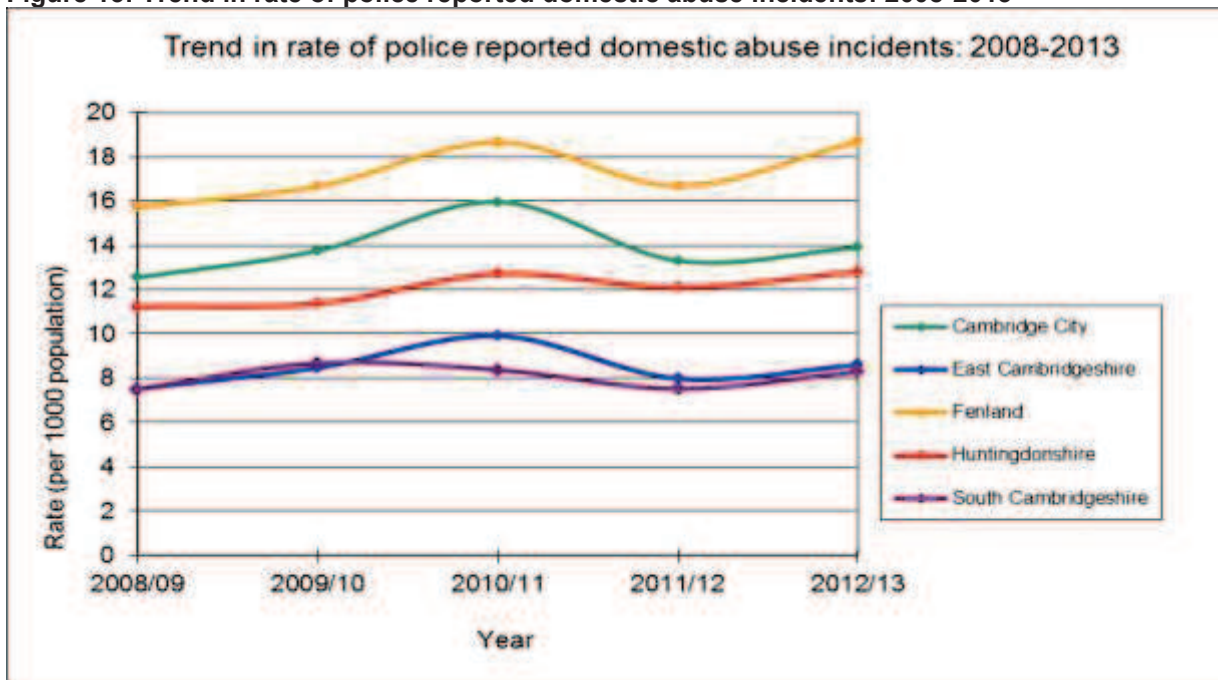
The term 'domestic abuse' describes the context in which types of crime can occur. In April this year the official Home Office definition changed to include two major elements of concern, victims aged 16-18 years of age and the ability to record patterns of coercive controlling behaviour that is often a large part of the abuse. This widening of the definition should have resulted in a small increase in reporting. However, it is not clear that this has occurred.¹⁷

The British Crime Survey 2010/11 includes a self-completion module on intimate violence. This covers emotional, financial and physical abuse by partners or family members, as well as sexual assaults and stalking experienced by 16-59 year olds. Women are more likely than men to have experienced all types of intimate violence. Overall, 30 per cent of women had experienced domestic violence since the age of 16.

Cambridge City continues to record the second highest rate of police recorded domestic abuse incident rates in the county. Over the past five years the trend has followed the county pattern with a peak in recorded incidents in 2010/11 as seen in Figure 13. Due to the substantial estimated under-reporting of domestic abuse, the aim for Cambridgeshire has been to increase reporting. This would allow for more victims to be offered support and to provide a clearer picture of the level and type of need locally.

¹⁷ Home Office definition

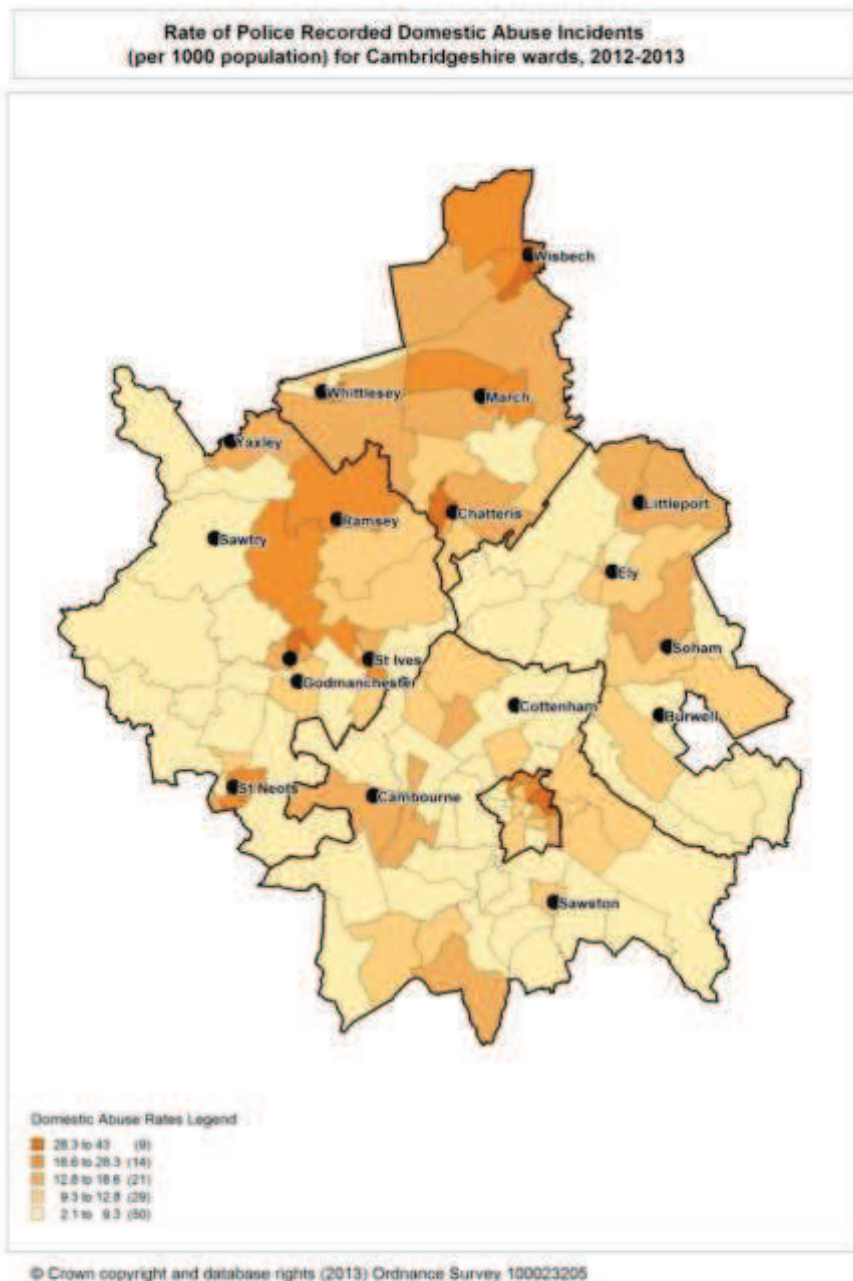
Figure 13: Trend in rate of police reported domestic abuse incidents: 2008-2013



Year to date (April – September 2013) a total of 868 incidents have been recorded in Cambridge City, compared to 982 incidents in the same period in the previous year. Further work is needed, if the Partnership is to continue to increase reporting levels of domestic abuse.

The map overleaf shows the ward rate for police recorded domestic abuse incidents. The north of the City shows higher rates than other wards.

Figure 14: Map of police recorded domestic abuse incident rates per 1,000, 2012/13



Young peoples' experiences

Currently within Cambridgeshire there are limited data sources exploring the experience of domestic abuse on children and young people either between parents or within their own intimate relationships. Self-reporting of children's experience of domestic abuse and associated behaviours is currently monitored through the Baldings survey.

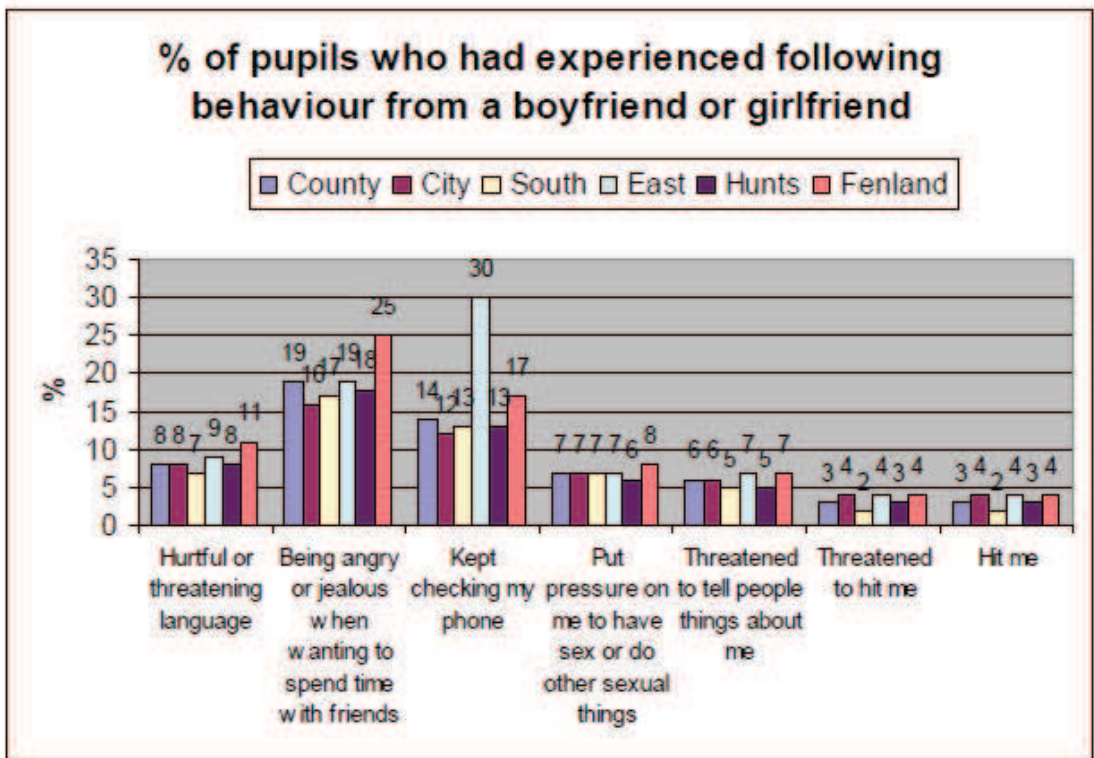
The following findings were from the 2012 survey which received approximately 5,000 responses from Year 8 (12-13 years of age) and Year 10 (14-15 years of age) pupils in Cambridgeshire schools.

- 29% of Cambridge City respondents said that they experienced shouting between adults that frightened them at least once or twice a month (27% Cambridgeshire)
- 7% of Cambridge City respondents said that they had experienced violence or aggression at home at least once or twice a month (7% Cambridgeshire)

The figure below provides an overview of their experiences. The data indicates that;

- 4% of respondents in Cambridge City reported having been hit by a boyfriend or girlfriend
- 9% responded that their boyfriend/girlfriend 'put pressure on me to have sex or do sexual things'

Figure 15: Self-reported experiences by young people of direct abuse



Source: Cambridgeshire Domestic Abuse and Sexual Violence Partnership – Annual Report 2012/13

Section 8.4: Road Safety

Road Safety reports are produced jointly by Cambridgeshire County Council and Cambridgeshire Constabulary annually. The 2012 report¹⁸ shows that Cambridge City has been recording an overall downward trend in road accidents. However, there has been a slight increase in the number of killed or seriously injured. Work continues to tackle road safety through local area committees and the County Road Safety Partnership.

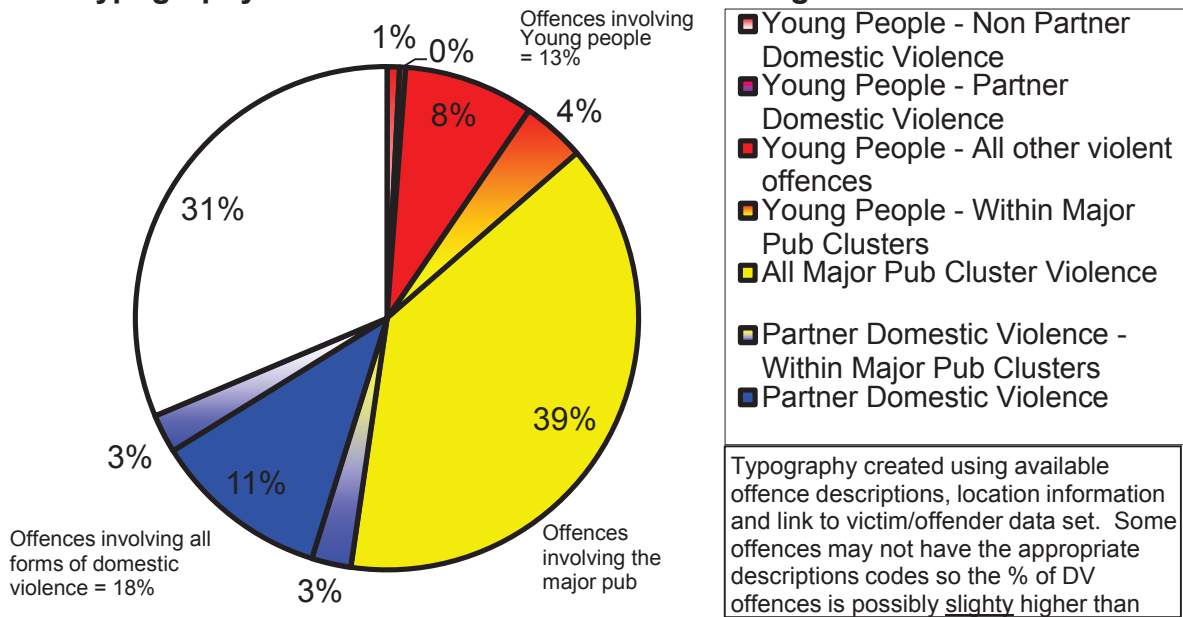
This year the way the data and report are produced is being reviewed and will be published in 2014.

¹⁸ <http://www.cambridgeshire.gov.uk/transport/monitoring/joint+road+casualty+report.htm>

Appendices

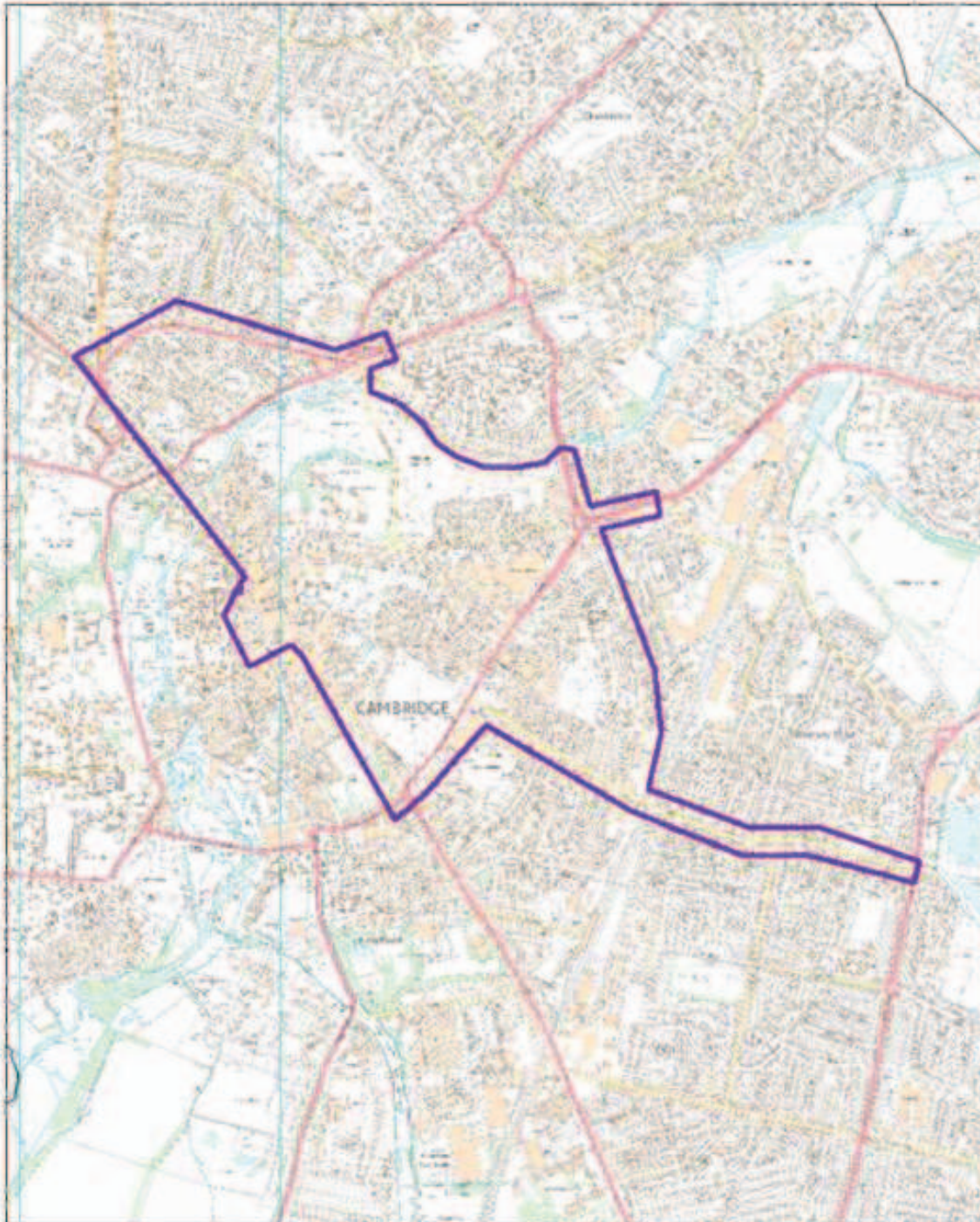
Appendix 1: Typography of violent offences in Cambridge 2010

Typography of violent offences within Cambridge 2010



Appendix 2: Map of extended town centre for examination of street based ASB

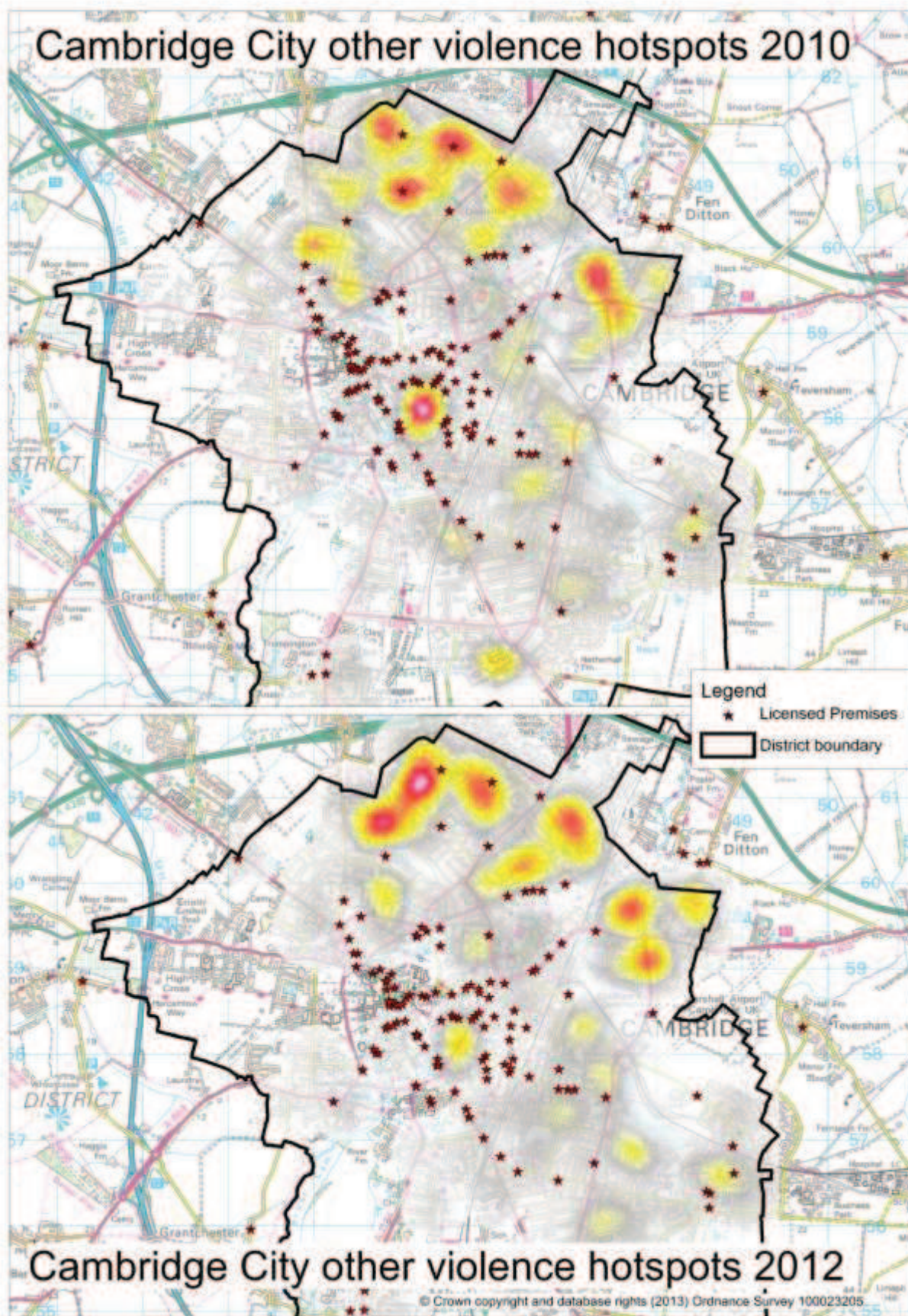
"extended town centre" for examination of street based ASB



Produced by Cambridge County Council, Research & Performance team

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Appendix 3: Map of other violence hotspots in Cambridge 2010 and 2012



Appendix 4: Table of rates per 1,000 of police recorded ASB in each ward

Ward	Rate of ASB per 1,000 people
Market	135
Petersfield	49
Abbey	43
King's Hedges	42
East Chesterton	41
Romsey	36
Arbury	34
Coleridge	31
West Chesterton	30
Trumpington	28
Cherry Hinton	27
Queen Edith's	21
Castle	11
Newnham	9

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About the Cambridgeshire County Council Research and Performance Team

The Research and Performance Team is the central research and information section of Cambridgeshire County Council. We use a variety of information about the people and economy of Cambridgeshire to help plan services for the county. The Research and Performance Team also supports a range of other partner agencies and partnerships.

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- Consultations and Surveys
- Crime and Community Safety
- Consultations
- Data Visualisation
- Economy and The Labour Market
- Health
- Housing
- Mapping and Geographic Information Systems (GIS)
- Population
- Pupil Forecasting

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APPENDIX 1 – 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 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

3.0 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*)

4.0 **Supplementary Planning Documents**

- 4.1 **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.
- 4.2 **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.
- 4.3 **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.
- 4.4 **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.
- 4.5 **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.
- 4.6 **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.

5.0 Material Considerations

Central Government Guidance

5.1 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.

5.2 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.

5.3 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.

5.6 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)

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Application Number	13/1618/FUL	Agenda Item	
Date Received	11th November 2013	Officer	Miss Catherine Linford
Target Date	6th January 2014		
Ward	Queen Ediths		
Site	26A Marshall Road Cambridge CB1 7TY		
Proposal	Demolition of Existing Building and Replacement with Proposed Residential Dwelling and Raising of Existing Dropped Kerb		
Applicant	H V Jackson & Sons c/o agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The loss of the industrial use complies with parts a), c) and e) of policy 7/3 of the Cambridge Local Plan (2006); 2. The proposed dwelling is of a high quality design and would have a positive visual impact on the streetscene; and 3. The proposed dwelling would not have a significant detrimental impact on the occupiers of neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 26A Marshall Road is situated on the southeastern side of Marshall Road. The surrounding area is predominantly residential, mainly consisting of terrace houses. The site is not within a Conservation Area.
- 1.2 The site is currently occupied by a two storey building, which forms the end of the terrace and is in use independently as a

workshop. The existing building stands in line with the front of the terrace, and fills the site. The building has a mono-pitch roof.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the erection of a dwelling, following the demolition of the existing building.

2.2 The ground floor of the proposed dwelling would fill the site, providing a hall, utility room, kitchen, dining area and WC. A small internal courtyard would be provided at ground floor level, which would lead up to a large terrace at first floor level. At first floor level the proposed house would be 1m deeper than the attached neighbour, 26 Marshall Road, and would provide a living room, a bedroom and a bathroom. The first floor terrace would be to the rear of this, accessed from the living room. A single storey studio would stand at the end of this terrace. Two bedrooms and a WC would be provided on the second floor. At the front of the house this would be within the roof, forming a second storey at the rear.

2.3 A bin and cycle store would be situated within the ground floor of the house, accessed from the alleyway at the side of the property.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Environmental Report

2.5 Amended plans have been received which show the following revisions:

- Accurate depiction of the attached neighbour, 26 Marshall Road
- Additional close boarded screening on the western boundary

3.0 SITE HISTORY

None

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/12 3/14 4/13 5/1 7/3 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 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>National Planning Practice Consultation</p>
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5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report there are no policies in the emerging Local Plan are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal makes no provision for off-street parking. This has the potential to increase demand for on-street parking in an area where such demand is already intense. A condition is recommended requiring a Traffic Management Plan.

Head of Refuse and Environment

- 6.2 No objection. Conditions are recommended relating to construction hours, collections and deliveries during construction, dust, contaminated land, and refuse storage.

Sustainable Drainage Engineer

- 6.3 No objection in principle but the opportunity should be taken to separate foul and surface water where possible to reduce the risk of pollution and increased flood risk. A condition is recommended requiring details of the foul and surface water drainage.
- 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 The owners/occupiers of the following addresses have made representations:
- 23 Blinco Grove
 - 25 Blinco Grove
 - 21-23 Marshall Road
- 7.2 The representations can be summarised as follows:
- Buildings vehicles will block the road when unloading materials
 - Overlooking and loss of privacy
 - The alleyway adjacent to the site provides access to the rear of properties in Marshall Road and Blinco Grove and this will be blocked by scaffolding
 - Construction noise and dust
 - No consultation by the developer with neighbours
- 7.3 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 existing building is currently in industrial use. Policy 7/3 of the Cambridge Local Plan (2006), which relates to the protection of industrial and storage space states that 'development, including changes of use, that results in loss of floorspace within Use Classes B1c), B2 and B8 will not be permitted where the site is identified on the Proposals Map as a protected industrial/storage site. Development, including changes of use that results in a loss of floorspace within Use Classes B1c), B2 and B8 elsewhere in the City will only be permitted if:

- a) There is sufficient supply of such floorspace in the City to meet the demand and/or vacancy rates are high; and either
- b) The proposed development will generate the same number or more unskilled or semi-skilled jobs than could be expected from the existing use; or
- c) The continuation of industrial and storage uses will be harmful to the environment or amenity of the area; or
- d) The loss of a small proportion of industrial or storage floorspace would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or
- e) Redevelopment for mixed use or residential development would be more appropriate.'

8.3 In my opinion, the proposal complies with parts a) c) and e) of policy 7/3 of the Local Plan. The applicant has provided

information regarding vacancy rates in the City and has demonstrated that vacancy rates are high and that these vacant units are in more practical locations with regards to access and impact on residential properties. In my opinion, this evidence demonstrates that the proposals comply with part a) of policy 7/3. The existing industrial use is relatively low key, but considering the established Use Class of the site, the existing building could be used more intensively as an industrial unit without the need for planning permission. In my opinion, because Marshall Road is a residential street the continuation of industrial use may well be harmful to the amenity of neighbouring residents and the proposals, therefore comply with part c) of policy 7/3 of the Local Plan. It is my view that a residential dwelling would be more appropriate for the site and the proposals, therefore, also comply with part e) of policy 7/3 of the Cambridge Local Plan (2006).

- 8.4 Policy 5/1 of the Cambridge Local Plan (2006) states that 'proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. Marshall Road and the surrounding streets are predominantly residential and it is my opinion that the proposed residential dwelling is therefore acceptable in principle.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 7/3 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.6 In my view, the existing building appears as an incongruous element in the streetscene due to its use, height, and roof design. The building is the only building in industrial use in an otherwise residential street; it is lower in height than the neighbouring dwellings; and it has a mono-pitch roof, which extends the length of the building and does not link well with the rest of the terrace.
- 8.7 The proposed dwelling would complete the terrace and is a modern take on a Victorian terrace house. The ridgeline of the proposed dwelling would be the same as the attached neighbour, 26 Marshall Road, and would complete the terrace in a more visually acceptable manner than the existing building. The front elevation of the proposed dwelling takes inspiration

from the existing building and the neighbouring Victorian houses. At ground floor level, the frontage is not dissimilar in appearance to the existing building, and the entrance door lines up with the entrance door of No. 26, adjacent to it. At first floor level, the window would be positioned in a similar place to the existing window and would be of a similar size, and would line up with the neighbouring windows at No. 26. In my opinion, the proposed dwelling would improve the appearance of the terrace and I consider it to be visually acceptable. To ensure that the materials used are appropriate, I recommend that samples are required by condition (6).

- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12, 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The neighbouring properties that may potentially be impacted on by the proposals are the attached neighbour to the southwest, 26 Marshall Road; the unattached neighbour to the northeast, 28 Marshall Road; and the neighbours to the rear 21-25 Blinco Grove.

Impact on 26 and 28 Marshall Road

- 8.10 The existing building is two storeys in height and fills the site. The proposed dwelling would be two storeys in height at a depth 1m greater than No. 26. For a depth of 7.3m the proposed dwelling would be single storey with a 1.8m high timber screen to the first floor terrace, from which there is access to a single storey studio at the end.
- 8.11 Due to its bulk and height, the existing building dominates and encloses the rear gardens of 26 and 28 Marshall Road, and it is my opinion that the impact of the proposed dwelling would be less detrimental than the existing situation. The two storey part of the building would be just 1m deeper than Nos. 26 and 28 and in my opinion would not be excessively dominant when viewed from these neighbouring houses. Neither property has objected.

- 8.12 The proposed first floor terrace would be screened by a timber, slatted screen. It is proposed that this screen is slatted so that it controls views out of the terrace, and allows daylight through. In my opinion, this part of the house would not be as dominant as the existing building. I am satisfied that the timber screen would prevent direct overlooking of Nos. 26 and 28 and recommend that details of this screen are required by condition (7).

Impact on 21-25 Blinco Grove

- 8.13 The proposed dwelling would stand to the southeast of 21-25 Blinco Grove. The rear gardens of these neighbouring properties are approximately 10m in length. The existing building dominates and overshadows the end parts of these neighbouring gardens, especially No. 23, and it is my opinion that the proposed dwelling would not exacerbate this situation as, on the common boundary, it is lower in height than the existing building.
- 8.14 At the rear of the building on the two storey part of the proposed dwelling, doors leading to the terrace are proposed at first floor level and a window is proposed at second floor level. There are no windows on the rear elevation of the existing building. The proposed doors at first floor level, leading from the living room to the terrace would be screened by the studio at the end of the terrace, which means there would be no potential for direct overlooking from here. The proposed window at second floor level would be situated 13.8m from the common boundary with the neighbouring houses on Blinco Grove, and although this window would overlook these neighbouring gardens it is my view that, due to the distances involved, the overlooking experienced would not impact on these neighbours to a degree significant enough to warrant refusal of the application.

Disruption from demolition and construction works

- 8.15 The pathway running down the northeastern side of the site provides access to the rear of houses on Marshall Road and Blinco Grove. Concern has raised that whilst the demolition and construction works are taking place this access will be blocked. Due to the constraints of the site, it is possible that this access way may become blocked. To minimise this I recommend that details of the contractors working arrangements are required by

condition (4). Concern has also been raised that the road will become blocked by deliveries. This is inevitable with any building works, and I recommend that the handling of this is also dealt with through this condition (4).

8.16 Due to the proximity of neighbouring residential properties I recommend that the hours of demolition and construction are controlled by condition (2) along with the hours for collections and deliveries (3). I also recommend that a method for dust suppression is required by condition (5).

8.17 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

8.18 The site has been used as a workshop and builders storage area since the 1930s. The applicant has submitted an Environmental Report as part of the application, and this concludes that intrusive investigation is required in order to assess any contamination on the site. Environmental Health agree with this and have recommended that this work is secured by condition (8).

8.19 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) policies 3/7 and 3/12.

Refuse Arrangements

8.20 A bin store is proposed within the ground floor of the house. The house would not have a traditional garden and the applicant has therefore not shown provision for a green bin on the submitted plans. The Waste Strategy Manager has advised me that a green bin would be required, but that a smaller 140 litre bin could be provided in this case. I recommend a condition requiring revised details of the bin store (9).

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

Car and Cycle Parking

Car Parking

- 8.22 No off street parking spaces are proposed, which is common on Marshall Road. Demand for on-street parking is high. The application proposes reinstating the kerb at the front of the building, which would provide additional space on the street. In my opinion, due to the location of the site close to the railway station and public transport routes it would be unreasonable to refuse the application due to a lack of off street parking spaces.

Cycle Parking

- 8.23 Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) states that three cycle parking spaces must be provided for a three-bedroom house. Three cycle parking spaces are proposed within the internal store and I consider this to be acceptable.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

No consultation by the developer with neighbours

- 8.25 There is no statutory requirement for developers to consult with neighbours prior to submitting and planning application, but it is encouraged.

Planning Obligations

- 8.26 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. Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. 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

- 8.27 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.
- 8.28 The application proposes the erection of one three-bedroom house. 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:

Outdoor sports facilities					
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		
3-bed	3	238	714	1	714
4-bed	4	238	952		
Total					714

Indoor sports facilities					
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		
3-bed	3	269	807	1	807
4-bed	4	269	1076		
Total					807

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726	1	726
4-bed	4	242	968		
Total					726

Provision for children and teenagers					
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		
3-bed	3	316	948	1	948
4-bed	4	316	1264		
Total					948

8.29 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 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

8.30 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:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882	1	1882
4-bed	1882		
Total			1882

8.31 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 Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.32 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:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

8.33 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 Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.34 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

8.35 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 In my opinion, the proposed residential use is more appropriate for the site than the existing industrial use. The proposed dwelling is of a high quality design and would have a positive visual impact on the streetscene, in my view, and would not have a significant detrimental impact on the occupiers of neighbouring properties. I, therefore, recommend that the application is approved subject to conditions and the completion of the S106 agreement.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 31 January 2014 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 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 written agreement of the local planning authority, 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. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
 - i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

- 5. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition/construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

- 6. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

- 7. Prior to occupation, full details of the timber screens to be installed around the terrace shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans.

Reason: In the interests of visual and residential amenity. (Cambridge Local Plan 2006, 3/4 and 3/7)

8. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

(b) 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.

(c) A site investigation report detailing all investigative works and sampling on site, together with the 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.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs d), e) and f).

(d) 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.

(e) 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.

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 post-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.

Reason: In the interests of the amenity of future occupiers. (Cambridge Local Plan 2006, policy 4/13)

9. No development shall commence until such time as full details of the on-site storage facilities for waste including waste for recycling have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be in accordance with the approved details. The approved facilities shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason; To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

10. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

INFORMATIVE: The demolition phase may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

Councils Supplementary Planning Document Sustainable Design and Construction 2007:
https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf

Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

INFORMATIVE: The Councils document Developers Guide to Contaminated Land in Cambridge provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Councils website on <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-andnuisance/land-pollution.en>.

INFORMATIVE: The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:-
<https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

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 31 January 2014, 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, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

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

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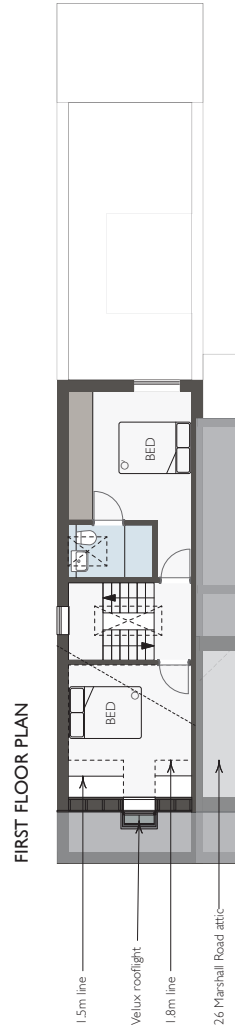
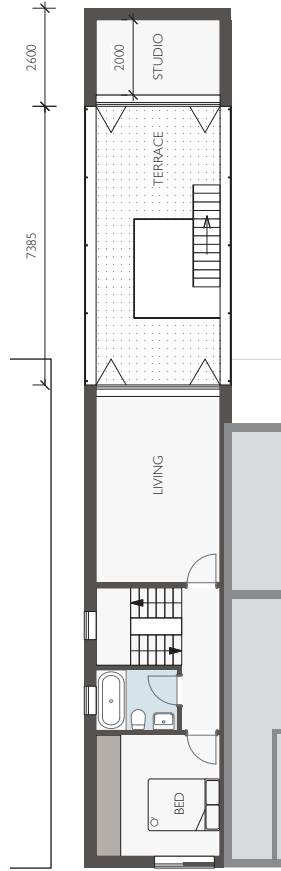
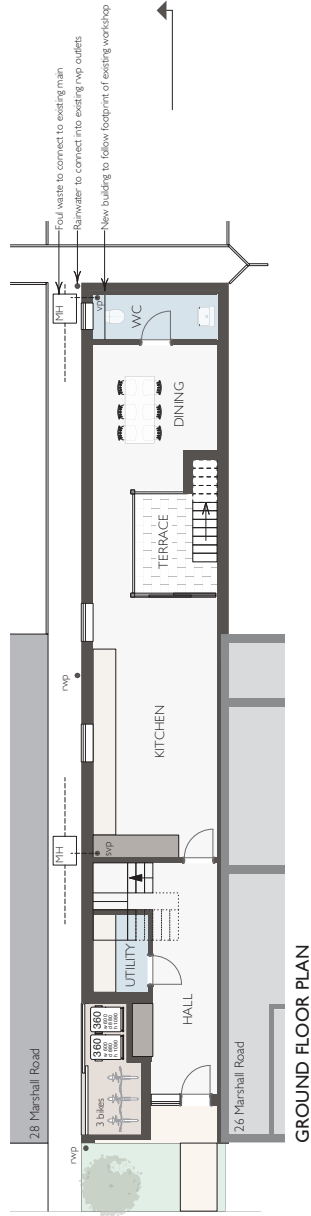
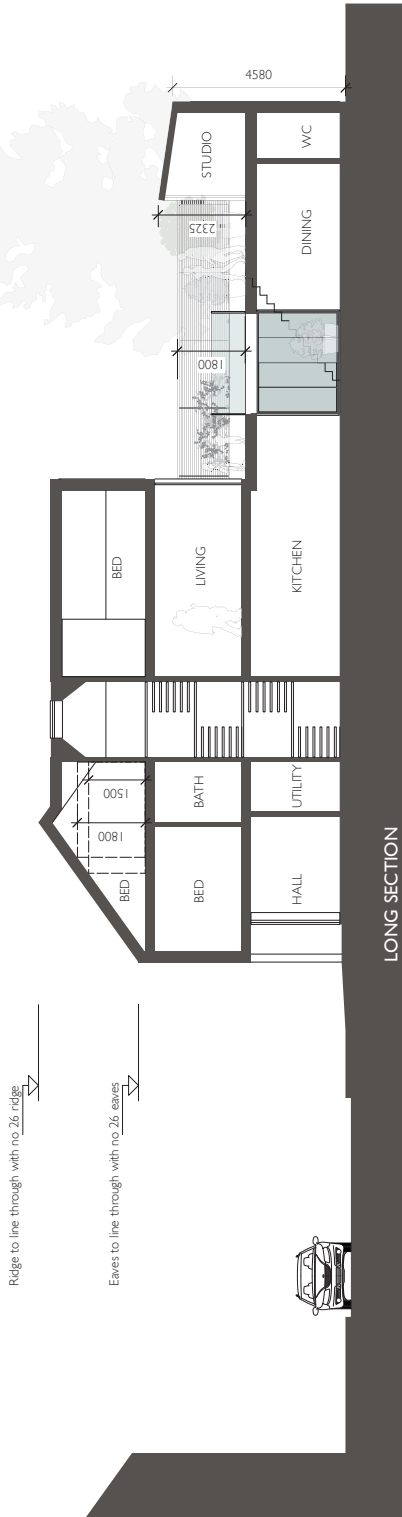
HaysomWardMiller Architects		SITE PLANS	
Project	26A Marshall Road	Per	HV Jackson & Sons
Tel	01223 578645 F: 01223 351955	Scale	As shown
email	info@haysomwardmiller.co.uk	Paper Size	A2

Date	Rev.	Notes
25/11/13	1	Architect's fees, architect's fee moved back, with a single story extension added on.

Notes

1. This drawing must not be scaled - work only to figured dimensions
2. The architect's fee is to be paid by the contractor before preparation of shop drawings
3. The architect must be notified of any discrepancies immediately
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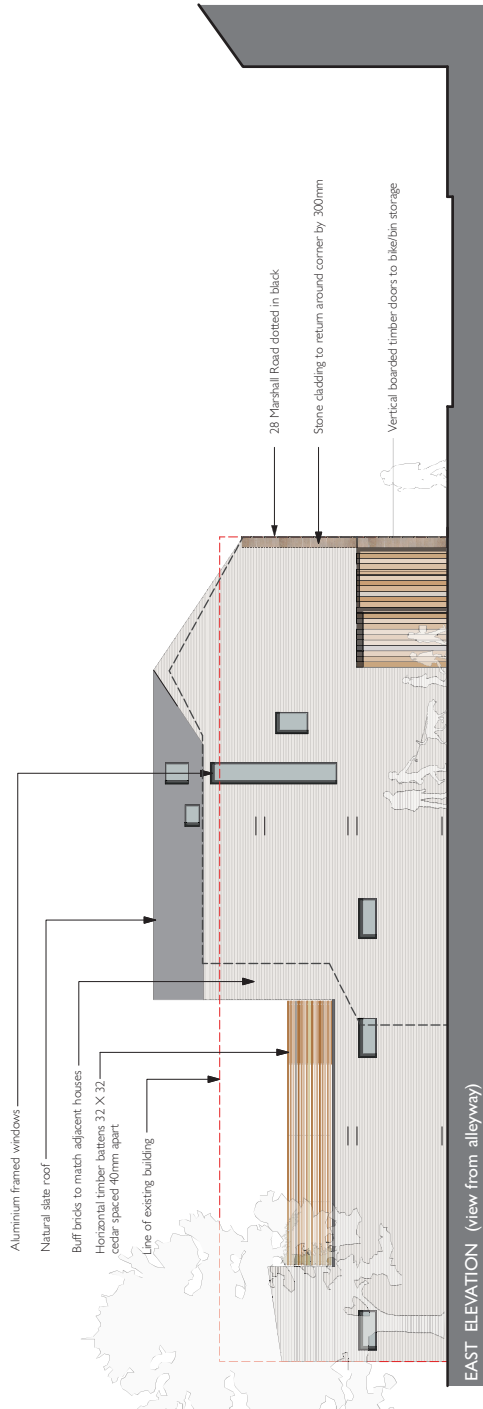


AREAS
HOUSE - 132m²
STUDIO - 7m²

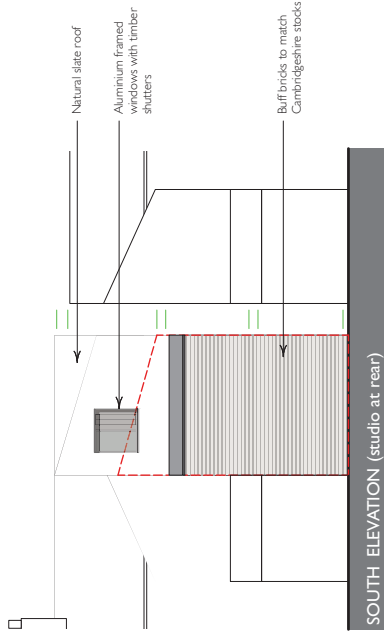
HaysomWardMiller Architects			
Project	7 Doving Place Cambridge CB2 3EL	PROPOSED PLANS	1:3.5/14 / P03a
Fer	HV Jackson & Sons		
Scale	1:100	Paper Size	A2
email	info@haysomwardmiller.co.uk		

Notes	Date	Rev.
1. This drawing must not be scaled - work only to figured dimensions	20/11/13	
2. All dimensions are to be confirmed by the contractor before preparation of shop drawings		
3. The architect must be notified of any discrepancies immediately		
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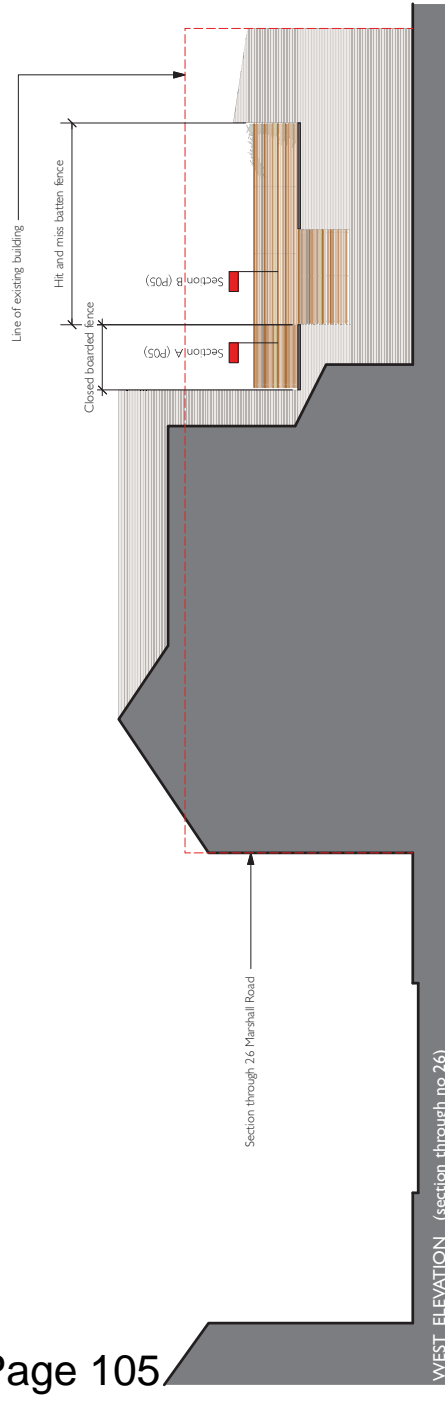
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EAST ELEVATION (view from alleyway)



SOUTH ELEVATION (studio at rear)



WEST ELEVATION (section through no 26)



NORTH ELEVATION

Notes

- This drawing must not be scaled - work only to figured dimensions
- Dimensions of floor, walls and roof are given in millimetres unless stated otherwise
- The architect must be notified of any discrepancies immediately
- Dimensions of floor, walls and roof are given in millimetres unless stated otherwise
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Date	Rev.
25/11/13	A - Neighbour two story extension added on
	B - Neighbour with a single story extension
	C - Description of boundary fence to West
	D - Boundary fence to East

10m	5m	2m	1m	0.5m	0.2m	0.1m
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HaysonWardMiller Architects **ELEVATIONS** **13.5.14 / P04a**

Project	26A Marshalls Road
For	HY Jackson & Sons
T.	01223 578545 F: 01223 351935
email:	info@hwmwardmiller.co.uk
Scale	1:100
Paper Size	A2

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Application Number	13/1502/FUL	Agenda Item	
Date Received	14th October 2013	Officer	Natalie Westgate
Target Date	9th December 2013		
Ward	Cherry Hinton		
Site	35 Reilly Way Cambridge Cambridgeshire CB1 3GL		
Proposal	Construction of two storey extension to form a shower room and bathroom. New window on gable wall for lounge.		
Applicant	Mr N Prime 35 Reilly Way Cambridge Cambridgeshire CB1 3GL		

SUMMARY	The development accords with the Development Plan for the following reason: 1. The proposal is not likely to adversely impact upon neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application relates to a two-storey semi-detached dwelling. The site is situated on the north western side of Reilly Way. The surrounding uses are residential to the south and an airfield to the north.

- 1.2 The site is outside a conservation area and outside a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for the construction of a two storey extension to form a shower room at ground floor and a bathroom at first floor. A new window on the gable wall to the lounge is also shown on the plans but this doesn't of itself need planning permission. The extension would be 3.2m wide

at a depth of 2.8m. The extension would be finished in matching materials.

- 2.2 The application is brought before Committee at the request of Councillor Ashton for the following reasons: due to concerns raised by neighbours regarding the loss of light, overshadowing, overbearing nature and sense of enclosure to the neighbouring property No.33 Reilly Way.

3.0 SITE HISTORY

Reference	Description	Outcome
None		

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

- 5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/4 3/7 3/11 3/14

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary Planning Documents	Sustainable Design and Construction

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Ministry of Defence

6.2 No objection.

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

- 31 Reilly Way
- 33 Reilly Way

7.2 The representations can be summarised as follows:

- Loss of light and overshadowing to No's.31 and 33 Reilly Way
- Loss of view from No's. 31 and 33 Reilly Way
- Overbearing and sense of enclosure to residents in No.33 Reilly Way
- There is a purpose built disability bungalow elsewhere in Reilly Way they could move to.

7.3 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. Context of site, design and external spaces
2. Residential amenity
3. Third party representations

Context of site, design and external spaces

8.2 The proposed two storey rear extension would not be visible from the streetscene of Reilly Way. It would be visible from the adjacent airfield but would have limited visual impact. The ridgeline is subordinate, the scale is moderate and the design is in keeping with the host property. The proposed extension would be 3.2m wide and 2.8m deep. The materials would match the existing dwelling.

8.3 In my opinion the proposal accords with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.4 The rear extension would be situated to the north of the neighbouring property, No.33 Reilly Way and as such I do not consider there would be any significant loss of light or overshadowing. The proposed extension would be on the common boundary to No.33 Reilly Way and would partially enclose the adjacent neighbours patio area. The first floor room on No.33 Reilly Way nearest the proposed extension is a bathroom. The ground floor room on No.33 Reilly Way nearest to the proposal is a kitchen. Given the uses of these rooms I do not consider the impact to be severe.

- 8.5 The rear extension would be situated to the north of No.31 Reilly Way. There would be a separation distance between the dwellings of 11m. Given the orientation of the extension and the separation distance there will not be a loss of light nor overshadowing upon this neighbouring property.
- 8.6 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, 3/7 and 3/14.

Third Party Representations

- 8.7 No's.31 and 33 Reilly Way are concerned there will be a loss of view across the airfield. The proposed extension will be visible from the rear of No.33 Reilly Way and from the front doorstep of No.31 Reilly Way. Both neighbours benefit from open views to the airfield. Given the extension is only 2.8m deep a view of the open airfield will remain but loss of a private view is not a material planning consideration.
- 8.8 No.33 Reilly Way believes that there is a purpose built disability bungalow elsewhere in Reilly Way they could move to but this is not a planning consideration.

9.0 RECOMMENDATION

1. APPROVE subject to the following conditions:

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

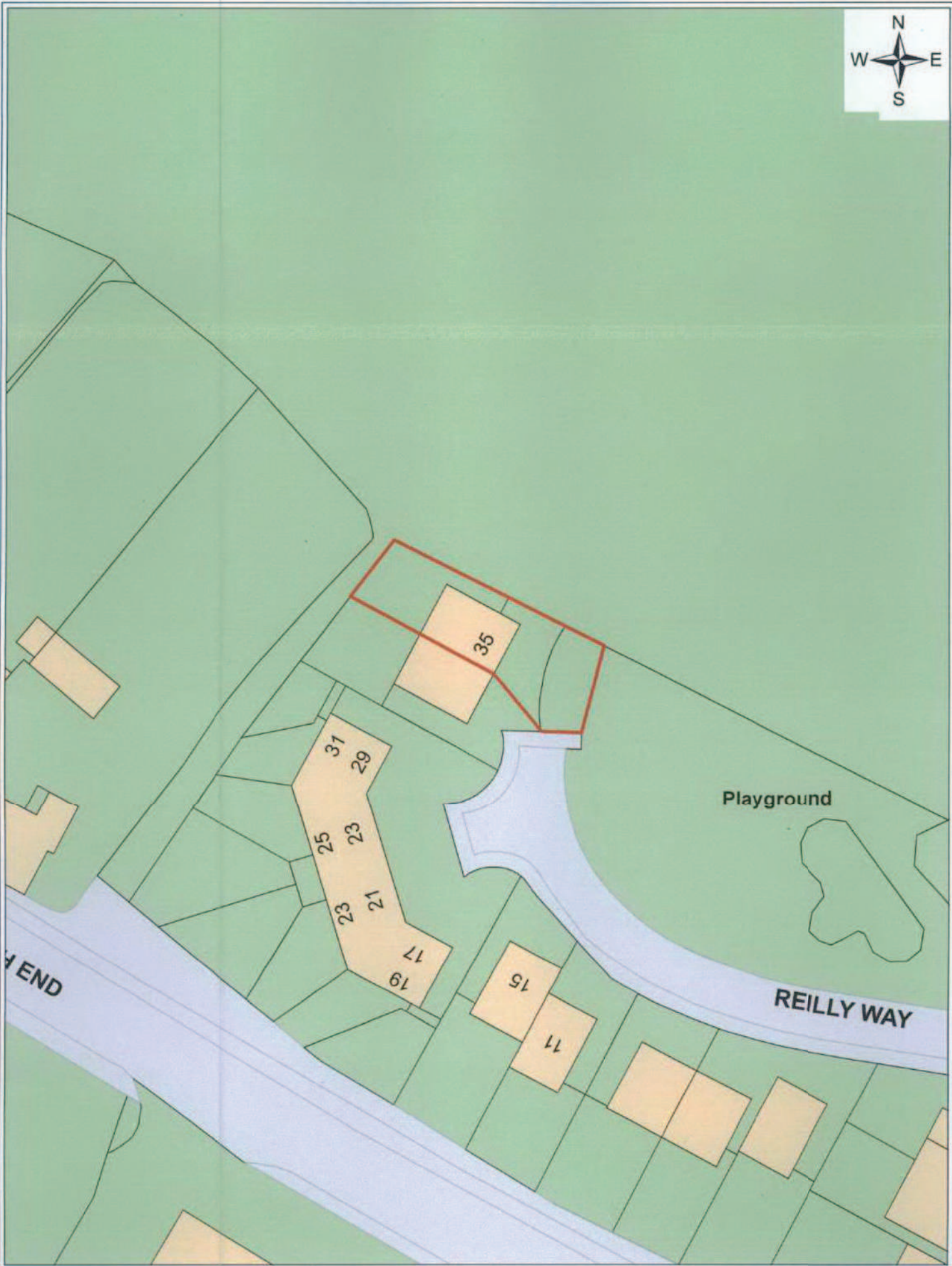
Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)



35 Reilly Way
Page 113

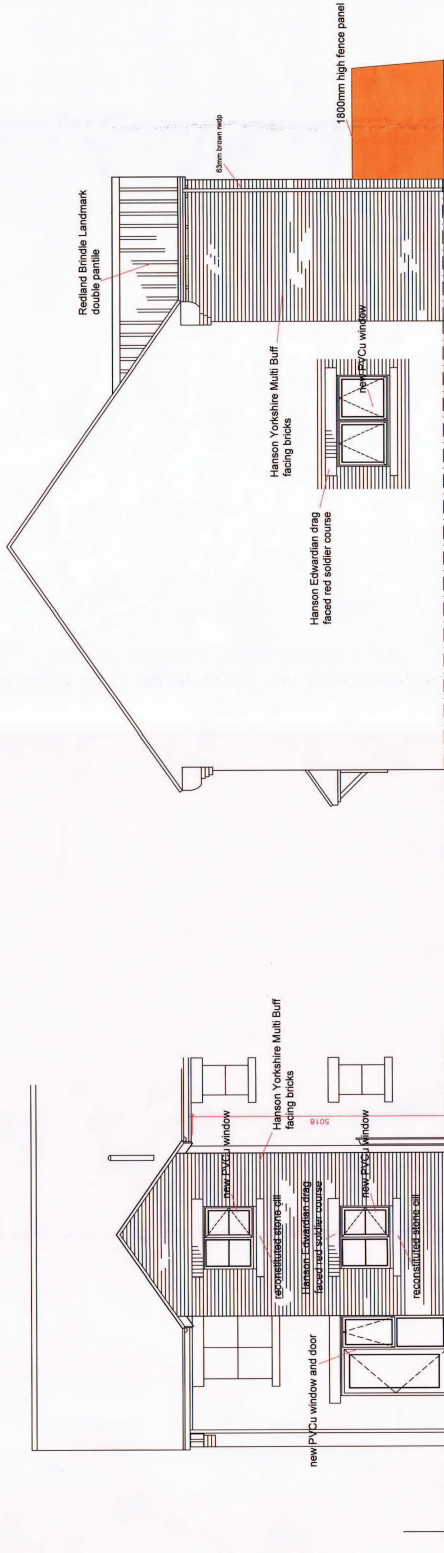
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1/2024/06

Date:	09 September 2013
Produced by:	LLPG Team
Section/Department:	Information Systems, Environment Dept
Scale:	1:500 @ A4

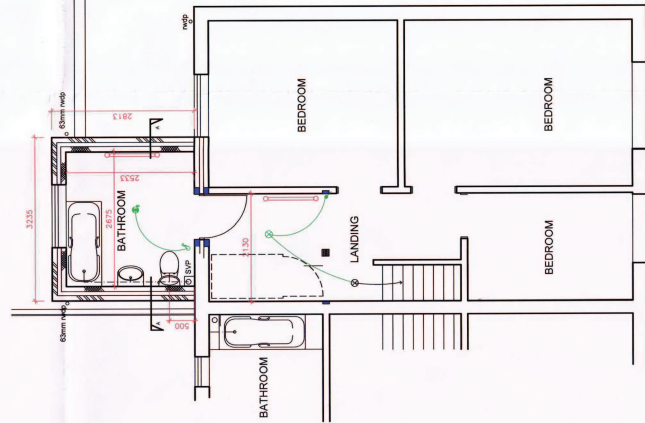
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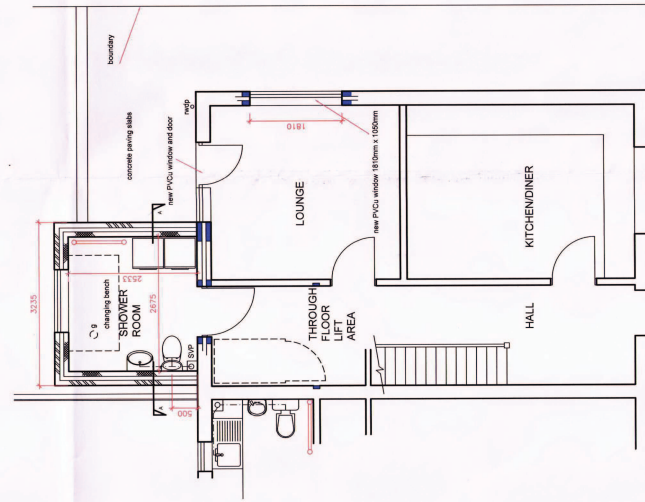


PROPOSED NORTH EAST ELEVATION

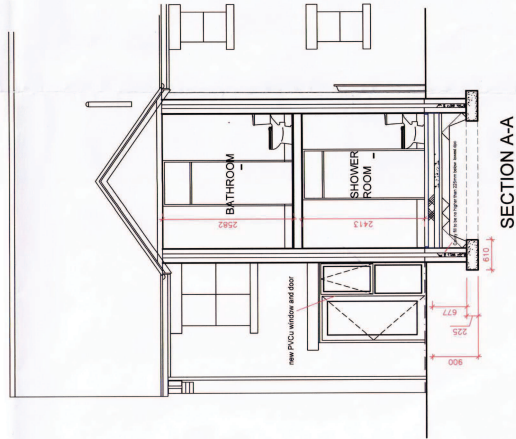
PROPOSED NORTH WEST ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



SECTION A-A



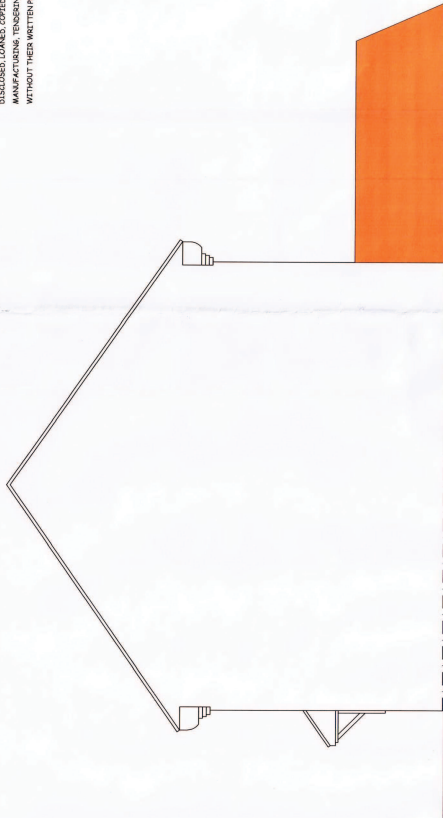
Date:	Revision:	Drawn:
Project: Master T Prime c/o Mr. and Mrs Prime 35 Reilly Way Cambridge.		
Description: Proposed extension to form Ground Floor Shower Room and First Floor Bathroom Proposed Plans, Section A-A & North West and East Elevations		
Drawing Number:	Drawn:	Date:
120241/02	DP	Sept 2013
Scale:	Date:	
1:50		
South Cambridgeshire Hall Camboorne Business Park Camboorne Cambridge CB23 8EA t: 01954 713247 f: 01954 713248 e: scdc@scambs.gov.uk dx: 5848 Cambridge		

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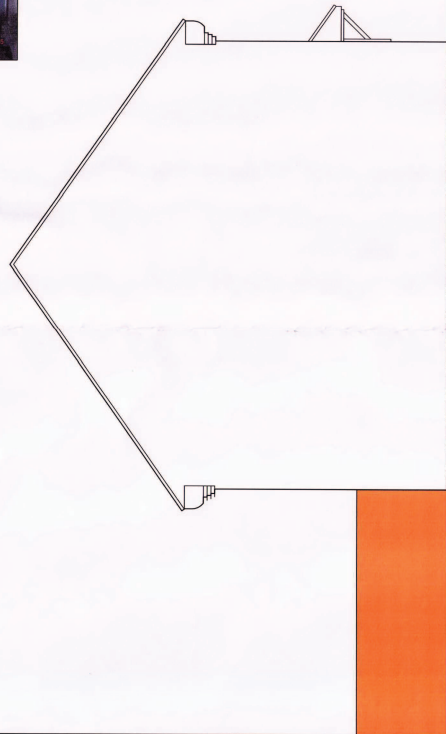
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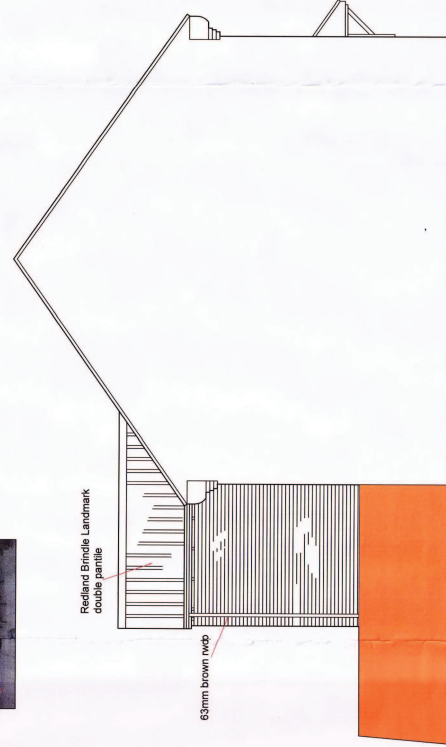
EXISTING NORTH WEST ELEVATION



EXISTING NORTH EAST ELEVATION



EXISTING SOUTH WEST ELEVATION



PROPOSED SOUTH WEST ELEVATION

Date:	Revision:	Drawn:
Project: Master T Prime c/o Mr and Mrs Prime 35 Reilly Way Cambridge.		
Description: Proposed extension to form Ground Floor Shower Room and First Floor Bathroom Existing Elevations and Existing & Proposed South West Elevation		
Drawing Number:	Drawn:	DP
120241/03		
Scale:	1:50	Date:
		Sept 2013
South Cambridgeshire Hill Camboorne Business Park Camboorne Cambridge CB23 6EA		
t: 01954 713347 f: 01954 713248 e: scdc@scams.gov.uk dk: 5848 Cambridge		

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Application Number	13/1331/FUL	Agenda Item	
Date Received	24th September 2013	Officer	Mr Sav Patel
Target Date	19th November 2013		
Ward	Queen Ediths		
Site	4 Strangeways Road Cambridge CB1 8PR		
Proposal	Erection of one two-storey four bed house on land adjacent to 4 Strangeways Road.		
Applicant	Mr Peter Marsh 4 Strangeways Road Cambridge CB1 8PR		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The principle of the development has been established in this location.</p> <p>The proposed dwelling would make effective and efficient use of ancillary garden land.</p> <p>The proposed dwelling would not have any significant adverse impact on the residential amenity of the adjoining neighbours in terms of overlooking or overshadowing.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located within a residential area. The main built form of the area is characterised by two storey detached and semi-detached properties set back from the highway.

- 1.2 The application site forms part of the side garden area of no.4 Strangeways Road. The southern boundary of the site is defined by a 2 metre high timber fence and dense/overgrown vegetation. The side boundary also forms the rear boundaries of the properties on Queen Edith's Way.

- 1.3 The application site is triangular in shape and is 0.04 hectares in size. It contains a mature Beech tree close to the front boundary. This Beech is protected by a Tree Preservation Order. There are two other trees which are protected but these are located on adjoining sites.
- 1.4 No.4 is a two storey, grey rendered, detached property set back from the road with a gated front access. The front boundary is defined by a high and dense hedgerow. The front drive, which stretches across the entire site frontage is laid to loose gravel and set back from this is the amenity area, which is laid to lawn.
- 1.5 There is a derelict detached outbuilding to the south of the existing dwelling which is covered in vegetation. A large section of the application site is overgrown and unkempt.

2.0 THE PROPOSAL

- 2.1 The proposal is to subdivide the existing curtilage of no.4 Strangeway Road to provide a separate residential unit for a two storey dwelling.
- 2.2 The proposal includes car parking provision and bin stores.
- 2.3 The proposal does not require the removal of the existing Beech tree at the front of the site. However, the overgrown shrubs on the southern boundary are proposed to be removed. The site is also separated from the application site by a line of shrubs which is to be reinforced with ever green planting.
- 2.4 The proposed dwellinghouse would be 7.5 metres to the ridge and 10 metres in depth and 10.1 metres wide (excluding the chimney). The property would be set back from the frontage and provide two car parking spaces with a turning area in front.
- 2.5 The application is accompanied by the following supporting information:
 1. Design and Access Statement
 2. Plans

2.6 Amended plans have been received which show the following revisions:

The car parking and turning area in front of the proposed dwelling has been revised so that there is no impact on the protected Beech tree.

2.7 The application is brought before Committee because of objections received from the neighbour consultation process.

3.0 SITE HISTORY

Reference	Description	Outcome
10/0731/EXP	Extension of time for implementation of 05/0868/S73 for erection of 1 four-bed house (outline permission C/97/1016/OP) including amendment to siting at land adjacent to 4 Strangeways Road.	APPROVED
05/0868/S73	Extension of time limit for commencement of work by 5 years	APPROVED
C/03/0071	Reserved Matters application for the erection of 1 no 4 bedroom house (outline permission C/97/1016/OP) including minor amendment to siting.	APPROVED
C/97/1016	Outline application for the erection of a single dwelling.	APPROVED

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/3 3/4 3/7 3/8 3/10 3/12 4/4 5/1 8/1 8/2 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 Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27

	<p>May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p> <p>National Planning Practice Consultation</p>
--	---

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

- Policy 1: The presumption in favour of sustainable development
- Policy 52: Protecting garden land and the subdivision of existing dwelling plots
- Policy 55: Responding to context
- Policy 57: Designing new buildings
- Policy 68: Open space and recreation provision through new development

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objections subject to conditions.

Head of Refuse and Environment

6.2 No objections subject to conditions.

Head of Streets and Open Spaces (Tree Team)

6.3 Comments are awaited. These will be reported on the amendment sheet or verbally at the meeting.

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

- 129 Queen Ediths Way
- 1a Strangeways Road

7.2 The representations can be summarised as follows:

- Disruption to the area through increased traffic flow and encourage more car parking on a dangerous bend in the road
- Overlooking of neighbouring dwellings

7.3 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 principle of development of this site for a single residential dwelling was established by the grant of outline planning permission (C/97/1016) in February 1998. Reserved Matters was granted in 2003 and the time limit was extended in 2005 and 2010. Therefore, it is clear that the principle of residential development on this site is acceptable.
- 8.3 The 2010 application to extend the time limit for residential development lapsed on 2 November 2013.
- 8.4 Nevertheless, in my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces

- 8.5 The built form of the area is characterised by two storey detached and semi-detached properties on generous plots. However, there are some examples of single storey and flatted developments in the area.
- 8.6 The proposed four bed dwellinghouse would be two storey and of traditional design with gable ends and exposed chimney stack. The fenestration in the front elevation is well articulated and includes a large glazed section to provide light for the staircase. This element also helps to break up the scale of the front elevation. The fenestration in the rear elevation is also well articulated and contains a two storey projecting gable element. No windows are proposed in the south-east elevation which would cause any overlooking issue over the rear gardens of the properties in Queen Ediths Way. A first floor window is proposed in the north-west elevation but this would serve a bathroom and be obscurely glazed.
- 8.7 The subdivision of the site would retain a generous amount of garden space for the host property and an acceptable amount for the proposed dwelling. The proposed dwelling would be set back and provide car parking for two vehicles with turning area in front and a bin storage area to the side (south). The boundary between the existing and proposed dwelling is to be reinforced,

the hedgerow along the frontage is to be thinned or replaced with an evergreen hedge and none of the protected trees within the site are to be removed.

- 8.8 I am therefore satisfied that the proposed dwelling would assimilate into the site without having a detrimental impact on the area.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The proposed dwelling would not result in any direct overlooking issue. No windows are proposed in the side elevation facing to the rear boundaries of the properties that back on to the site in Queen Ediths Way. The properties that are attached to the side boundary of the site have garden depths of between 45 and 38 metres. Whilst there would be some level of overlooking from the rear elevation, this would be obliquely over the very rear of the long gardens and I consider with the level of separation, in this urban context, that the impact on the private amenity area would not be significantly adverse to warrant refusal.
- 8.11 The proposed dwelling would be set over 10 metres from the host property and as there are no clear windows in the side elevation, I do not consider there would be any adverse impact on the residential amenity of the occupiers of the host property.
- 8.12 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 3/7 and 3/10.

Amenity for future occupiers of the site

- 8.13 The occupier of the proposed dwelling would benefit from a good amount of garden space albeit in a triangular shape and off street parking provision.
- 8.14 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) policies 3/7 and 3/12.

Refuse Arrangements

- 8.15 The application includes an area for refuse storage to the side of the dwelling, which would provide convenient access to the road side. However, no specific details of the bins have been provided. Nevertheless, I am satisfied that suitable provision can be accommodated within the site as shown.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2 and advice provided by the Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide

Highway Safety

- 8.17 The proposal does not include any alterations that would affect highway safety and the additional level of traffic movement associated with a new dwelling is likely to have a significant adverse impact on highway safety in this area. Furthermore no concerns have been raised by County Highways on highway safety.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.19 The proposal includes two off street car parking spaces in front of the proposed dwelling, including a turning area, to allow vehicles to enter and leave in forward gear.

Cycle Parking

- 8.20 No cycle parking arrangements have been provided. However, there is sufficient space within the curtilage to accommodate some form of cycle parking provision. I have recommended cycle details to be conditioned so that details can be submitted and approved in writing prior to development.

8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.22 I have addressed the concerns raised by the representations received in the above section.

Planning Obligations

8.23 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. Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. 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

- 8.24 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.
- 8.25 The application proposes the erection of no.1 four-bedroom houses. 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:

Outdoor sports facilities					
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		
3-bed	3	238	714		
4-bed	4	238	952	1	952
Total					952

Indoor sports facilities					
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		
3-bed	3	269	807		
4-bed	4	269	1076	1	1076
Total					1076

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968	1	968
Total					968

Provision for children and teenagers					
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		
3-bed	3	316	948		
4-bed	4	316	1264	1	1264
Total					1264

8.26 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 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

8.27 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:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882		
4-bed	1882	1	1882
Total			1882

8.28 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 Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.29 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:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

8.30 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 Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.31 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

8.32 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.

8.33 The applicant has entered into a S106 agreement and agreed to pay the above contributions prior to development.

9.0 CONCLUSION

9.1 The principle of the subdivision of the site has been established and therefore I have no issue with this. The design, scale and layout of the proposed dwelling is considered to be in keeping with the built form of the area and, on this basis, would not have a detrimental impact on the character of the area or on the residential amenity of the adjoining neighbours.

9.2 In these terms, the proposed dwelling is considered to comply with policies 3/4, 3/7, 3/10, 3/12 and 5/1 of the adopted Cambridge Local Plan (2006).

10.0 RECOMMENDATION

1. APPROVE subject to the following conditions:

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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

5. Except with the prior written agreement of the local planning authority 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)

6. Except with the prior written agreement of the local planning authority, 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)

7. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety

8. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

9. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway.

10. The manoeuvring area as shown on the drawings shall be maintained so that it is free of any obstruction that would prevent a domestic vehicle from being able to manoeuvre with ease so it may enter and leave the property in a forward gear.

Reason: In the interests of highway safety.

11. The access shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: In the interests of highway safety.

12. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

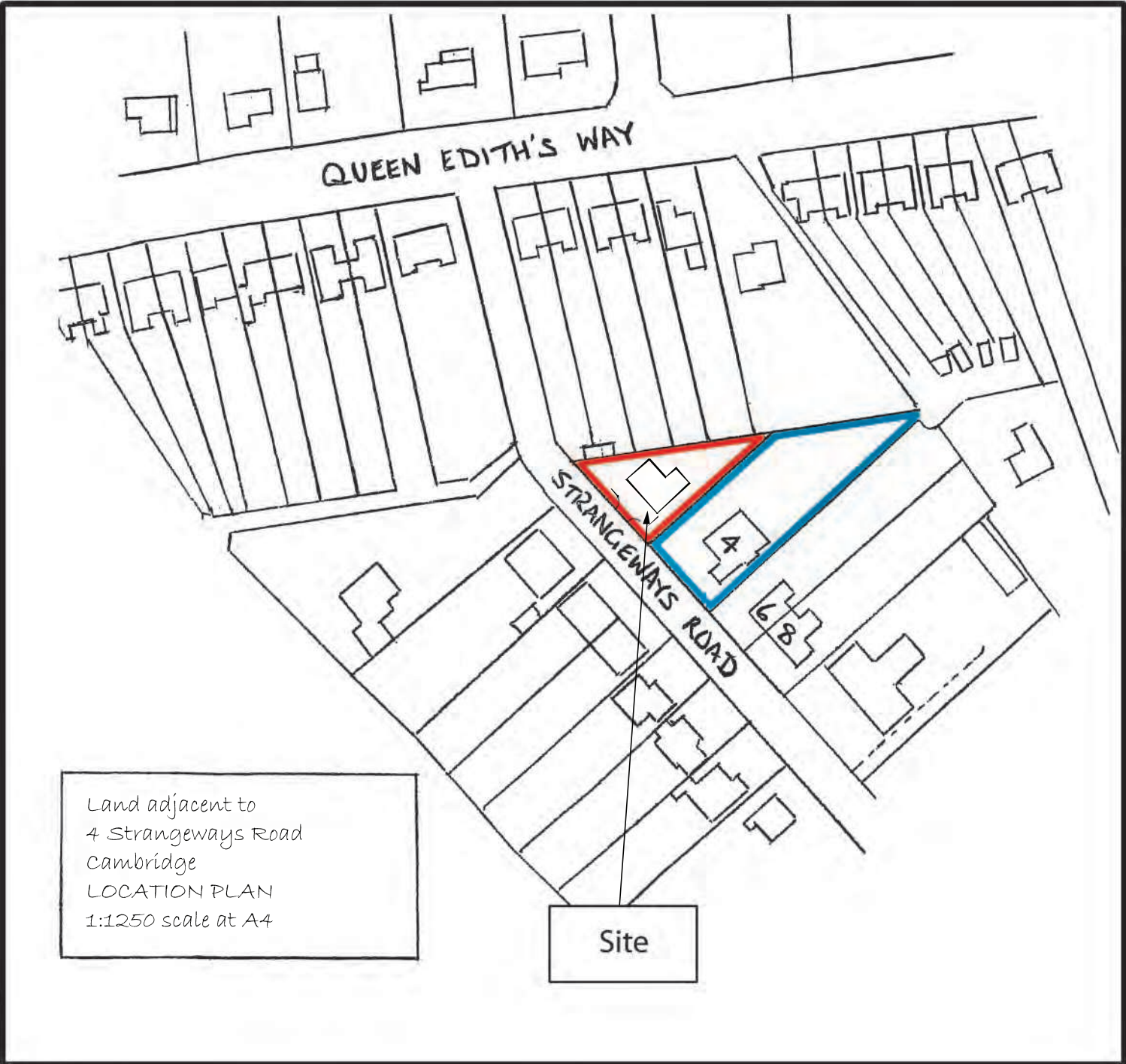
2. **Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not**

been completed by 16 January 2014, 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, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14,

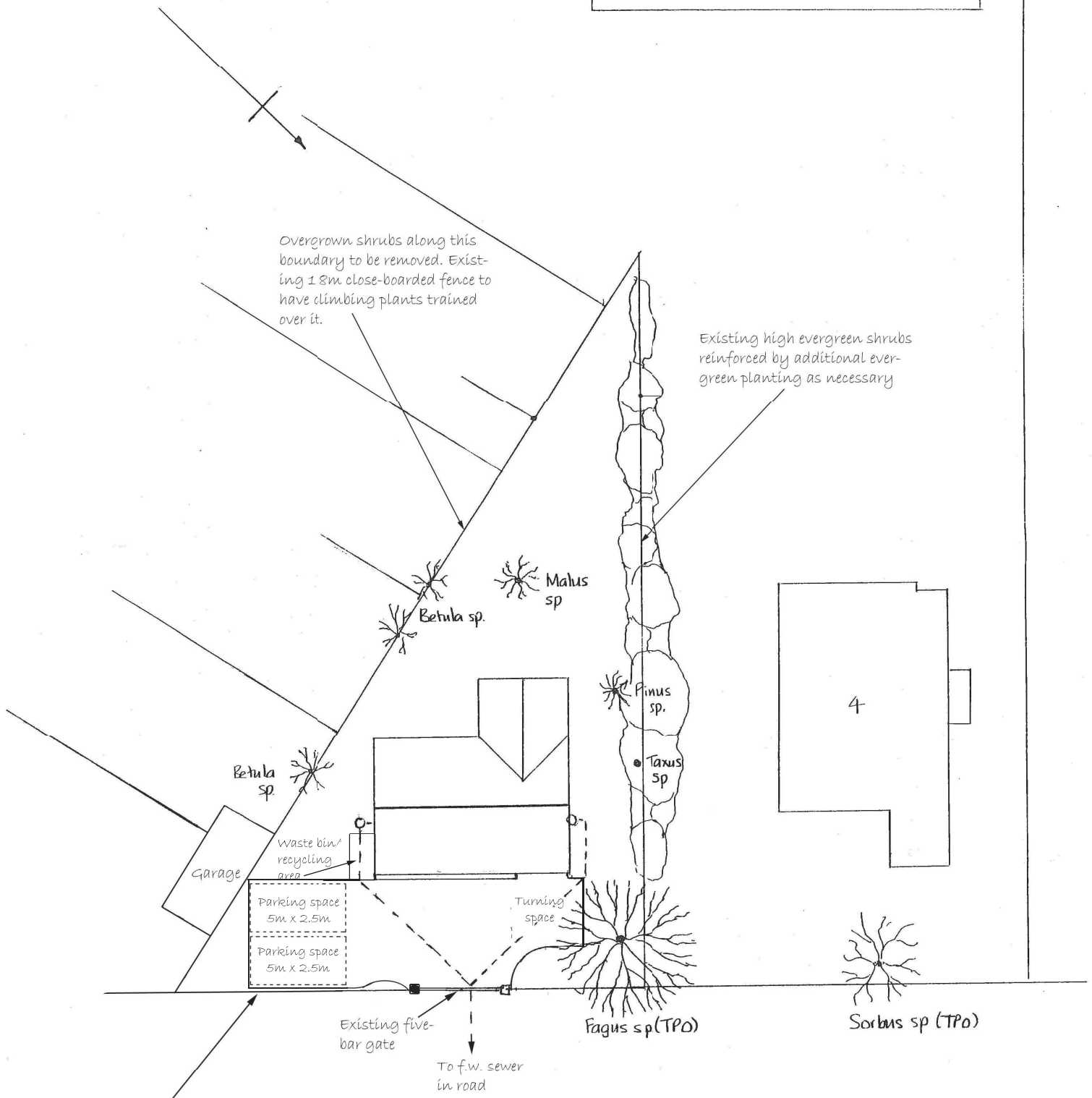
Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012.

- 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**



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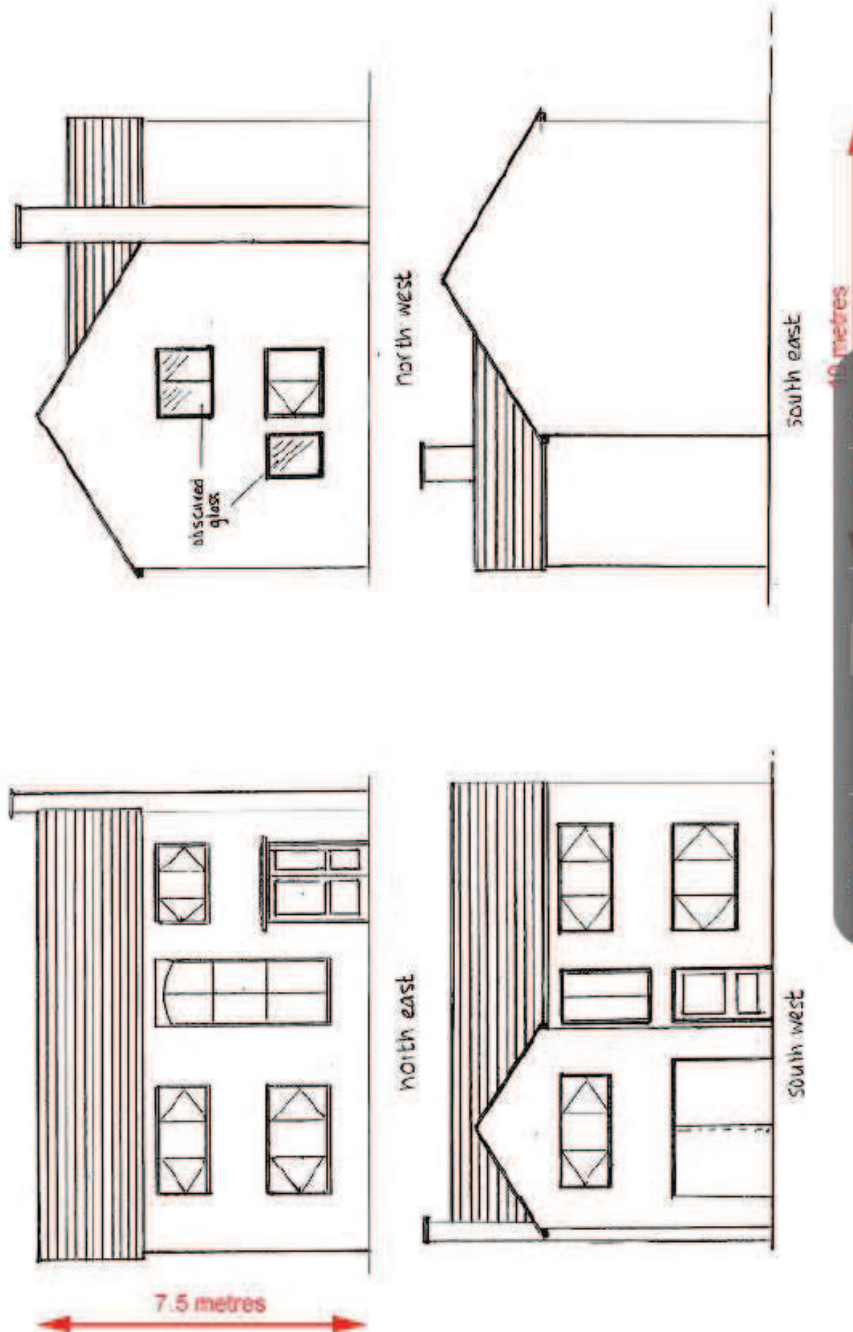
Land adjacent to 4 Strangeways Road,
Cambridge Scale 1:200 at A3
LAYOUT PLAN Drawing No. 4SRLP/3



Existing hedge (4.5m thick) to be thinned/replaced to form new thinner evergreen hedge

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Land adjacent to 4 Strangeways Road
Cambridge
Scale 1:100 at A3
ELEVATION PLAN Drawing No. 4SREP
Date 17th August 2013



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Application Number	13/1372/FUL	Agenda Item	
Date Received	16th September 2013	Officer	Mr Amit Patel
Target Date	11th November 2013		
Ward	Queen Ediths		
Site	104 Wulfstan Way Cambridge Cambridgeshire CB1 8QJ		
Proposal	Single storey front extension and new dwellinghouse.		
Applicant	Mr P Geoghan 4A Fanshawe Road Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>Provide additional housing on a windfall site.</p> <p>No significant impact in terms of residential amenity to the neighbouring occupiers.</p> <p>Provides adequate storage facilities for bins, bikes and off street car parking</p>
RECOMMENDATION	APPROVAL

- 1.1 The application site is located on the western side of Wulfstan Way. The area is residential in character, with two storey houses finished in brick and tile roof. The properties are semi-detached in character with side access to the rear gardens.

- 1.2 The site is not allocated within the Cambridge Local Plan (2006). The site is not within a conservation area. The house is not listed. There are no protected trees on the application site. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks approval for an extension to the front of the house and erection of a new dwelling to the side, which is attached.

2.2 The proposed house will be on the southern side of the existing house and will be similar in design and height as the existing.

2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

2.4 This is a re-submission of a previously refused application on the grounds that the Unilateral Undertaking was not completed in time. All other matters are the same.

3.0 SITE HISTORY

Reference	Description	Outcome
13/1053/FUL	Single storey front extension and new dwellinghouse.	Refused.

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/8 3/11 3/12 3/14 5/1 5/5 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 Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) National Planning Practice Consultation
	<u>Citywide:</u> Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF

will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

Policy 1, Policy 50, Policy 52, Policy 55, Policy 56, Policy 57, Policy 58, Policy 65.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The local highway authority have commented that there could be an issue regarding residential amenity as there is no information about car parking. The proposal does not show any details of parking either existing or proposed. The proposal should have no significant impact on highway safety subject to conditions relating to materials, visibility splay, no gates, construction, drainage, free of obstruction and encroachment.

Officer Response:

There is a plan that shows the proposed car parking which are 2.5m by 5m, on the plans submitted.

Head of Refuse and Environment

- 6.2 No objection subject to the following conditions relating to construction hours and collection and deliveries during construction and informatives relating to dust mitigation and asbestos.

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 The owner/occupier of the following address has made a representation:

- 106 Wulfstan Way

7.2 The representation can be summarised as follows:

- Obstruct views from 106;
- Construction hours should be within justifiable times;
- Loss of light to the parking area at the front;
- Restrict future planning for 106.

7.3 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 representation 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. Highway safety
5. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance; b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d)

where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f), nor are there any listed buildings in close proximity to the site in accordance with 3/10 (d) or (e). The character and amenity sections of policy 3/10 are considered in the relevant subsections below.

- 8.4 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 and 3/10 Cambridge Local Plan 2006 and Cambridge City Council Guidance on Development which Affects Private Gardens (June 2011).

Context of site, design and external spaces

Porch

- 8.5 The porch will be visible in the street. There are other porches in the area and therefore will not be out of context or character subject to the use of matching materials.

New Dwelling

- 8.6 The new dwelling would be to the south side of the house. This will fill the gap between the existing house and common boundary with number 106. There are other properties along Wulfstan Way that have filled this gap and due to the different designs of properties along Wulfstan Way the proposal does not detract from the prevailing character of the area. The proposed new house will have a sizable garden comparable to the existing properties in the immediate area and there is room for an off street car parking and access to the bins and bikes within the rear garden area and I consider that, subject to the use of materials the proposal is acceptable.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 (b) and (c), 3/11, 3/12 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 I do not consider that the porch would have a detrimental impact upon neighbours as it is single storey and set in from the boundaries.
- 8.9 With regard to the new dwelling, this is coming closer to the boundary with number 106. There have been comments received regarding the loss of light and outlook from this property. There is a window in the side elevation facing the proposed new dwelling. The occupant would see the proposal from this window but the existing house is already in this view. It is set off the boundary with number 106 by 900mm. Located to the south of the proposed new dwelling, I do not consider that there will be overshadowing to this neighbor.
- 8.10 In respect to privacy and overlooking, there are no windows in the side elevation that will give opportunity to overlook number 106. There will be new first floor windows but there are already first floor windows in the existing house and the views into 106 will not be direct or significantly worse than the existing situation.
- 8.11 In terms of visual impact the proposal sits to the side gable of 106. There is a side door and a window at first floor in the side of 106. This window serves a landing. The dwelling is also set off the common boundary and there is a further 3 to 4m distance to the side elevation of 106. Additionally, the area to the side is used for car parking and entrance to the garage of 106 and therefore will not impact on 106. The proposal will not visually dominate the residential amenity of 106.
- 8.12 As this is a residential area, construction activity has the potential to disrupt neighbouring occupiers through dust and noise. I consider conditions are appropriate and recommend conditions 5 and 6 and informatives 7 and 8.
- 8.13 Subject to conditions, 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, 3/7 and 3/10(a) and (b).

Refuse

- 8.14 There is a bin store area to the rear of the garden. The plan shows space for three bins and meets the requirements set out by the Waste Management Strategy and is therefore acceptable.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12

Car and Cycle Parking

- 8.16 The local highway engineer has commented that the proposal will not have a significant impact upon the highway subject to conditions relating to materials, no gates, construction, drainage, obstruction and encroachment. I accept this advice and recommend the conditions.
- 8.17 There is a path to the side of the house which will allow access to bins and bike storage to the garden. The proposal shows that the storage area will accommodate the cycle parking within this and conforms to the Cycle Parking Standard and is therefore acceptable.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.19 The third party comment received relating to outlook, loss of light and obstruction of views have been addressed in the section residential amenity above.
- 8.20 With regard to safeguarding future development, I do not consider that this is a reasonable reason for refusal. Every site should be judged on its own merits. The issue about causing damage is a civil matter and would not be a reasonable reason for refusal.

Planning Obligation Strategy

Planning Obligations

8.21 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

8.22 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.

8.23 The application proposes the erection of 1 two-bedroom house, so the net total of additional residential units is 1. 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:

Outdoor sports facilities					
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		
Total					476

Indoor sports facilities					
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		
Total					538

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
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		
Total					484

Provision for children and teenagers					
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		
Total					632

8.24 A completed Undertaking has been agreed with the legal department on 25th October 2013 which secures 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 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

8.25 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:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	1	1256
3-bed	1882		
4-bed	1882		
Total			1256

8.26 A completed Undertaking has been submitted and agreed with the Council's Legal Department on 25th October 2013 to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local

Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.27 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:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

8.28 A completed Undertaking has been submitted and agreed with the Council's Legal Department on 25th October 2013 to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.29 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, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.30 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

The proposal is for a new dwelling to the side of an existing dwelling. The proposal has been assessed to be acceptable and I recommend APPROVAL.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

APPROVE 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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety. (Cambridge Local Plan (2006) Policy 8/2).

4. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety. (Cambridge Local Plan (2006) Policy 8/2).

5. Except with the prior written agreement of the local planning authority 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)

6. Except with the prior written agreement of the local planning authority, 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)

INFORMATIVE: The demolition phase may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

Councils Supplementary Planning Document Sustainable Design and Construction 2007:

https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf

Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:

http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

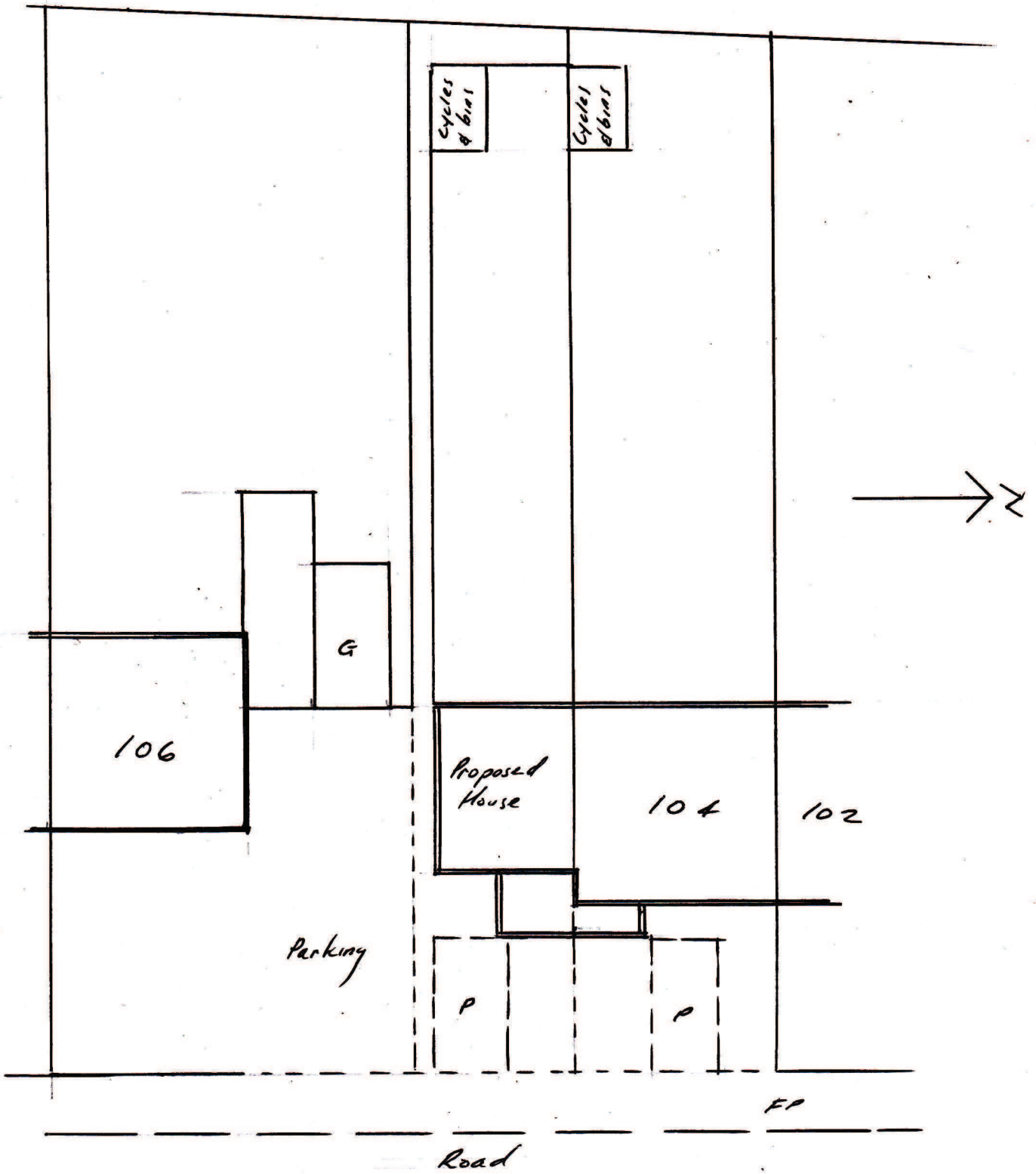
INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

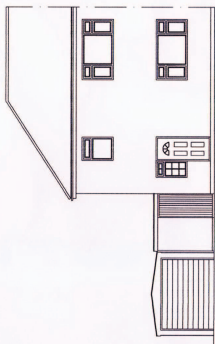
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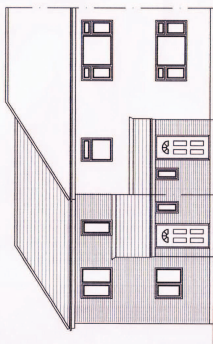
Block Plan

1:200

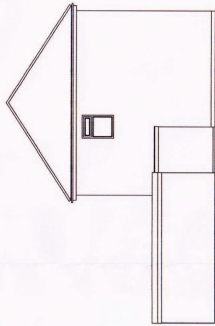
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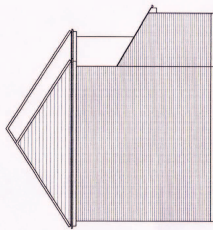
Existing Front Elevation



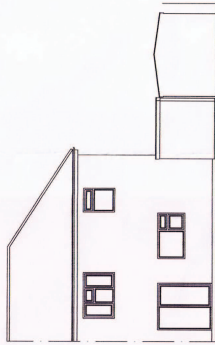
Proposed Front Elevation



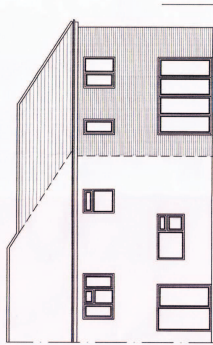
Existing Side Elevation



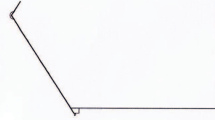
Proposed Side Elevation



Existing Rear Elevation



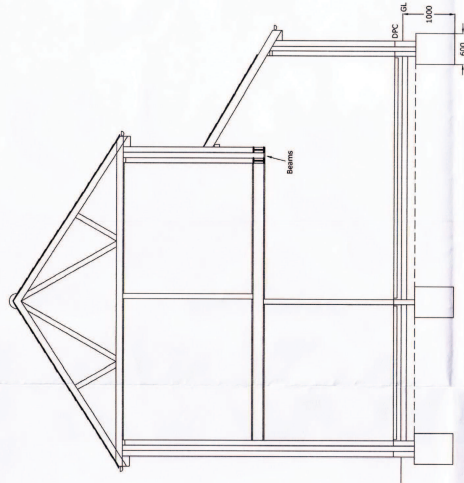
Proposed Rear Elevation



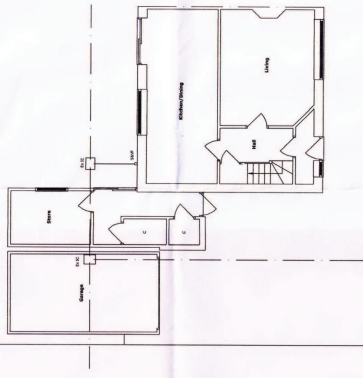
Existing Side Elevation



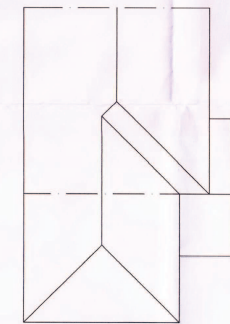
Proposed Side Elevation



Section



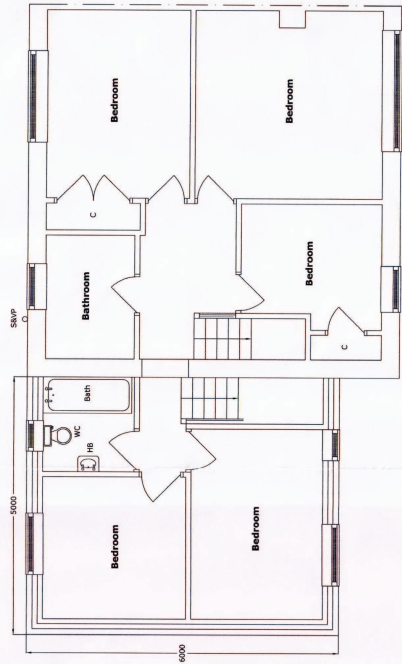
Existing Ground Floor



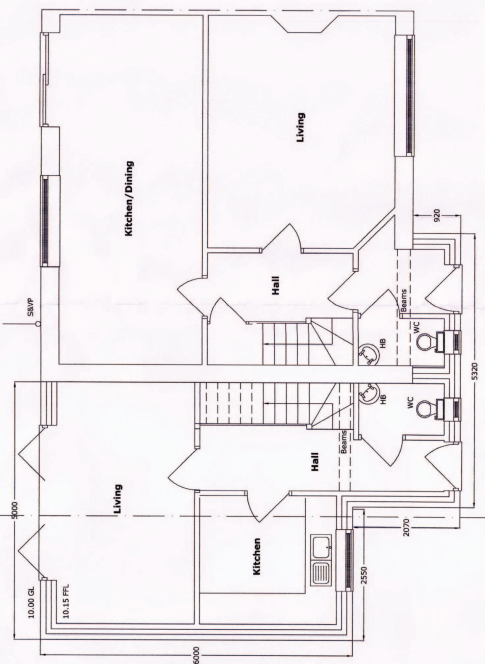
Roof Plan



Existing First Floor



Proposed First Floor



Proposed Ground Floor

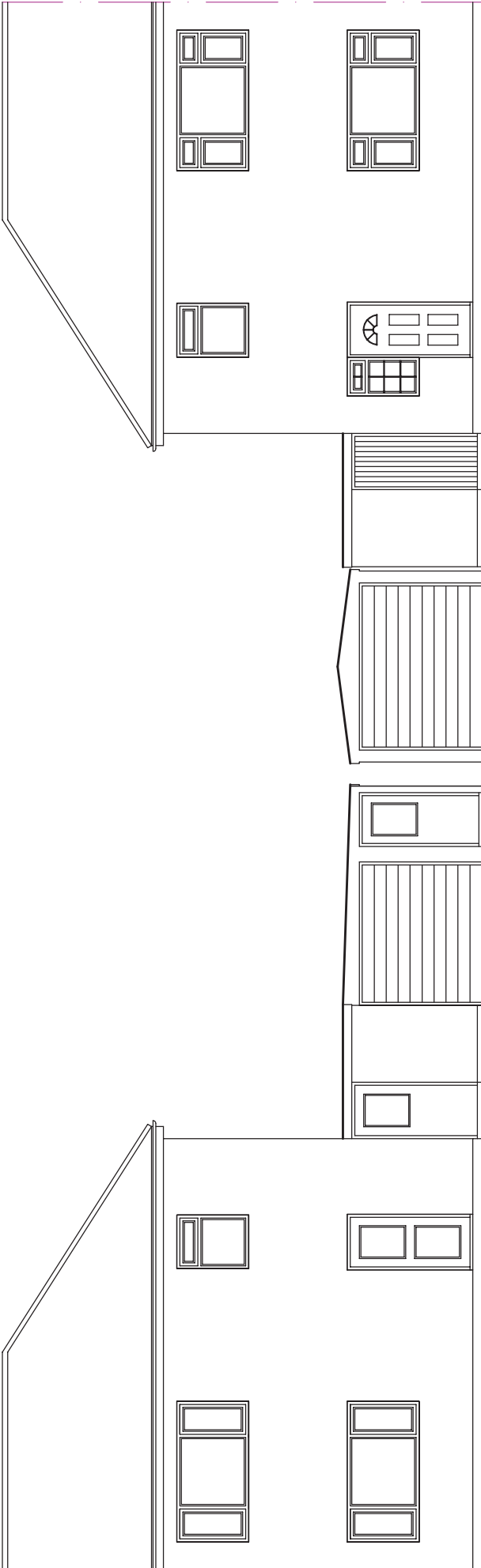
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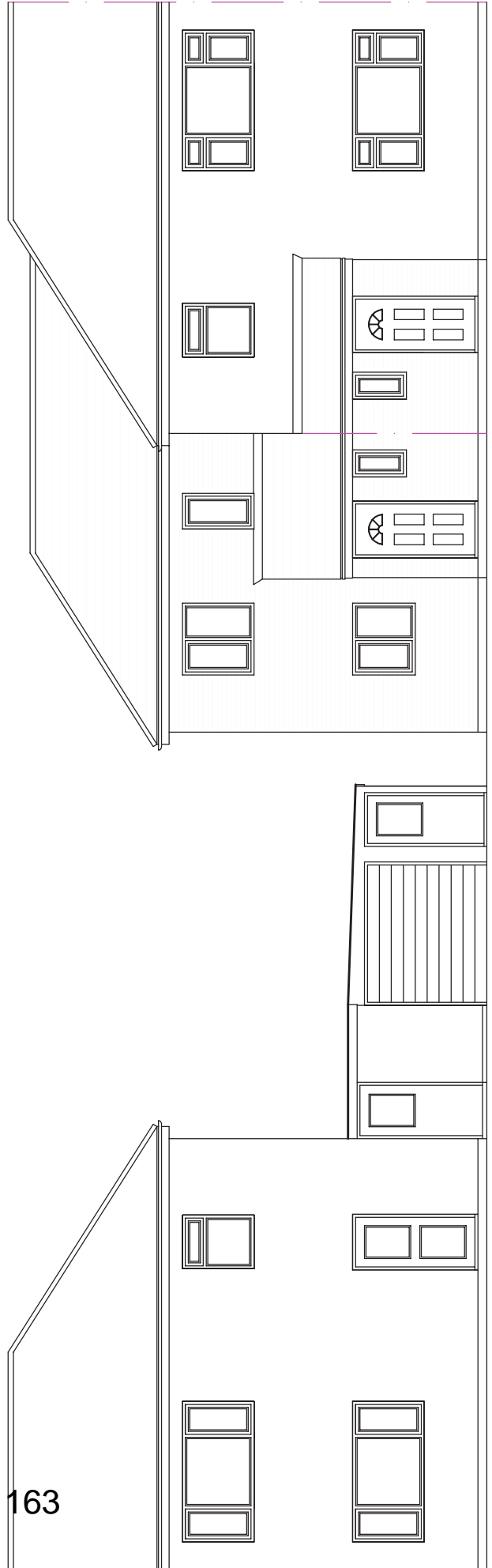
Proposed New Dwelling Adj. to
 104 Wulfstan Way, Cambridge
 For Mr Geoghan

Scale	1:50 & 100	Dwg. No.	6126
Date	June 2013	Revised	

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Existing Street Scene



Proposed Street Scene

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