



JOINT DEVELOPMENT CONTROL COMMITTEE - CAMBRIDGE FRINGES

Membership

Cambridge Council: Cllrs Blencowe (Vice-Chair), Dryden, Price, Reid, Smart and Tucker, Alternates: Herbert, O'Reilly and Tunnacliffe

Cambridgeshire County Council: Cllrs Ashwood, Hipkin, Kenney and Reynolds, Alternates: Dent, Manning, Mason, Nethsingha and Orgee

South Cambridgeshire District Council: Cllrs Bard (Chair), Corney, de Lacey, Nightingale, Shelton and Van de Weyer, Alternates: Bygott, Davies, Lockwood, Stewart, Stonham and Wotherspoon

Date: Wednesday, 16 April 2014
Time: 10.30 am
Venue: Committee Room 1 & 2 - Guildhall
Contact: Toni Birkin **Direct Dial:** 01223 457013

AGENDA

1 APOLOGIES Committee Manager

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST Committee Manager

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

3 MINUTES (*Pages 7 - 16*)

To confirm the minutes of the meetings held on 26th February 2014 as a correct record.

Minutes of the meeting of the 19th March 2014 to follow.

All Committee Members may vote on this item

- 4 07/0003/FUL - DARWIN GREEN ONE, LAND BETWEEN HUNTINGDON ROAD AND HISTON ROAD, CAMBRIDGE** *(Pages 17 - 28)*

Discharge of Condition 9 for a Strategy for Youth and Play Provision

All Committee Members may vote on this item

- 5 14/0109/REM- LOT 8 LOCATED WITHIN LAND BETWEEN HUNTINGDON ROAD, MADINGLEY ROAD, NW CAMBRIDGE** *(Pages 29 - 82)*

73 residential units, alongside car and cycle parking, landscaping, public realm, utilities.

City and County Members only have voting rights on Bell School

- 6 13/1786/REM - BELL SCHOOL DEVELOPMENT SITE, BABRAHAM ROAD, CAMBRIDGE** *(Pages 83 - 156)*

Reserved matters application.

City and County Members only have voting rights on Clay Farm-Showground

- 7 14/0093/FUL LAND BETWEEN LONG ROAD AND SHELFORD ROAD (CLAY FARM/SHOWGROUND SITE), CAMBRIDGE** *(Pages 157 - 230)*

Erection of a five storey building to accommodate, community facilities, library, cafe, youth facilities, touchdown space for police and social services, medical centre, 20 affordable housing units and associated parking, amenity areas, refuse storage and landscaping.

Quorum for This Item/Application:

The quorum for the Committee comprises 3 members of Cambridge City Council, 3 members of South Cambridgeshire District Council and 2 members of Cambridgeshire County Council.

Speaking at the Committee by Other Members of the Councils

A member of any of the councils who is not a member of the committee or a member of a parish council (in respect of applications relating to sites in their own parish) may speak at a meeting of the committee at the request or with the permission of that committee or of its Chair made or obtained before the meeting. Such request or permission shall specify the matters in respect of which the member shall be permitted to speak.

Information for the Public

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

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After 5 p.m. access is via the Peas Hill entrance.

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

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The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

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

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phy meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

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JOINT DEVELOPMENT CONTROL COMMITTEE - CAMBRIDGE FRINGES

26 February 2014
10.30 am - 2.45 pm

Cambridge City Councillors: Blencowe, Price, Smart, Tunnacliffe and Tucker

Cambridgeshire County Councillors: Ashwood, Hipkin, Kenney and Reynolds

South Cambridgeshire District Councillors: Bard (Chair), Corney, de Lacey, Nightingale, Shelton and Stewart.

Officers Present:

Head of Planning Services: Patsy Dell

New Neighbourhoods Development Manager: Sharon Brown

Principal Planner - New Neighbourhoods: Mark Parsons

Principal Planner - New Neighbourhoods: Elizabeth Rolph

Sustainable Drainage Engineer: Simon Bunn

Senior Urban Designer: Sarah Chubb

Legal Advisor: Penny Jewkes

Committee Manager: Toni Birkin

Other Officers Present:

County Council Highways Department: Jon Finney

Development Planning Manager, Cambridgeshire County Council: Michael Abbott

Principal Planning Officer (SCDC): Emily Harvey

Developer Representatives:

(MCAP), Emma Fletcher

(Terence O'Rourke Ltd) Julia Jardine

(WSP) Matthew Ingrey

FOR THE INFORMATION OF THE COUNCIL

14/8/JDCC Apologies

Apologies were received from Councillors Reid, Dryden and Van de Weyer.

14/9/JDCC Declarations of Interest

Councillor de Lacey declared a personal interest in minute number 14/11/JDCC as a member of the Cambridge Cycling Campaign.

14/10/JDCC Minutes

The minutes of the meeting of the 22nd January 2014 were agreed as a correct record.

14/11/JDCC 07/0003/OUT - Darwin Green 1 - Condition 5 - Design Code

The Committee received an application for the discharge of condition 07, Design Code, pursuant to the outline permissions 07/0003/OUT approved on 18 December for land between Huntingdon Road and Histon Road, Cambridge.

The Principal Planner (New Neighbourhoods) introduced the report as detailed in the agenda and highlighted changes contained in the amendment sheet.

At the suggestion of the Chair, the committee considered and made comments on the Design Code section by section.

Introduction

Councillor de Lacey stated that there were a number of problems with the introduction.

- It claimed to set out key objectives but offered no criteria against which these would be measured.
- Requiring a Code 3 building standard was not demanding enough to claim this was high quality.
- Pedestrian and cycle requirements were in need of a substantial re draft and different modes of transport would share what appeared to be a limited road space.

The Principal Planner (New Neighbourhoods) responded and stated that the Design Code would establish objectives against which subsequent applications would be measured. The New Neighbourhoods Development Manager stated that the document sets out the high level, vision and aspiration against which the individual authorities would measure applications. The Urban Design Officer confirmed that limited road space was intentional with

the aim of creating a low speed environment which would encourage walking and cycling.

Councillor Hipkin questioned the permeability of the site and its connectivity to surrounding communities. Officers stated that this had been agreed at the outline planning stage and confirmed that additional connections could not be added at this stage.

In response to question from Councillor Kenney, the New Neighbourhoods Development Manager confirmed that the final outline permission had contained a clerical error and had omitted a previous committee decision requiring the sustainability uplift to Code 4. Developers were aware of the requirement and were working to this requirement.

Section One

No comment

Section Two

No comment

Section Three

The Committee made the following comments.

- i. Queried how the external boundaries would be defined.
- ii. Requested that additional points of access for surrounding communities be added as the site evolves over time.
- iii. Questioned why the cycle route from Girton into Cambridge had not been considered to facilitate the avoidance of Huntingdon Road.

Officers confirmed that these matters would be addressed when the details of the development come forward and the Darwin Green 2 application was considered.

Section Four

In response to Members' questions, officers confirmed the following:

- i. Officers detailed the 'placemaking' approach being used on this site with the goal of reducing speeds and changing driver behavior through street design.
- ii. Unlike the University site, roads on this development would be adopted as public highway and this limited the scope for traffic restrictions such as giving cyclists priority at junctions.
- iii. Motorists would be deterred from using the route through the site as a rat run. Those entering from Histon Road entrance and driving from Darwin Green 2 to reach the supermarket would be required to navigate a circuitous route.
- iv. Street parking details would be addressed at a later date.
- v. P59 of the Code would be amended to incorporate text requiring parking provision for non-standard cycles.
- vi. Open space and sports provision across the site would achieve a balance between landscaping and addressing needs for play.
- vii. Maintenance of open spaces had been secured through the S106.
- viii. The size, on maturity, of trees selected for the sites had been given detailed consideration to ensure roots and canopies would not cause problems at a later date.
- ix. Incorporating some evergreen trees into the plan would be investigated with the landscape architects.
- x. A youth and play strategy would come to this committee shortly and would include provision for older children and young people.
- xi. Potential options for the use of grey water and of sustainable show homes would be added as requested but could not be required of developers.

Section Five

At the request of the Committee, the wording regarding roof gardens on page 124 would be amended to add clarity.

Members queried the limited access routes and orbital cycle routes. Officers confirmed that the driver was to improve conditions for cyclist and pedestrians, and for this to be achieved via street design and landscaping. Full details would be agreed later.

Jon Finney of the County Council Highways Department responded to Members' questions and confirmed that the only formal dual use crossing within the site would be Toucan controlled. He clarified that any dual use (pedestrian / cyclist) crossing must be signalised.

Section Six

In response to questions from the Committee, the New Neighbourhoods Development Manager confirmed that the variation and review clauses to the Design Code were standard procedure to allow for any necessary review to be completed in a timely fashion.

Summing Up

The Committee questioned how the changes they had requested to the Design Code would be agreed. The New Neighbourhoods Development Manager confirmed that the changes would be made as set out below:

- i. **Amend Code of Sustainability to Code 4.**
- ii. **P59 of the Code would be amended to incorporate text requiring parking provision for non-standard cycles.**
- iii. **Incorporating some evergreen trees into the plan would be investigated with the landscape architects.**
- iv. **Potential options for the use of grey water and of sustainable show homes would be added as requests but could not be required of developers.**
- v. **The wording regarding roof gardens would be reviewed.**

On a show of hands, the proposed amendments were agreed (by 9 votes to 3).

The Committee

Resolved (by 9 votes to 3) to grant the discharge of condition application in accordance with the officer recommendation and amendment sheet, additional amendments as set out below.

Page	Amendments to text , new text is shown <u>underlined</u> and deleted text struck through.
Pg 59	Add to Public Realm cycle parking Spaces and layout are fundamental in achieving a satisfactory solution and the following rules must be applied. The design of cycle parking must deter theft, avoid blocking routes, be convenient to the user, <u>include spaces for trailers and non-standard bikes</u> and be easy to maintain.
Pg	The proposed energy strategy will assist the scheme in

100	achieving a minimum level 3 4 of the Code of Sustainable Homes where that building is for market purposes and capable of achieving a minimum of level where the building is for affordable purposes.
Pg 102 & 103	Add <u>Grey water recycling</u> to list and image
Pg 124	Roof gardens may be required to apartments with tree planting along boundary line to provide privacy.

14/12/JDCC 13/1748/REM- 'Lot 1' located within Land Between Huntingdon Road, Madingley Road, and the M11, North West Cambridge,

The Committee received a reserved matters application (access, appearance, landscaping, layout and scale) pursuant to 11/1402/S73 for a foodstore (2000sqm net, Use class A1) and retail space (use class A1- A4), 117 residential units, comprising 41 one bedroom key worker units and 76 two bedroom key worker units, a primary health care centre (Use class D1), a police office (Use class B1), a district heating energy centre, access roads, including bollard controlled street running through the local centre (with cycle and pedestrian routes), cycle parking, car parking, landscaping, public realm, utilities and associated ancillary structures.

The Principal Planner (New Neighbourhoods) introduced the report as detailed in the agenda. Members noted the changes detailed on the amendment sheet.

Public Speaker

Heather Topel addressed the Committee on behalf of the University of Cambridge and in support of the application.

Members made the following comments in response to the report.

- i. Quality of the design was welcomed.
- ii. Construction of infrastructure at an early stage of development was welcomed.
- iii. Some concerns were raised that the level of parking provision might not be sufficient.

- iv. Not using the chimney flue as a clock tower was seen as a missed opportunity by some members.
- v. Clustering of affordable housing was acceptable.

The Committee:

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

14/13/JDCC S/2533/13/RM and 13/1740/REM- Western Edge located within Land Between Huntingdon Road, Madingley Road, and the M11

The Committee received applications for:

- i. Reserved Matters Approval, pursuant to 13/1402/S73 and S/2036/13/VC, for the formation and finishes of part of the Western Edge for the North Cambridge Scheme including earthworks to create a series of berms, the creation and enhancement of new and existing water channels and ponds and associated sustainable urban drainage systems, hard and soft landscaping, footpaths and cycle paths, ecological enhancements, public art, play facilities, utility and ancillary structures; and
- ii. Reserved Matters Approval, pursuant to 13/1402/S73 for the formation of part of Green Corridor 01 from Primary Street to the Western Edge to include formation of swales, planting and associated infrastructure including disabled parking spaces and cycle parking, along with approval for a children's adventure play area and associated equipment and planting.

The South Cambridgeshire Development Officer introduced the report as detailed in the agenda.

Public Speaker

Heather Topel addressed the Committee on behalf of the University of Cambridge and in support of the application.

In response to Members' questions officers said the following:

- i. Washpit Brook would be closely monitored during construction to ensure it did not run dry resulting in silting and potential floods at a later date.

Flows would not be affected and a strategy was in place to maintain greenfield run-offs.

- ii. Officers confirmed the location of the berms and their relationship to the M11.
- iii. The location of fencing to prevent unwanted access on to the M11, and accompanying landscaping measures to soften the hard edge of the site, were explained.

The Committee:

Resolved (unanimously) to grant the Reserved Matters Approval applications in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

14/14/JDCC S/2682/13/OL - North of Newmarket Road (Wing), Newmarket Road, Cambridge: Post Submission Briefing

Emma Fletcher, Julia Jardine and Matthew Ingrey, on behalf of the developers, gave a post submission briefing regarding the development North of Newmarket Road (The Wing). The following points were highlighted

- i. Improvements had been made to the planned distribution of open space across the site
- ii. The developer had been working closely with Fen Ditton Parish Council to integrate the new development.
- iii. Affordable Housing would not be limited to Marshall employees.
- iv. It is currently proposed that the site would provide 40% of dwellings as affordable on a 50/50 split of rented and shared equity.
- v. The site would reflect the key values of Marshall's and would seek to develop a sustainable community.
- vi. The site layout was highlighted.
- vii. A contribution to a new cycle bridge as part of the Chisholm Trail was planned.
- viii. A 'fabric first' approach to sustainability was planned.
- ix. Some self-build on site would be encouraged.
- x. Buy-to-let would be discouraged with the aim of creating a place where people would want to live.

In response to Members' questions the development team said the following:

- i. Agreed that for some potential owner occupiers, buying off plan caused difficulties in securing a mortgage.

- ii. Confirmed that, with the exception of flats, dwellings on the site would be freehold.
- iii. Stated that a requirement for 75% of the affordable allocation to be rented, rather than shared equity, would create viability issues and that a report on this is being prepared.
- iv. Confirmed that most roads within the development would be adopted by the highway department.
- v. Suggested that a 'fabric first' approach to suitability should achieve Code 4 as a minimum.

Councillor Blencowe chaired 14/15/JDCC and only City and County Councillors voted on the item.

14/15/JDCC C/05005/13/CC - Fawcett School, Alpha Terrace, Trumpington.

The Committee received a Regulation 3, Town and Country Planning General Regulations 1992 application for the erection of four classroom single storey extension to include children's centre, pre-school, nursery and foyer, car and cycle parking, new access from the Clay Farm development and associated hard and soft landscaping and fencing.

The County Council Development Management Officer introduced the report as detailed in the agenda.

Public Speaker

David Fletcher addressed the Committee on behalf of the Cambridgeshire Education Department and in support of the application.

In response to questions from the Committee, the officer explained the planned access arrangements. There would be additional cycle and pedestrian access points with the aim of discouraging vehicle drop off at the school. He confirmed that street parking concerns had been addressed.

Resolved (unanimously) to grant the Regulation 3, Town and Country Planning General Regulations 1992 application in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

The meeting ended at 2.45 pm

CHAIR

Agenda Item 4

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 16 April 2014

Application Number	07/0003/OUT	Agenda Item	
Date Received	21 March 2014	Officer	Elizabeth Rolph
Target Date	15 May 2014		
Parishes/Wards	Arbury and Castle		
Site	Darwin Green One, Land Between Huntingdon Road And Histon Road, Cambridge		
Proposal	Discharge of Condition 9 for a Strategy for Youth and Play Provision, pursuant to the outline permission 07/0003/OUT approved on December 18 th 2013 for mixed use development of up to 1593 dwellings, primary school, community facilities, retail units and transport infrastructure and open space.		
Applicant	Barratts Eastern Counties and NW Cambridge Consortium of Landowners		
Recommendation	Approve		
Application Type	Discharge of Condition	Departure:	No

The above application(s) have been reported to the Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

1.0 EXECUTIVE SUMMARY

- 1.1 The Joint Development Control Committee first resolved to approve the outline application for mixed use development of up to 1593 dwellings, primary school, community facilities, retail units and transport infrastructure and open space in July 2010 subject to completion of the S106 agreement. Updates were reported and amendments approved on August 2011, July 2012 and August 2013. The S106 agreement was completed and outline permission issued on 18 December 2013. The permission contains a number of strategic conditions that require approval before any reserved matters can be determined. A list of these conditions is set out in Appendix 1. The Design Code was approved by JDCC on 26 February 2014.
- 1.2 This report relates to Condition 9 which is the requirement for a Strategy for Youth Facilities and Children's Play Provision to be submitted prior to the submission of the first of the reserved matters for residential development. The reason for imposing this condition on the outline consent is to ensure the appropriate quantity and type of facilities are provided across the Darwin Green One site.
- 1.3 Prior to determining the outline application comments were made on emerging draft Youth and Play Strategy documents. The applicants then formally submitted details to discharge this condition on 20 December 2013. Officers carried out consultation in the manner identified in Paragraph 4 below. Minor issues were identified by internal consultees. A revised document has been submitted which addresses these concerns.

2.0 RECOMMENDATION

- 2.1 Committee are asked to:

Discharge planning condition 9 in respect of 07/0003/OUT.

3.0 SITE HISTORY

Reference	Description	Decision
07/0003/OUT	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works	Approved
14/0063/FUL	Construction of vehicular road link across the north-west green corridor of consented development 07/0003/OUT to provide access to the proposed secondary school parcel of land within South Cambridgeshire District Council.	o/s

14/0086/REM	Reserved matters of 07/003/OUT for access roads, pedestrian and cycle paths, public open space, services across the site and one allotment site.	o/s
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4.0 PUBLICITY

Advertisement No

There is no statutory requirement to advertise the discharge of condition.

Adjoining Owners No

There is no statutory requirement to consult adjoining owners with regard to the discharge of condition, however consultation has taken place with all the relevant residents' associations and Parish Councils.

Site Notice Displayed No

There is no statutory requirement to for a site notice to be displayed for the discharge of condition.

Public Meeting/Exhibition Yes

Included within presentations and / or display boards at the North West Community Forums in September 2013 and January 2014.

5.0 POLICY CONTEXT

National Planning Policy Framework 2012

Cambridge Local Plan 2006

Policies 3/7, 3/8, 5/13, 5/14, 9/3 and 9/8

6.0 CONSULTATION

6.1 External Consultees

The only comment received was from Windsor Road Residents' Association. They support the provision, but comment that they see little provision of community facilities for adults, including the retired and elderly.

6.2 Internal Consultees: Landscape / Open Space Officer / Children and Young People Services (CYPPS)

First submitted document:

- The document requires strengthening in terms of youth provision. The range of equipment listed in the teenage trim trail should be

broadened to include equipment specifically designed for teenagers. This should be supplemented by equipment such as a 'Hurricane Rotator', climbing boulders and youth shelter in shelter in the natural area south of the pond;

- LAPS should include other features aside from rocks and logs, including features with a Cambridge / Cambridgeshire theme;
- a commitment should be added to community consultation with future residents on play equipment;
- Formal LAPS, LEAPs and NEAPs do not require a fencing; junior play within the NEAP should be fenced
- the City Council's design criteria for play which should be incorporated into Appendix G.

Revised submission:

- The amendments in relation to youth provision are welcomed, although it is disappointing that reference to the youth shelter has not been included;
- Amendments relating to LAPS and fencing address previous concerns
- Welcome the inclusion of City Council's design criteria
- Reference to community consultation has been added. While the CYPSS team would want to be involved in consultation they do have limited resources and need to consider recouping costs.

6.3 Parish Councils

Histon and Impington and Girton PC were consulted. No comments were received.

7.0 ASSESSMENT

- 7.1 This discharge of condition is being reported to this Committee in line with working protocol agreed with Chair, Vice- Chair and Spokes (see Appendix 1). The wording of the condition is as follows:

Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, a Strategy for Youth Facilities and Children's Play provision, in accordance with the principles set out in the Design and Access Statement, shall be submitted to the Local Planning Authority for approval. Such Strategy shall have sufficient details to demonstrate the implementation of that strategy including specifications, location and phasing. Development shall take place in accordance with the approved strategy

REASON To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site (Cambridge Local Plan policies 3/7, 3/8, 5/13, 5/14, 9/3 and 9/8).

- 7.2 The reason for the imposition of this condition on the outline planning permission is to assist with the determination of the detailed

applications that will come forward on the site over a number of years and to ensure that high quality provision for children and young people comes forward at the appropriate time, in a co-ordinated manner and that children and young people are involved in the design of the play environment. In addition, under condition 10 of the outline permission, any reserved matters application for development youth and play facilities is required to include a detailed design and specification and show how the proposal accords with the Strategy for Youth Facilities and Children's Play Provision. Further details of the phasing of the youth facilities and play provision will be set out in the phasing strategy required under condition 5 the outline permission.

- 7.3 The Strategy submitted by the applicants on 21st March 2014, addressed all of aspects required through condition 9. Namely, it included details on type and location of play areas, design considerations and specifications and reference to phasing. This document can be viewed via the City Council's website at <http://idox.cambridge.gov.uk/online-applications/>, by entering 07/0003/OUT in the search box. Key extracts from the document are attached to this report as Appendix 2.

Play Provision

- 7.3 The plan included in Appendix 2 shows the indicative location of youth facilities and children's play provision. This reflects the public open space strategy included within the S106 which shows the areas allocated for play provision required to meet meets the standards. This includes the areas for a Super Local Equipped Areas of Play (SLEAP) Neighbourhood Equipped Area of Play (NEAP), Local Equipped Area of Play (LEAPs) and Local Areas of Play (LAPs). This in accordance with the adopted Cambridge Local Plan Open Space Standards, with the addition of a SLEAP as has been agreed on other urban extensions. This has more equipment and a wider catchment than a LEAP, and better meets the overall need than additional LEAPS would. The number and location of equipped play areas ensures all residential areas are adequately served.
- 7.4 In addition to equipped play areas, provision is required for teenagers. This will be provided within Central Park in the form of a Multi Use Games Area, a teenage trim trail and informal play provision in the natural area south of the pond.

Phasing

- 7.5 The S106 includes triggers by which youth and play provision will be provided relative to the number of dwellings being occupied as the site is built out. The phasing strategy to be submitted will show how this will be adhered to. The Youth & Play Strategy includes a commitment to provision within individual parcels and the site at large as early as practically possible.

Consultation

- 7.6 Following comments on the original submission, the Strategy includes a commitment to consultation with young people on the design of play equipment to be carried out with support from (but not managed by) the City Councils' CYPPS team. This wording has been agreed with them.

Representations

- 7.7 Windsor Road Residents' Association commented that there is little provision of community facilities for adults. The central park will include a substantial area for general informal recreation. Community rooms (referred to as a community café in S106) are to be included in the local centre and the pavilion includes a club room.

Management

- 7.8 The youth and play facilities will be provided by the developer and then transferred to the City Council as set out in the S106 agreement with the appropriate maintenance payment.

8.0 CONCLUSION

- 8.1 The resubmitted Youth and Play Strategy to satisfactorily address the criteria set out in condition 9 of the outline permissions and the concerns identified on the original submission. It is therefore recommended the condition be discharged.

9.0 BACKGROUND PAPERS

Application File 07/0003/OUT: Conditions
Joint Development Control Committee Reports for 14th July 2010, 10th August 2011, 11th July 2012 and 21st August 2013

10.0 Appendices

Appendix 1: Conditions for approval by JDCC
Appendix 2: Key extracts from the Darwin Green One Strategy for Youth and Children's Play Provision

11.0 Inspection of papers

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

Author's Name:	Elizabeth Rolph, Principal Planning Officer (New Neighbourhoods) Cambridge City Council
Author's Phone Number	01223 457293
Author's Email:	Elizabeth.rolph@cambridge.gov.uk

APPENDIX 1 Discharge of Planning Conditions

Planning conditions are often applied to the grant of planning permission. These limit and control the way in which the planning permission may be implemented. Conditions are imposed on the grant of planning permission for regulating development in a certain way or requiring further details which weren't necessarily required at the time of granting permission, but are necessary prior to the submission of reserved matters or implementation.

Applicants are required to submit information to discharge planning conditions on the standard form entitled "Application for Approval of Details Reserved by Condition". The appropriate fee must be provided with the application. Provided that all the information that is required by the condition is submitted and this information is adequate, the local planning authority should write to the applicant to confirm that the condition has been discharged in a timely manner (normally within eight weeks). Local planning authorities cannot request information that was not stipulated by the initial planning condition.

Following consultation with the Chair, Vice Chair and Spokespersons for the JDCC it has been agreed that the following conditions would be referred to the JDCC for determination:

Condition 5 – Site Wide Phasing
Condition 7 – Design Code
Condition 9 – Youth Facilities and Children's Play
Condition 26 – Surface Water Drainage

These are the conditions, which relate to strategic issues, which will set out the principles for future reserved matters applications.

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Appendix 2: Extracts from Youth and Play Strategy

01 INTRODUCTION

In July 2010, the Cambridge Fringes Joint Development Control Committee granted outline planning permission (ref: 07/0003/OUT), subject to the signing of a Section 106 Agreement, for Darwin Green One, Huntingdon Road, Cambridge.

Darwin Green One forms one half of the North West Cambridge Quadrant, with the University of Cambridge site forming the remaining half. The new mixed-use development consists of approximately 1,593 dwellings, mixed retail / service units, health centre, primary school with children's centre, urban park, cycleways and footpaths, allotments, outdoor sports facilities with sports pavilion, and play areas.

The Strategy for Youth Facilities and Children's Play Provision for Darwin Green One, referred to as 'The Strategy' hereon in, seeks to deliver, for all ages and abilities, year-round access to safe, stimulating and socially inclusive play facilities. The Strategy illustrates various types of facility that respond to the uniqueness of place along with identifying compliance with national guidelines to ensure that Darwin Green One is an appealing and stimulating place for children and young people. Play and youth facilities are strategically located for safe and easy access, as illustrated within Appendix B.

PURPOSE OF THE STRATEGY

The purpose of The Strategy is to coordinate and secure the appropriate provision for youth facilities and children's play areas across Darwin Green One and provide details of the implementation, location and phasing of associated facilities.

This Strategy is a direct response to discharge Outline Planning Consent Condition No. 9, associated with Planning Application No. 07/0003/OUT by Cambridge City Council and is to be submitted and approved by Cambridge City Council concurrently with each submission of reserved matters for residential development or

proposed recreational use.

The strategy shall :

- accord with the principles set out in the Design and Access Statement;
- have sufficient details to demonstrate the implementation of the strategy including specification, location and phasing.



Indicative example of a play environment composed of naturalistic materials. Credits: Helle Nebelong.



Indicative example of stimulating, interactive play equipment. Credits: Kompan.



Indicative example of naturalistic, informal play. Credits Tim R Gill.



Indicative example of a formal play environment. Credits: Randall Thorp.

04 PROPOSED YOUTH FACILITIES & CHILDREN'S PLAY PROVISION

GENERAL

Outline consent and Section 106 Agreements for Darwin Green One require specific provision of children's play areas and youth facilities. This, together with the proposed public open space, is intended to serve the needs of new and existing local residents.

Opportunities for play and recreation for all ages and abilities is therefore a driving force for the design of public open space at Darwin Green One. Inclusive play, physical activity and social interaction will be promoted in children and youths of all ages and abilities through the provision of formal play equipment and facilities, and will be complemented by new sports facilities and other informal design elements distributed throughout the public open space. Naturalistic landscape elements - including rocks, logs and ground modelling - are used to enhance formal play provision.

This accords with Cambridge City Councils Open Space and Recreation Strategy (2011), draws on the Fields in Trust Planning and Design for Outdoor Sport and Play (2008) guidance (which replaced the Six Acre Open Space Standard), builds on section 4.8 of the Design Code which sets the main principles to be considered as part of the development proposals, and references to the Darwin Green One Design and Access Statement.

FORMAL UNSUPERVISED PROVISION

At Darwin Green One the requirement for youth and play facilities is specifically embodied in the formal provision of:

- 1no. Local Equipped Areas for Play (LEAP)

This area caters for children aged 4-8 years. Each LEAP will have an activity zone of min. 400m².

- 1no. Super Local Equipped Areas for Play (SLEAP)

This area caters for children aged 4-12 years. The SLEAP will have an

activity zone of min. 850m².

- 1no. Neighbourhood Equipped Area for Play (NEAP)

These areas cater for predominantly older children. The NEAP will have an activity zone of min. 1000m² containing a range of playground equipment suitable for children in, and approaching, their teenage years.

- 1no. Multi-Use Games Area (MUGA) type 1 or 2, catering predominantly for older children, and having a surface area of min. 465m².

- 1no. Teenage Trim Trail. This consists of a series of complementary outdoor exercise machines that allow users to develop their strength and stamina.

- several Local Areas for Play (LAPs)

These cater for children up to 6 years of age. Each LAP will have an activity zone of min. 100m². Most LAPs will be located incidentally along pedestrian routes, although some will be set within more formal play settings. The precise number and location is to be determined by each Reserve Matters application.

For technical requirements, refer to Appendix E Detailed Description and Specification of LAPs, LEAPs, SLEAPs and NEAP (including MUGA).

Play facilities are strategically located across the development, in accordance with CCC's Open Space and Recreation Strategy (2011)

- refer to Appendix B for map showing Proposed Locations of Youth Facilities and Children's Play Provision.

The proposed Public Open Space Strategy by The Landscape Agency (Appendix D) demonstrates that the majority of housing is within five minutes walk, or 240m, of a LEAP and 10 minutes walk or 850m walking distance of a SLEAP. This requirement is identified within Table 4: Types of Children's Play Areas within Open Space and Recreation Strategy (2011) and has been summarised in Appendix E

for clarity.

Designs are to be based on Cambridge City Council's requirements as detailed within the Open Space and Recreation Strategy (2011) and, where relevant, the principles of the National Playing Fields Association Standards.

Designers of the LAPs, LEAPs, SLEAP, NEAP (including MUGA) are encouraged to explore bespoke options for interactive play equipment, making use of naturalistic materials where possible.



Indicative example of naturalistic play provision. Credits: Tim R Gill.



Indicative example of a MUGA, forming part of the NEAP provision. Credits: NewVic.

05 PROPOSED WIDER CONTEXT FOR YOUTH FACILITIES & CHILDREN'S PLAY PROVISION

WIDER SITE CONTEXT

Developers should explore opportunities to connect and integrate Darwin Green One's play strategy with existing public open space provision in the surrounding area. One such example is the play space at Blanford way which could be improved and enhanced by better connections with open space and play provision within Darwin Green One.

CENTRAL PARK

Proposals for Darwin Green One include a central public park of 0.6ha, consisting of; youth facilities and children's play areas; three tennis courts (controlled public access); two football pitches (publicly accessible); a cricket pitch with up to four wickets (publicly accessible); teenage trim trail; footpaths; cycleways; drainage swales; a pond with waterside access and opportunities for exploration.

The concept for Central Park is to develop and promote a multi-functional and adaptable space suitable for all ages and abilities. The space will allow individuals, young and old, to customise play activities to their specific needs. The northern half of Central Park is designed to promote informal gathering within a traditional parkland setting. Small copses, feature trees, boulders and natural logs encourage more intimate spaces to develop within the broader context of Central Park. These smaller spaces provide opportunities for personalised play and relaxation without prescribing the type of activity. Opportunities to access, explore, play and socialise at the margins of the pond will be encouraged by creating a safe, informal, naturalistic environment, that includes suitable seating, surface materials and arrangements for inclusive access and play.

The larger open areas of Central Park are broken by informal copses and feature trees, but allow sufficient space for larger informal activities such as kite flying and kick-about. A teenage trim trail, consisting of a

suite of complementary outdoor exercise equipment - including static items such as balance beams, stepping stones, plyometric boxes, pull-up and monkey bars, together with kinetic items such as exercise bikes, cross trainers, leg and chest presses - suited to teenage abilities, is to be located in this area. This will extend and enhance the teenage provision - including NEAP and MUGA - found in the southern half of Central Park and, in addition, will be supplemented by informal play provision in the natural area south of the pond by climbing boulders, logs and earth mounds, all of a size and scale suited to teenage play.

Within the southern half of Central park the children's play areas and youth facilities are complemented by formal outdoor sports facilities (football pitches, cricket pitch and tennis courts). These facilities provide additional structured play, helping to promote healthy lifestyles and encourage social interaction for young and old alike. Public open spaces are supported by a simple network of peripheral footpaths connected to residential areas, sports facilities, formal play provision and green corridors. These areas contain further opportunities for play activities and will, therefore, be furnished at key locations with exercise equipment and informal play features, as noted above.

GREEN CORRIDORS

In contrast to the formal play provision found elsewhere on the site, the North West Green Corridor and Transverse Green Corridors are to contain less formal and unstructured play opportunities for children and young people. This will be promoted specifically through the creation of a number of LAPs, designed with naturalistic elements that encourage play and physical activity such as logs, boulders, landform, rope bridges, timber decks and balance beams. Such environments should, where appropriate, include features with a Cambridge / Cambridgeshire theme in order to reinforce the Sense of Place. These informal play spaces will be designed to stimulate imagination and to encourage exploration and adventure. By not prescribing off-the-

shelf play products, natural features can be arranged and designed to stimulate social play, climbing, agility, balancing, jumping and running.

Areas that embody the unique characteristics of place and respond to the natural setting will be of particular importance to older children who require less structured play and more opportunities for gathering and socialising. The green corridors are to be promoted as exciting local destinations, adaptable for play and activity across a broad range of ages, interests and abilities. All facilities are to be linked to the broader network of open space, providing an accessible resource that encourages community-wide interaction. Footpaths must facilitate year-round access in all weather conditions whilst planting must provide shade, enclosure and a variety of spaces without reducing levels of natural surveillance or encouraging opportunities for anti-social behaviour. Lighting, street furniture and signage will be used to create legible spaces that are simple to use and create opportunities to relax, congregate and socialise.

Soft landscape must be robust and capable of withstanding high levels of use. Excess topsoil (excavated during development) is to be utilised to create playful, interactive landform where mounding is appropriate for the design.

ACCESS

In order to reduce vehicle reliance and encourage safe, sustainable modes of travel, pedestrian and cycle routes are to be promoted, particularly the connections to and between sports and play facilities. Car parking that serves sports facilities is to be located to the south west of Central Park in close proximity to the urban centre, thus providing a flexible parking option. Future car parking facilities should not dominate the landscape and will therefore be visually mitigated through low level evergreen hedges, landform, and tree planting.

APPENDIX B - INDICATIVE LOCATION OF YOUTH FACILITIES & CHILDREN'S PLAY PROVISION



Refer to TLA drawing 628-01 for full scale masterplan

Agenda Item 5

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 16th April 2014

Application Number	14/0109/REM	Agenda Item	
Date Received	21 January 2013	Officer	Mark Parsons
Target Date	22 April 2014		
Ward	Castle		
Site	Lot 8 located within land between Huntingdon Road, Madingley Road, and the M11, North West Cambridge, Cambridge, Cambridgeshire		
Proposal	73 residential units, including 20 one bedroom key worker units and 53 two bedroom key worker units, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structure pursuant to 13/1402/S73.		
Applicant	University of Cambridge		
Recommendation	Approval		
Application Type	Major	Departure:	No

The above application(s) have been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

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APPENDICES

Ref	Title
1	Site Planning History
2	Map of the 'Lots' within Phase 1
3	Relevant Plans and Computer Generated Images
4	Quality Panel Minutes

0.0 INTRODUCTION

- 0.1 This is a reserved matters application that has been submitted as part of the wider North West Cambridge site. The wider site sits to the northwest of Cambridge, and to the south of Girton Village, between Huntingdon and Madingley Road. The site is covered by the North West Cambridge Area Action Plan (NWCAAP) 2009, a joint document adopted by both Cambridge City Council and South Cambridgeshire District Council reflecting the fact that the site sits within both administrative boundaries. The NWCAAP is therefore the policy basis for the assessment of any applications on this site.
- 0.2 The Joint Development Control Committee (JDCC) resolved to grant approval of the outline planning applications (11/1114/OUT and S/1886/11) on 8th August 2012 subject to the completion of the S106 agreement, which was signed on 22nd February 2013. In November 2013 two Section 73 applications (S/2036/13/VC and C/13/1402/S73) were approved, which allowed for a variation in heights within some local centre locations.
- 0.3 The approvals relating to the entire site are for a mixed-use development and comprises up to 3,000 dwellings (of which 1,500 are to be affordable key worker units), 2,000 student bed spaces, 100,000sqm of employment floorspace (of which at least 60,000sqm will be academic employment space), a primary school, open space, recreational facilities, and a local centre which includes retail and community facilities, a hotel, police office, health facilities, senior living accommodation and an energy centre.
- 0.4 The JDCC has since determined a number of strategic conditions, namely; a Site Wide Phasing Plan (condition 5) the Design Code (Condition 7), a Youth and Play Strategy (Condition 9), the Site Wide Drainage Strategy (Condition 26) and Construction Environmental Management Plan (Condition 52). In addition to this a number of other strategic conditions have been approved relating to the whole site.
- 0.5 The applicants are now submitting applications for a variety of uses forming phase 1 of the site, of which this application is part. The first phase will be based around the local centre and will provide for a mix of key worker housing, market housing, student accommodation as well as the community facility, the primary school, health facility and local centre uses such as foodstore, café and hotel.
- 0.6 Appendix 1 provides a summary of the site history and details of recent applications that have been submitted. Most recently, the application for the Western Edge and Lot 1 comprising of the supermarket, energy centre, health centre, police office and 117 key worker units were approved by the JDCC in February. In March a further 232 Key Worker Units (Lot 3) and community centre/nursery were approved (Lot 7).

- 0.7 This proposal has been discussed with officers as part of comprehensive pre-application work for Phase 1 along with presentations to the Cambridgeshire Quality Panel, Disability Consultative Panel, JDCC and the NW Community Forum.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site subject to this reserved matters application sits central to the wider site, and is central to the first phase of development. It lies around 350 metres to the north of Madingley Road Park and Ride. With regard to residential properties, the Lot is located approximately 350 m from properties within Conduit Head Road and Lansdowne Road to the south east and approximately 320m from the boundary of residential properties to the north, on Huntingdon Road. The entire Lot 8 proposal lies within Cambridge City Council's administrative boundary, although the site is adjacent to the administrative boundary with South Cambridgeshire District Council (Girton Parish).
- 1.2 The site is triangular in shape and addresses two important areas of public realm. To the north is a section of the approved primary street, beyond which is the Veteran Oak which will form part of a new amenity space within the development. Running along the western boundary of the proposal is a section of the Ridgeway (a strategic cycleway approved through 13/1400/REM). The Ridgeway then turns east towards the local centre and bounds the southern part of the site.
- 1.3 The eastern part of the site adjoins two 'Lots' that are yet to proceed in terms of design, earmarked as Hotel and Senior Care within the masterplan. The proposed site will form the north west corner of the local centre. The site is not located within a Conservation Area, and no protected trees sit within the application site, although the site does sit adjacent to veteran oak which is subject to a Tree Preservation Order.

2.0 THE PROPOSAL

- 2.1 The planning application seeks approval for 73 key worker units with associated infrastructure and amenity courtyard. Also included within this application is the access lane to the east of the courtyard which will include underground bins and car parking spaces.
- 2.2 The proposed building wraps continuously around the south, west and north of the site fronting the Ridgeway and Primary Street. The building can be read in three elements, 'building A' which fronts the local centre and wraps around to the Ridgeway and is predominantly 5 storeys dropping down to three storeys on the western elevation and four storeys on the southern elevation (although the drop to four storeys is a 'cut out' which leaves five storeys to the rear section of the building).
- 2.3 'Building B west' continues the three storey massing along the Ridgeway before stepping up to five storeys to the northern part of the building

(building B north). The three and five storey elements are connected via a single storey brick wall. 'Building B north' is five storeys and fronts the primary street, it steps down to four storeys before the building kinks slightly.

2.4 To the east of the building is a secure amenity court for residents, and beyond that an access lane which will provide car parking and underground bin provision for the residents. To the south of the access lane is a small amenity square that can be accessed from the 'walkthrough' under building A.

2.5 The reserved matters application is accompanied by the following documents:

1. Planning Statement
2. Design and Access Statement
3. Biodiversity Survey & Assessment (Amended)
4. Noise Insulation Scheme
5. Piling Risk Assessment
6. Surface Water Drainage Strategy
7. Utilities and Foul Sewerage Assessment
8. RECAP Waste Toolkit
9. Site Waste Management Plan
10. Transport Statement
11. Sustainability and Energy Statement

2.6 Following the consultation period, and officer assessment of the application, clarification/amendments have been made to some drawings, but no new strategies have been received.

3.0 RELEVANT SITE HISTORY

3.1 See Appendix A

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notices Displayed:	Yes

5.0 POLICY

5.1 **National Planning Policy Framework (2012) and National Planning Practice Guidance (2014)**

The National Planning Policy Framework (NPPF) 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. The document was published on 27 March 2012 and immediately became a material consideration for planning applications. It

replaces PPGs and PPSs, and other guidance. The document encourages positive, balanced decisions, emphasizes the primacy of the development plan and local decision making.

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a national planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched.

5.2 North West Cambridge Area Action Plan (2009)

NW2:	Development Principles
NW4:	Site and Setting
NW5:	Housing Supply
NW6:	Affordable Housing
NW7:	Balanced and Sustainable Communities
NW11:	Sustainable Travel
NW16:	Public Transport Provision
NW17:	Cycling Provision
NW18:	Walking Provision
NW19:	Parking Standards
NW24:	Climate change and Sustainable Design and Construction
NW25:	Surface Water Drainage
NW26:	Foul Drainage and Sewerage Disposal
NW27:	Management and Maintenance of Surface Water Drainage Systems
NW28:	Construction Process

6.0 EXTERNAL AND INTERNAL CONSULTATIONS

6.1 External Consultations

Environment Agency

The surface water drainage strategy is acceptable in principle and a condition is suggested to ensure that works are carried out in accordance with that strategy. A condition is suggested with regard to piling, along with a number of comments relating to pollution.

Cambridgeshire County Council (Highways & Transportation)

Following review of the Transport Statement has revealed the assessment of Lot 8 is in accordance with the land-uses and trip generation assessed as part of the 2011 Transport Assessment and therefore is acceptable to the County Council.

The internal street will not be adopted by the Highway Authority; however, the tree pit details as shown appear to undermine the structural integrity of the adjacent hard paving that would be carrying vehicles, including refuse trucks.

These initial concerns have been addressed through the receipt of amended plans.

Architectural Liaison Officer

In terms of crime risk, North/West Cambridge is an unknown quantity. It is therefore difficult to comment in terms of crime risk. In general, there are not too many issues in terms of the risk from crime and disorder. There are however a couple of points worth raising.

- The cycle store in block 'A' shows railings, these will need to be secured to the fabric of the building (top and bottom) to reduce the risk from crime.
- It would preferred if the entrance doorway (that sits under the undercroft) were in open view and not hidden out of view under the building.
- There would still be two levels of security for the bikes, as the Sheffield stands are within a gated courtyard, which only Lot 8 residents have fob/key entry access to, and the bikes are furthermore locked to Sheffield stands.

Cambridge Fire and Rescue

The number of, and location of fire hydrants will be determined following a risk assessment.

Quality Panel

The Quality Panel viewed the application at the pre-application stage on 30 July 2013. Their comments are set out in full within Appendix 4.

6.2 Internal Consultations

Urban Design and Conservation

The proposals will create a high quality and well-designed scheme within phase 1 at North West Cambridge. The proposals comply with the approved design code and accordingly the application is supported in Urban Design terms.

Head of Streets and Open Spaces

Landscape

The proposal is acceptable although two points of detail regarding tree pits need to be clarified and a change of species for the Oak which is planted too close to the building. These points have been addressed through the receipt of amended plans.

Sustainable Drainage Officer

The surface water drainage strategy is satisfactory and therefore there are no comments to make on this application.

Senior Sustainability Officer

The detailed and comprehensive level of information that has been presented in relation to the approach being taken as part of Lot 8 to deliver an exemplar development that meets the requirements of the AAP is fully supported.

Head of Environmental Services

No objection to the application providing that the recommended conditions and informatives are imposed that relate to the construction of the development in accordance with the submitted noise assessment and its associated methods of mitigation including noise details of the proposed substation.

7.0 PARISH COUNCIL COMMENTS AND NEIGHBOUR REPRESENTATIONS

Girton Parish Council

The Parish Council's Committee raised concerns about the adequacy of car parking provision – the accommodation is for keyworkers so it is hoped that there is more control over car parking.

It was noted that flats have open plan kitchen/dining room accessible from a bathroom, and the Committee raises concerns with this. Providing that officers are happy with the design, the application was approved with one abstention.

Neighbour Representations

The following organisations have made neutral representations:

- 6 All Souls Lane (on behalf of Nineteen Acre Field Residents Association) who have no comment to make on the application.

The following address wrote in support of the application

- 1 Sheppard Flats, Storeys Way

However, from the content of the representation it would appear that the support relates to the site office, and temporary community facility already approved through a previous application.

8.0 **ASSESSMENT**

8.1 From the consultation responses and representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

1. Principle of Development
2. Design, Layout and Materials
3. Landscape and Public Realm
4. Mixed and Balanced Community
5. Drainage and Utilities
6. Ecology
7. Transport
8. Residential Amenity
9. Waste
10. Construction
11. Public Art
12. Conclusion
13. Recommendation

Principle of Development

8.2 The application is a reserved matters application (detailing appearance, landscaping, layout and scale) pursuant to the approved (section 73) outline approval 13/1402/S73. This application must therefore be read in context of the outline approval and the relevant policy framework which is the North West Cambridge Area Action Plan (NWCAAP) and strategic documents that have subsequently been approved through the discharge of conditions.

8.3 The outline consent granted includes approval for up to 3000 residential units, of which 50% will be affordable key worker units. A table identifying the total of units approved and pending determination is shown below and shows that the number of units sits well under the total quantum approved:

Tenure type	Approved	Pending	Total	Outline Limit
Key Worker Housing	349	73	422	1500
Market Housing	0	0	0	1500
Student Bedspaces	325	0	325	2000
Total	674	73	747	5000

8.4 The proposal also includes the access lane to the east of the key worker units. This street will link into the Primary Street, which was granted approval at the December 2013 meeting of the Joint Development Control Committee. The access lane shall be used by local vehicular traffic, for car parking and waste collection trucks.

Compliance with Parameter Plans and Strategic Conditions

- 8.5 The proposal complies with all of the parameter plans as approved under the section 73 outline approval ref: 13/1402/S73.
- 8.6 This proposal falls within two use class designations 'Residential' and 'Complementary Mixed Uses' within the land use parameter plan (PP04). The proposed development is compliant with this parameter plan. The proposal also complies with both of the heights PP 05 and 06; the details are discussed below in the design section. The proposal complies or is not relevant to all other Parameter Plans (01-Zones, 03- Open Space and Landscape, 07- Topography, 08- Huntingdon Road Utilities and 09- Madingley Road Utilities).
- 8.7 The proposed development sits within the first phase of development as identified in the Phasing Plan approved under condition 5 of the outline consent. There are no Youth and Play Facilities proposed through this application, but that is consistent with the site wide strategy approved under condition 9.
- 8.8 Compliance with other strategic conditions are assessed under the relevant sections below such as the Design Code (Condition 7) under the design section, and Surface Water Drainage (Condition 26) proposals within the drainage section.
- 8.9 This proposal links in with a the local centre and key worker car parking strategies as well as the approved car club strategy all of which are referred to as necessary below.
- 8.10 Subject to the detail of these assessments below, the proposal is consistent with the description, and quantum of development set out in the outline approval. Furthermore the proposal complies with the approved parameter plans and strategic conditions linked to the outline approval.

Design, Layout and Materials

- 8.11 Lot 8 is located on the north western fringe of the Local Centre and has key frontages to the Primary Street (north), and the Ridgeway to the west and south. The proposal was considered by the Cambridgeshire Quality Panel at a pre-application stage and their comments have been addressed within the paragraphs below and/or in paragraph 8.25 at the end of this section. Their comments are set out in full at appendix 4 of this report.

Height and Massing

- 8.12 It is considered that the height and massing proposed through Lot 8 works well to respond to its varied emerging context. The north west corner of 'Building B North' and the south west corner of 'Building A' form the tallest elements of the proposal at 5 storeys, successfully addressing and defining the larger key public spaces of Ridgeway Place and Veteran Oak Gardens, as well as help to reinforce the legibility of the wider development.

- 8.13 The three storey element of the proposal (Building B west) works well with the scale of the adjacent Lot 5 approved through planning consent 13/1400/REM and overall creates an intimate character along the Ridgeway. The variation in heights between this 3 storey element and the 5 storey corner buildings, allows the taller forms at the important north-west and south-west corners to be accentuated in an elegant manner.
- 8.14 The proposed buildings sit within the heights established by the parameter plans and the scheme accords with the principles set out in the design code relating to height and massing.

Layout and Design

- 8.15 The block structure and design follows the guidance for the local centre set out in the design code, in particular the principles established within 'Block Type 8 – Local Centre Mixed Use Block'. The arrangement of buildings provides well defined and strong edges to adjacent streets, and the overall approach of creating three almost separate buildings allows the scheme to address, define and respond to the varying character of adjacent key spaces of Veteran Oak Gardens, the Ridgeway and the corner of Ridgeway Place. The 'kink' in the building line of 'Building B north', which pulls away from the Primary Street, helps to reinforce the character of Veteran Oak Gardens, and deflect and open up views to the Ridgeway from adjacent streets and spaces.
- 8.16 The location of a pedestrian route and 'access lane' that provides an informal link from Ridgeway Corner northwards to the Primary Street is supported. The submitted design and access statement clearly demonstrates the quality and character of this route, and together as a sequence of spaces, has the potential to create a more complex and interesting townscape to this part of the development. The design of the pedestrian passageway itself with 'built in' seating has the potential to encourage interaction at this important corner.
- 8.17 Through the passageway to the rear of the buildings a 'Public Courtyard' is proposed with a cluster of feature tree planting that terminate glimpsed views in from Ridgeway Corner. The last in the sequence of spaces along the informal public route is the 'access lane', which is well overlooked from upper floors of the proposed buildings, and has been sensitively designed to keep vehicle speeds low and to ensure that parking does not overly dominate.
- 8.18 Whilst Lot 8 forms one part of a larger perimeter block that will eventually be completed by two other lots to the east (earmarked as hotel and senior care uses within the masterplan), the proposed layout is considered robust so as not to prejudice the future design of the adjacent lots yet to come forward. Overall, the layout of the buildings and the route through the Lot accords with the principles set out in the design code.

Active Frontages and Entrances

- 8.19 The variation of unit typology proposed through this scheme is used successfully as a tool for activating and providing good levels natural surveillance of adjacent streets and spaces. The proposal has dual aspect ground floor apartments on 'Building B north' with private access or 'front doors' direct from the Primary Street. Both the shared entrances for the walk-up units in 'Building B west' accessed directly from the Ridgeway, and the internal configuration of the apartments themselves, help to provide good levels of active frontage onto the public realm, by creating movement and visual relationships between the person outside and the activity inside.
- 8.20 A degree of active frontage and natural surveillance is provided onto the pedestrian passageway and seating area at Ridgeway Corner by the highly glazed entrance lobby to the apartments in Building A. A private entrance to ground floor apartment A1.1 is proposed, and although the architectural liaison officer has some concerns over this, officers consider that the entrance itself will further activate this route making it safe.
- 8.21 The location of cycle storage, is supported and will help to animate this corner of Ridgeway Place through the comings and goings into this space; the use of railings will ensure that there is adequate visibility both from within the space looking out and vice versa.
- 8.22 Overall, entrances themselves are clearly identifiable and reinforce by well-defined threshold spaces. Generous levels of defensible space by way of planted areas, is proposed in front of all ground floor apartments, creating a degree of privacy.

Elevations and Materials

- 8.23 It is considered that facades proposed through this scheme are elegant and well ordered, generous window reveals create shadow lines and depth. The base of all three buildings is also well expressed; the variation of window scale and alignment, the use of brick string course, and the projecting concrete framing of windows and entrances, further reinforces the regular rhythm and feeling of solidity. Furthermore, when looked at with the adjacent student bedspaces, the proposed elevations will work well, as this proposal also possess a degree or regularity and order to the facades.
- 8.24 The materials proposed; a buff brick, with bronzed anodised window frames are high quality materials and maintain a consistent material palette between the two architects' buildings either side of the Ridgeway. The material palette, whilst simple and restrained, demonstrates the unity between different tones and textures; the principle of incorporating local accents of colour at key corners through glazed brickwork will add some identity and variation and is welcomed.

Quality Panel

- 8.25 The Cambridgeshire Quality Panel reviewed this proposal on 30 July 2013. Overall the panel considered this to be a 'very solid scheme with a heartening depth of detail' although some comments were noted which have been addressed below. The full minutes from the meeting are attached as Appendix 4.

Comment

- (i) Panel noted that the southernmost block was capable of conversion to retail, which was a sensible option- it could also form an appropriate location for the estate management office.

Response

The ground floor unit is currently proposed as cycle storage for the residential properties. The proposal has been designed so that there could be potential for future adaption into retail space but this would form part of a future planning application. At the pre-application stage sensitivity testing for re-location of the cycle provision was carried out, and there is the ability to replace the ground floor spaces within the private courtyard (to the south of those proposed), but the suitability of this would have to be assessed via a future application. The proposal in front of the committee does not include the potential to change the use of the ground floor.

Comment

- (ii) The Panel felt that the quality of the inner courtyard was marred by the need to accommodate a large number of cycles.

Response

The provision of cycle space within the scheme has been balanced taking into account convenience, amenity and impact on the public realm. While some cycle spaces have been provided at the ground floor, internal to the building, when developing at this density, providing all spaces at ground floor level could start to overly dominate the ground floor. It is considered that the proposal represents a balance of cycle provision locations which are convenient for residents, but which does not overly dominate the amenity courtyard for residents.

Comment

- (iii) Activity in and around the site will depend on how potential neighbouring properties evolve- more detail on adjoining sites would be useful.

Response

While assessing this proposal along with adjoining sites would have been ideal, large developments such as this always come forward in phases and some proposals will inevitably be in advance of others. The role of the design code is to help manage this and establish site wide rules to ensure co-ordinated development. Notwithstanding this any future proposal will need to work within the context of any approved scheme and deal with any constraints this poses.

Comment

- (iv) The Panel appreciated the elegant character of the proposals. There is a clear and attractive treatment of the massing, with variation in height to express corners and important parts of the three outward facing elevations. The restrained colour palette of neutral pre-cast concrete and brickwork, accentuated by colourful incidents was particularly appreciated. Particular reference was made to the north facing corner elevation which creates a visual cohesion. The building demonstrated a texture and depth with deep reveals in the windows.

Response

Officers agree, and the design, detailing and materials are supported.

Comment

- (v) The Panel questioned the use of north facing flats, but it was pointed out that most units were dual fronted. There are no private balconies but the walkways are slightly deeper than required and the Panel welcomed the use of the access balconies as a social space.

Response

Units within the northern building are dual aspect and 69 of the 73 units within the scheme achieve the maximum CfSH credits for daylighting. The wider walkways will provide opportunity for people to sit out and use as balconies overlooking the amenity area and access lane. Given the amount of amenity available for residents (in different forms) across the site individual balconies cannot be insisted upon in this instance.

Comment

- (vi) The Ridgeway view of entrances with a small private garden could be an attractive feature, but will depend on tenants taking ownership and the quality of site wide management. The lack of cycle parking to the front elevation of the development was also noted as a deficiency.

Response

The defensible space along the frontages is an attractive feature and would form part of the site wide estate maintenance. Some cycle parking is now visible from the public realm at the base of Building A.

Comment

- (vii) The diagonal entrance at the southern corner with its splash of colour was particularly appreciated.

Response

Officers agree that this is a well-considered part of the proposal.

Comment

- (viii) The Panel questioned how the roof is used. As with other schemes, to meet the demand of code 5, the roof needs to be dedicated to photovoltaic panels. The opportunity to use flat roofs as social spaces was mentioned by the panel. This was to become a recurring theme with different provision across other lots.
- (ix) The Panel were concerned at the lack of shading to some south and west facing windows leading possibly to overheating. Most units benefit from dual aspect or at least corner situations which was considered a positive benefit. All units will be naturally ventilated and will also include a mechanical system.

Response

The roof plan does include a large amount of PV panels which will be screened by the use of parapet roofs. Roof gardens are being used in some of the 'Lots' coming forward but not in this instance. The issue of shading and ventilation has been examined by officers who are content that the proposal will not lead to overheating.

Design conclusion

- 8.26 In general, the Panel were very satisfied with the architectural approach. They were pleased to see such a well thought through and detailed proposal in which the construction detail had also been considered. The Panel also were very comfortable with the minor deviations from the parameter plans at that time- it should be noted that these minor deviations formed part of the S73 approval which this application is pursuant to.

Landscape and Public Realm

- 8.27 With regard to the landscape and public realm, there are two elements to consider; the internal landscape associated to Lot 8, and the access lane situated to the east of the proposal. Both of these areas will be maintained by the University Estates Department and officers are satisfied that the applicants have considered the robustness of the proposals, to ensure the long term appearance of these areas.

Internal Landscape

- 8.28 The courtyard garden provides semi-private amenity space for the immediate residents. The garden has a central lawn area with seating and tree planting along with herb beds, fruiting hedges, apple trees and a feature tree central to the garden. Landscape officers had initially raised concern that the proposed feature tree was an oak, which at 6 metres to the building could, at full maturity present problems. This specimen tree has been amended to 'Green Vase' (Japanese Elm) which has overcome the concern.
- 8.29 The boundary between the internal courtyard and the access lane is formed partly by the cycle storage, and partly by a fence. Both the cycle store and the fence will have a hedge planted in front, a detail which is also used to define and 'break up' areas of parking. The proposed steel fence/gates are expected to tie in and match the bronze colour of the metalwork proposed on the buildings themselves. The cycle storage area will also have a wildflower and sedum green roof. Collectively, these features are considered to provide a layered landscape approach that will provide a softened appearance to this boundary onto the access lane.

Access Lane

- 8.30 The access lane provides for a public route, which connects Ridgeway Place within the local centre to the Primary Street, through a passageway underneath building A of this proposal. The access lane provides for a small intimate square (southern courtyard) with feature trees planted central to the space to act as a 'draw' underneath the building into the space.
- 8.31 Once into the space the route moves north towards the Primary Street and is a low speed street which accommodates perpendicular parking spaces in groups of no more than four spaces interspersed with trees. It also accommodates the underground bin storage for the proposed units in two banks of three bins.
- 8.32 Initially the southern courtyard will allow for turning of refuse vehicles until the neighbouring parcels are built out. Once the neighbouring plots are built out a refuse vehicle will be able to continue through the Hotel Lot and out into Bus Gate Street, and the southern courtyard will narrow down and will need to be looked at again in the context of what is being proposed on the neighbouring Lot. The proposals here do not prejudice in any way the adjacent Lot, or the ability to collect refuse from the site effectively.

Conclusion

- 8.33 The landscaping principles and associated materials have been developed in consultation with the council's technical officers, and it is considered that the proposal will provide for a high quality amenity space for residential along with an interesting public route between the local centre and primary street. The proposals conform to the approved design code, and is compliant with policies NW1, NW2 and NW4 of the NWCAAP.
- 8.34 While the materials for both the buildings and the hard landscaping have been identified in some detail within the submitted documentation it is considered that a condition is still necessary to ensure the proposal follows through on the high quality. Conditions (1 and 2) have therefore been proposed which requires the materials to be laid out on sample panels on site, with mortar, prior to commencement of development.

Affordable Housing and Mixed and Balanced Community

- 8.35 Policy NW6 along with the S106 requires 50% affordable housing across the entire site to meet the needs of Cambridge University and College key workers. Policy NW7 of the NWCAAP looks to achieve balanced and sustainable communities by ensuring that there is a suitable mix of housing types, sizes and tenure and that the affordable housing is intermingled with the market housing.
- 8.36 Within the Committee report (Paragraphs 8.180 to 8.189) at the outline stage information was presented regarding the residential mix proposed and how this could achieve a mixed and balanced community. While supporting the need for clustering across a large percentage of the site the report also identified many reasons as to why in certain areas of the site (generally around the local centre and fronting the Ridgeway) clustering to the extent that the NWCAAP requires wouldn't be possible for the mix derived from the University's housing need. A condition (condition 22) was attached to the outline consent to clarify this.

<http://democracy.cambridge.gov.uk/documents/g844/Public%20reports%20pack%2008th-Aug-2012%2010.30%20Joint%20Development%20Control%20Committee%20-%20Cambridge%20Fringes.pdf?T=10>

- 8.37 Several reasons were identified as to why clustering could not be achieved for this part of the site. This was partly to do with the need to achieve Code for Sustainable Homes level 5, and for the proposed combined heat and power solution to be cost effective it relied on the units owned by the applicant to be cited together in the medium and high density part of the site. But also because with the proposed mix of the key worker housing (deriving from the University's need) being skewed towards one and two bed units (82%) it would have been extremely difficult to cluster and intermingle these properties amongst the market units, while still

maintaining the character of different parts of the site and achieving the desired local centre density.

- 8.38 Consideration was also given to the nature of the key workers within the one and two bedroom properties which would be people on short-term research contracts and transient in nature. It was considered that there is merit in placing together residents who are in the 'same boat' and that equally mixing people who will 'turnover' on the site frequently may cause tension with those longer-term residents. Support workers which will likely account for around a quarter of the key worker residents are more likely to be on permanent contracts, within family sized units, where clustering of a more traditional nature will take place.
- 8.39 The high proportion of one and two bed units, would be, by the very nature apartments which lend themselves to the high density parts of the site, around the local centre and transport nodes. Although one could question the mono-tenure proposed here, at the outline stage it was felt that as these larger areas of single tenure would only be in and around the local centre where there will be a mix of uses and high social interaction from people who live throughout the wider site, and outside the development itself.
- 8.40 Although there are 73 affordable key worker units proposed, which is single tenure, there are a good split of units sizes (20 one bedroom and 53 two bedrooms), and a good mix of unit typologies (apartments ranging in size, shape and facilities including accessible units).
- 8.41 In any new community or 'place' it is important to ensure that facilities are provided early on. The phasing approved under Condition 5 shows the first phase around the local centre will bring forward a wide variety of uses early on in the development which is to be welcomed. To make this viable for commercial uses within the first phase there needs to be a critical mass to support this. The provision of key worker housing which would be built and occupied early helps support this viability which will benefit the entire site.

Faith workers

- 8.42 As part of the outline consent 4 residential units will be made available for faith workers at affordable rent. The trigger for these units will come at occupation of the 50th, 400th, 800th and 1600th units. It is therefore likely that three properties will come forward within the first phase adding to the mix and providing community support. The location of these units are to be agreed and could be flexible depending on the agreed occupier(s).
- 8.43 The proposal, while single tenure in terms of this particular application must be seen comprehensively within the wider site and considered with the background of the outline consent in mind. The proposal is sited in the area where the need for clustering has been removed by condition 22 of the outline consent, but will benefit from significant activity and variety due

to its location and mix of uses. It is therefore considered to be compliant with policy and with the outline approval.

Drainage and Utilities

Surface Water

- 8.44 Condition 27 of the outline consents require any reserved matters application to come forward with a detailed surface water drainage strategy, that shows how the detailed drainage for the proposal fits into the wider strategy approved.
- 8.45 The drainage strategy for this proposal has been developed using a hierarchal approach looking to manage surface water as close to source as possible. There is permeable surfacing proposed within the access lane, along with green roofs on the cycle storage. Some cellular attenuation is provided under the ground, with a filter trench running through the middle (which will allow for some treatment) to ensure that flooding does not occur for the 1:100 year event (+30% climate change).
- 8.46 The strategy submitted has received support by technical officers as it provides all the necessary detailed information and fits in with the wider outline strategy approved as part of the outline approval, ensuring that the impact of the development downstream is consistent with that which exists under current greenfield conditions.
- 8.47 In addition, through condition 28 of the outline planning consent, the applicant has committed to improving the site discharge beyond that greenfield run off rate by proposing works through the Washpit Brook Flood Reduction Scheme which will actually reduce peak flow from the site, an improvement of around 26% for a 1 in 20 year event.
- 8.48 This proposal also links into the site-wide non-potable water network. Code for Sustainable Homes level 5 requires maximum water demand of 80 litres per person per day. This cannot be achieved through water efficiency alone and requires some on-site recycling. Surface water recycling facilities will be provided across the site, notably storage ponds within the western edge. These storage ponds will provide attenuation storage, as well as treating the water through a series of water treatment package plants and will then redistribute non-potable water around the site for use with non-potable water usage such as toilet flushing.

Foul drainage

- 8.49 Foul water will be discharged from the proposed development to a gravity network of pipes which will connect into the existing public sewer network via an adopted rising main as set out in the site wide strategy (condition 30 of the outline consent). Although no response from Anglian Water has been received for this application, the proposals are in line with the strategic strategy which Anglian Water commented on. It is therefore considered acceptable.

Utilities

- 8.50 The key worker housing will connect into the site wide services network. These services will include high speed broadband supply (consistent with the agreed broadband strategy through condition 21 of the outline permission), the University's Granta internal network, telecommunications and digital TV provision via cable, LV electricity, connection to the site wide district heating, potable and non-potable water supplies. The district heating pipework will deliver low carbon hot water on the back of the energy centre provided in this application.

Conclusion

- 8.51 The strategies submitted as part of this reserved matters application have been assessed and are supported. A condition is imposed to secure the provision of the detailed surface water drainage strategy (condition 3). It is therefore considered that the proposals comply with the strategic drainage strategies approved through the outline consent and Policy NW25, NW26 and NW27 of the NWCAAP.

Ecology

- 8.52 As part of the application, a biodiversity survey and assessment was also submitted. The principles of this biodiversity survey are broadly in line with those established within the North West Cambridge Biodiversity Strategy (2012) that was approved through condition 34 of the outline approval.
- 8.53 The site wide Biodiversity Strategy included the commitment to provide a bird nesting feature on at least of 25% of all buildings for one of the following species: swift, starling or house sparrow. This equates to 9 bird nest sites on this Lot.
- 8.54 The proposal is for 9 nest boxes of 'bird brick houses' which comprise a cavity in the wall covered by a false brick front. Two sparrow boxes are to be provided on the north elevation and one sparrow box on the east elevation to the courtyard along with a further six swift boxes.
- 8.55 Officers consider that these measures are in line with those identified within the site wide strategy and that these proposed mitigation measures will provide real value to the wildlife on site and should encourage new wildlife and enhance biodiversity to the application site and surrounding area. It is considered that the proposal is compliant with the NWCAAP (2009) policy NW2.

Transport

Transport Impact

- 8.56 The impact of the wider development was assessed at the outline stage, and considered acceptable subject to a number of conditions and

mitigation measures secured through that consent. This application falls wholly under the outline consent, within the development limits and therefore does not need to be assessed fully again.

- 8.57 Notwithstanding this, a transport statement has been provided with the application confirming the proposed trip rates in association with the proposed development. The County Council transportation team has confirmed that the detailed information is in line with the outline approval, and rates applied to the uses, along with the impact both internal and external to the site, are acceptable and have no objection to the proposed development. The occupation of this development along with other applications within Phase 1 will contribute towards occupations that will trigger mitigation measures within the S106 agreement.

Residential Car Parking Provision

Key Worker Car Parking Strategy

- 8.58 The applicants have taken a comprehensive approach to car parking for Key Worker Housing within the overall first phase. This approach will provide for an overall 'pool' of parking rather than provide for allocated parking spaces for specific plots. In recognition of this, and in recognition of the low number of spaces provided for, a Key Worker Car Parking Strategy has been drawn up by the applicant at the request of the local authorities to ensure the car parking strategy is credible, realistic and robust.
- 8.59 The car parking ratio was not detailed at the outline stage, although the applicant noted that one of the ways that vehicular movements from this site could be reduced was to 'target' the key workers due to the unique certainty that they will live close to their job, and are likely to use more sustainable means of travel a day to day basis. Clearly the wider mixed use development has been designed to limit the necessity of the private car. It provides for local centre amenities (foodstore, community centre, health facilities etc.) central to the site, and developed early on within the first phase to establish habit.
- 8.60 This potential to reduce car parking for key workers was detailed within the Committee report at the outline stage (para 8.118), and was supported in principle by officers, but came with a caveat that any reduction in parking numbers would need to be carefully considered as under-provision of parking could result in a detrimental impact to the streetscene with fly parking, along with overspill into the surrounding streets. The purpose of the strategy is to show that this concern will not be realised.
- 8.61 The first phase of this development will involve a high number of flats for University Key Workers, this is resulting from the 'need' for this type of housing linked to the key worker demographics/allocations policy within the Section 106 for the key worker housing. The high number of flats is also an acknowledgement of needing to develop at a high density within the local centre. The occupants of these types of units are likely to be

post-doctoral researchers, typically younger, and with a low number of children reducing the need for a car on a daily basis (key workers with children will be more likely to be allocated family housing elsewhere on the site).

Travel plan approach

- 8.62 To complement this, the applicant will provide a detailed residential travel plan. Part of this travel plan will include free car club membership for all key workers living on the site, giving good access to the car club provision in phase 1 (and the wider site in later phases) and the site will, from early in the development be served by public transport. The travel plan will also include a week's free bus travel to help establish habit. 5 car club spaces are to be provided in phase 1, with additional spaces in later phases.
- 8.63 The travel plan will also provide for welcome packs to all new residents (ensuring they have all up to date bus timetable information, taxi numbers, along with walking and cycling routes), will ensure that the applicant provides information on notice boards, and includes promotional material for a site-wide website and car-share database. There will also be the need to provide adequate, secure, cycle parking on site.
- 8.64 These travel plan incentives are designed to encourage the choice of sustainable modes of travel from the outset reducing the need to own a car. These incentives are designed to provide the 'carrot', but in order to make sure the proposals are credible there must also be the 'stick' to ensure good management and ultimately enforcement.

'Pooled' Car Parking and Management

- 8.65 The pooled approach means that residents of key worker housing will be told from the outset that the lease arrangement does not include car parking (this will be different for family key worker units where there is likely to be on-plot provision). Car parking spaces will be applied for, and allocated on a permit basis, and at a small annual cost to cover administrative and enforcement costs of the scheme. The allocation of permits will go firstly to mobility impaired residents (at no charge/concessionary rate), then key workers with young children (family units are dealt with separately and will be allocated a parking space with no cost), then employees with night shifts and finally those furthest from the car club spaces and bus stops.
- 8.66 Management of the residential car parking on site will be carried out by the applicant (via the estate management company or partner company). Residential and visitor parking will be managed via permits. All parking within the local centre (see below) and adoptable highway will be controlled through some form of pay and display ensuring that there is nowhere to park a car on this site unless it is within a designated bay. Unauthorised fly parking would be enforced also by the management company.

Proposed Parking ratio

- 8.67 Parking has been looked at comprehensively for the first phase and is assessed on an 'overall basis'. There are currently approx. 153 parking spaces provided for within the first phase, which will serve approx. 725 key worker units (the approximation is because some schemes are still not at final design). This represents a ratio of 0.21 spaces per dwelling. This is clearly lower than the 1 space per unit maximum for 1 and 2 bed properties within the NWCAAP.
- 8.68 This proposal for Lot 8 includes a 15 spaces within the access lane which will be part of the wider pool. These spaces will serve residents within Lots 8 and possible other nearby lot(s). The remaining spaces are to be provided within Lots 2, 3 and 4. In addition to the residential spaces a further 54 visitor spaces are proposed in the first phase.
- 8.69 The University key worker housing is a unique situation, no other housing tenure type can be certain of the occupiers place of work, and this holds great weight it assessing whether or not this ratio is acceptable. Given the measures proposed through the travel plan identified above, and the management regime on site in this instance parking levels for this tenure type, and this unit size can be considered a robust strategy and be justified. Given the unique circumstances here this does not set a precedent for other sites or even elsewhere on this site, as the same circumstances cannot be linked to market residential properties on this site, or even larger key worker houses.
- 8.70 There have been concerns expressed that sufficient car parking should be provided for on-site in order to prevent users of the development being forced to park on surrounding streets. This is relevant given the low ratio proposed here.
- 8.71 It is considered that parking outside of this wider site in the surrounding residential streets is unlikely to occur given the walking distances involved; however the Section 106 agreement for the outline permission factors in monies for monitoring of these streets, and if street parking increases, then funds are available from the applicant, through the S106 to consult residents upon, and provide for (if recommended following consultation) controlled parking zones (CPZ) in the affected streets.
- 8.72 Officers are of the view that CPZs within surrounding streets is a somewhat reactive approach, and any impacts should first be dealt within the site itself. Should car ownership, and parking demand exceed the amount required (based on the number of permit requests the applicant will receive), the applicant by way of future phases on this site has the ability to react and address the issue. The units within the first phase amount to less than half of the overall key worker and therefore greater parking provision could, if required be provided on later phases, to both meet the other Key worker units, and address any under provision here. A condition (4) is therefore suggested which requires the applicant to retain

the data for permit requests to help inform future applications within later phases of the development.

Local Centre Car Parking Strategy

- 8.73 At the outline stage, knowing that local centre uses may come forward separately through different applications and/or at different times a condition was imposed on the outline consent (condition 41). The purpose of this document was to provide a comprehensive strategy for the local centre, exploring the best locations for parking, as well as looking at where efficient use of spaces could be employed (two uses that have mutually exclusive peak times that could share spaces).
- 8.74 This condition has been successfully discharged and links into this application which provides for 13 spaces to the eastern side of the access lane. Additional spaces will/have come forward through other 'Lots' but the condition ensures that the comprehensive strategy can be retained.

Management

- 8.75 Key to the success of the parking is the management of the spaces. The applicant is retaining control of all of the public realm in and around the local centre, save for the primary street which runs around the edge. A management company (or similar) would enforce the parking across the local centre.
- 8.76 Some designated spaces in the access lane would be subject to permits during office hours (Mon- Fri 0800-1800), which will be used for the office use within the local centre. These spaces would be available for wider use in the evening.
- 8.77 A condition is suggested (Condition 5) to agree the exact details of the parking spaces in terms of hours, how each space will be allocated and how long the 'free' parking will be.

Cycle Parking Provision

- 8.78 Cycle parking cannot be detached from the above car parking strategy. In order for the car parking strategy to work, it has to be coupled with safe, secure cycle parking in line with the NWCAAP standards. Cycle parking for the residential properties is provided at one space per bedroom as per the NWCAAP standards. These spaces are all located in a number of secure locations within the ground floor footprint of the building or within the secure courtyard. All spaces are within a reasonable walking distance to the allocated property.
- 8.79 Some visitor cycle spaces are provided through the approved Lot 5/Ridgeway application (13/1400/REM), and Primary Street application (13/1401/REM) which provides for 14 hoops (28 spaces) towards the southern corner and northwestern corner of Lot 8.

Public Transport

- 8.80 The proposed residential units are located on average 140 metres from the bus stops situated in the local centre. As part of the Section 106 agreement the applicant will, upon first occupation of a residential unit, extend the Uni 4 bus service into the site with its existing 20 minute frequency. A Saturday service with 30 minute frequency will be introduced at the same time providing a frequent, convenient bus route to the west of Cambridge, the city centre, and Addenbrooke's.

Conclusion

- 8.81 The transport strategy on this site is aiming to be as sustainable as possible. The uniqueness of this site, with key worker housing means that there is knowledge and certainty over where these people will work on a day to day basis, and means that lowering car parking ratios can be reasonably explored. The travel plan measures, public transport improvements, car club provision, cycle spaces and infrastructure all lead to the conclusion that the overall strategy is credible and the proposals in terms of transport and parking acceptable.
- 8.82 The proposals for both cycle and car parking comply with policy NW19 of the NWCAAP, which state maximum standards for car parking, and minimum standards for cycle parking (within Appendices 1 and 2 of the NWCAAP). Access points and streets proposed here are safe, and have raised no objections from the highway authority, and the transport impact will be mitigated for through the existing Section 106 agreement. The proposal is therefore compliant with Policies NW12, NW15, NW16, NW17, NW18 and NW19 of the NWCAAP.

Residential Amenity

Existing Residents surrounding the site

- 8.83 The proposed development will sit central to the site underneath the agreed height parameters for the outline application as revised through the Section 73 approval. When looked at in the context of existing residents the separation distance involved mean that there will be no adverse impact on existing residents in terms of overlooking, overbearing or loss of light.
- 8.84 With regard to ensuring that the construction of the building does not impact upon any existing residents, the proposed development will be in accordance with the site-wide Construction Environment Management Plan (CEMP) as approved through condition 52 of the outline permissions. In addition to this, prior to the commencement of development, two further conditions require the submission of information, these relate to lighting and the site specific contractors construction method statement. The view of officers is that through the discharge of these two strategies there is the mechanism to ensure that the construction of the building will not adversely harm the amenity of existing residents and commercial businesses near to the site.

Future Occupants

- 8.85 The layout and design of the proposal provides good living conditions for future occupiers although gross internal floor areas vary depending on the unit typology, all of the units are generally aligned to the standards in the emerging Cambridge Local Plan (these policy standards can only be used as an indicator as the relevant policy for this site remains the NWCAAP).
- 8.86 All units in the proposed scheme are dual aspect, which enable high quality residential spaces with many inherent benefits including better daylight, cross ventilation, a choice of views. Girton Parish Council noted that some of the units have open plan kitchen/dining room accessible from a bathroom, and their Committee raises concerns with this. Officers are content that there are no amenity concerns with this arrangement which assists in providing dual aspect living rooms. The internal layout has been looked at by Environmental Health Officers who were concerned that the internal layouts may not comply with fire safety guidelines. The applicants have provided clarification of sprinkler and fire detection systems in response to this concern, and while this does not fall under the remit of planning legislation, sufficient comfort has been provided that the proposed typologies are robust and will not require amendment following any approval, should it be granted.
- 8.87 The ground floor units in Building B facing onto the Ridgeway and the Primary Street have a good level of planting in front to provide defensible space to those residents. The Ridgeway properties are set back 2 metres from the public footpath, and the primary street properties are set back between 2m and 6m from the footpath. The level of privacy afforded to street facing apartments on the ground floor is acceptable both externally to the public realm and internally to the courtyard. Those properties that face out onto the southern courtyard also have 2m defensible space.
- 8.88 External amenity space is provided for within the residential main courtyard. There are more strategic green spaces located within small walking distances from the proposed development, both in the western edge, and strategic gap, with sports pitches and play areas provided as part of the wider development.

Noise

- 8.89 As part of the outline permission each reserved matters application is required to submit a noise attenuation/insulation scheme for residential units to protect the future occupiers against noise (Condition 50). This condition is particularly relevant for this proposal where there the primary street is located to the south of the site and the service yard associated with Lot, located to the east. The condition requires that the noise insulation scheme shall demonstrate that the 'good' external and internal noise levels recommended in British Standard 8233:1999 has been achieved.

- 8.90 The scheme submitted shows that all the ground level external spaces are acceptable, using the standards set out in the BS8233. This is predominantly because the external amenity areas are located within the centre of the development and as such, the building form protects the courtyard areas from harmful noise levels.
- 8.91 Indoor ambient noise level calculations have been provided to predict internal noise levels. 'Good' levels, as identified by the British Standard should be met when the spaces are ventilated with background ventilation (i.e windows closed and trickle ventilators open), but also that occupants should not have to experience unreasonable noise levels during hot weather and if reasonable noise levels could not be achieved with openable windows then alternative methods of rapid ventilation would be required.
- 8.92 Ultimately various different ventilation methods have been identified for different units depending on their location which have enabled the units to achieve the required criteria to satisfy Environmental Health Officers. A condition (condition 6) is suggested to ensure that the works are carried out in accordance with the approved scheme.

Plant Noise

- 8.93 An electricity substation is to be provided at the base of Building A, which can be accessed from the southern courtyard/access lane. At this stage, the details of the specific plant is not available and for this reason, to protect the amenity of future users, a condition is recommended (Condition 7) which requires these details to be submitted prior to occupation of the development.

Air Quality

- 8.94 Strategic air quality issues, and suitable mitigation measures were addressed at the outline stage. There is no specific issues arising from this reserved matters application, therefore the application is compliant with NWCAAP policy.

Contamination

- 8.95 Contamination issues were addressed at the outline stage through planning condition. Intrusive investigations have been undertaken across the Phase I Development and recorded the absence of significant contamination. The proposal therefore does not have any issues arising from contamination.
- 8.96 It is considered that the proposal is compliant with the NWCAAP (2009) policies NW2 and NW28.

Sustainability

- 8.97 The vision shared by both the applicant, and the local authorities for this site is for it to be an exemplar of sustainable living, and it has long been felt that the development of this land offers an opportunity for a showcase

of sustainable design and construction. Documentation at the outline stage enhanced this vision and it needs to be followed through to the detailed design stage.

- 8.98 The Sustainability Strategy is formulated around the 13 sustainability principles established at the outlined planning stage, which are based on the BioRegional One Planet Living measures, an approach which is welcomed. It is clear that these requirements have been used to inform the design of this proposal, which includes a number of innovative and exemplar approaches such as connection to the district wide heating scheme, connection to the site wide non-potable water network and the design of homes so that they are dual aspect, allowing natural cross ventilation, rather than using mechanical ventilation.

Code for Sustainable Homes

- 8.99 Policy NW24 of the North West Cambridge AAP requires the achievement of Level 5 of the Code for Sustainable Homes for the new homes on site. To this end, a Code for Sustainable Homes credit summary has been submitted showing how these requirements will be met, based on the worst performing units, an approach which is fully supported. This summary shows that the units are capable of achieving Code Level 5, which is fully supported.
- 8.100 The Code sets a minimum carbon reduction of 100% against target regulated emissions to meet Level 5. In order to achieve this, Lot 8 brings about a combination of energy efficiency technologies to achieve this reduction. These include the district heating and roof mounted PV panels. It is proposed to mount approximately 500square metres of PV's on the roofs of the buildings which will deliver 240 KW of power to the flats. The PV's will be connected to a central point in the flats rather than individual homes. The strategy all proposes to investigate the installation of smart meters, which would allow residents to monitor their energy and water consumption.
- 8.101 The sustainability proposals integrated within this scheme meet the requirements of the outline consent, and policy NW24 of the NWCAAP.

Waste

- 8.102 Waste collection for the residential element of the proposal will use the underground bin system integrated within the street scene. Residential accommodation is bound by carrying distances stipulated within the design code, which requires all properties to be within 50m walking distance and 70% within 35m. These bins will collect three streams; mixed (comingled) recyclables, paper and residual waste. Green waste is dealt with separately (see below).
- 8.103 The underground waste proposals have been looked at strategically across the first phase to ensure that each and every set of bins (banks in multiples of three) have sufficient capacity to accommodate the residential

properties that they will serve. This is particularly important in this instance as some of the bins also serve adjacent residential properties not part of this application, and bins should not therefore be double counted.

- 8.104 For this particular proposal 3 sets of bins have been provided within the public realm that surround the Lot. Two sets comprise 3 bins with one 6 bin set. The assumed waste generated for this proposal is based on the RECAP guidance and has been agreed with relevant internal officers, and takes into account adjacent lots as explained above. There is sufficient capacity provided for and 81% of properties lie below 35m walk distance and all are under 50m as per the design code. The condition on the outline consents (Condition 56) requires these waste facilities to be completed and in use prior to any use of the building commencing. As the design of the bin is yet to be finalised, a condition is suggested in order to approve the above ground hoppers (Condition 8), and a method of fill monitoring (Condition 9) is also conditioned to ensure that the local authority can efficiently empty the receptacles enabling capacity to exist for residents.
- 8.105 Two of the sets of bins are situated along the access lane, in the interim, before the adjacent lots are developed, room is provided for the vehicle to turn around and exit along the same route. Once the adjacent lots are developed the refuse vehicle will continue through the hotel plot and exit onto Bus Gate Street. The approved plans condition will ensure that the interim solution is provided for, and the final solution will be approved through any consent granted on the adjacent lot. A condition (Condition 10) has been suggested to ensure that sufficient access and turning circles are provided during the construction process of the adjacent lot.
- 8.106 In addition to the above green waste, which is not suited to the underground system is being dealt with through a separate on-site solution required by condition 58 of the outline planning consent (submitted concurrently with this first reserved matters application). Due to the phased development approach, in the early stages an In-vessel Composter is not viable. For this reason, the approved Green Waste Strategy agrees to a staged process that will remain under review, but begins with a centralized green waste collection area to the south of the site, where residents can visit with excess amounts of green waste. For smaller amounts of green waste, compost bins are located within the communal gardens, which will be for non-animal food waste and will be managed by the residents of the Lot with assistance from the Estate Management Company. In order to ensure that the specific details of the compost bins are acceptable, a condition (11) is recommended that these are provided prior to occupation of the development.
- 8.107 It is considered that the proposal complies with policy NW2 of the NWCAAP.

Construction

- 8.108 The Site Waste Management Plan (SWMP) submitted as part of this application sets out targets and key performance indicators (paragraph 4.3

of that document), and this information is welcomed; in particular the use of recycled or secondary aggregate locally sourced (within 30km) as far as practicable. The estimated waste arisings and disposal set out in the document demonstrates the applicants attempt to follow the waste hierarchy with approximately 85% of the estimated waste being diverted from landfill.

- 8.109 Also welcomed are the waste management procedures which includes a construction site compound with a designated waste storage area being incorporated into the design of this proposal at an early stage. The segregation of waste into a minimum of 8 streams which will provide secure storage with clear labelling is supported.
- 8.110 As a reserved matters application pursuant to the outline consent the construction of this proposal will have to follow the agreement procedures within the Construction Environmental Management Plan (CEMP), approved by this committee. In addition to this, condition 53 of the outline consent requires a site specific Construction Method Statement to be submitted prior to commencement of development. This will help control the construction process in terms of local impacts and residential amenity as well as controlling the our of construction works.
- 8.111 Through the submitted documentation, and the procedures already secured at the outline stage it is considered that the application complies with Policy NW28 of the NWCAAP.

Public Art

- 8.112 No public art is proposed as part of this application, which is in accordance with the public art strategy. A major commission will take place within the local centre which will come forward in line with the market square reserved matters application.

Other issues

Letterboxes

- 8.113 One issue raised in relation to recent applications has been concern that if external letterboxes are not provided for then residents will not have access to material being circulated in relation to community/parish events and/or electoral information. For this proposal letterboxes will be within the lobby of the various building 'cores', behind a secure door. For postal deliveries Royal Mail will be given access keys, but the letterboxes won't be accessible externally.
- 8.114 The estate management office can be contacted to facilitate parish members/councilors in distributing information. Alternatively the applicant is able to provide a place for information to be posted on noticeboards and electronically via community website. All properties would have external doorbells.

8.115 While this is not the ideal solution, there are ways and means by which important information can be distributed, albeit in a slightly more onerous way. The applicant has concerns over the amount of 'junkmail' external letterboxes would attract, and are concerned over the safety of residents should the external door be 'open'.

8.116 While officers are of the opinion that external letterboxes should be encouraged where possible, there are no planning grounds set out within the current development plan for this site (NWCAAP) to insist on this, and thereby could not refuse planning approval on this issue alone. Officers will work with the applicant to ensure that mechanisms are in place to ensure that procedures can be in place for appropriate circulars/newsletters.

Third Party Representations

8.117 All third party representations have been addressed within the relevant sections of the report above.

9.0 CONCLUSION

9.1 The proposal has been developed in line with approved parameter plans and site wide strategic strategies, and has evolved further through detailed discussions with officers at the local authorities. The proposed development has been well considered both in terms of the 'Lot' itself, but also in the context of its surroundings. The proposal follows through on the exemplar approach to sustainability set out within the outline consent. The proposal complies with the adopted NWCAAP and is therefore recommended for approval.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and informatives:

1. Prior to the commencement of development of the buildings approved, except for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of the buildings, shall be submitted to and approved in writing by the local planning authority.

A sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with 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. (NWCAAP policy NW2)

2. Prior to the commencement of development of the areas of public realm approved, except for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of the

public realm shall be submitted to and approved in writing by the local planning authority.

A sample panel of the materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with 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. (NWCAAP policy NW2)

3. The development hereby approved shall be constructed in accordance with the surface water drainage strategy document titled North West Cambridge Lot 8 Reserved Matters Application Surface Water Drainage Strategy dated January 2014 (Ref: NWC1-URS-08-LTW-XX-RPT- CE-0003 PA1).

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP Policy NW25)

4. Data shall be collected on an annual basis from the anniversary following first occupation until all key worker homes are occupied within Phase 1 as identified through the approved site wide phasing plan, to identify the number of applicants for key worker housing parking spaces. The outcomes of this data shall be submitted with, and inform parking strategies for any key worker housing development within Phases 2 to 7 as identified through the approved phasing strategy.

REASON: To protect the amenity of the nearby residential properties. (NWCAAP Policy NW2).

5. Prior to first use of the development hereby approved, details of the pay and display times (or any specific allocation), including any 'free' period, for each parking spaces hereby approved including signage of said times, shall be submitted to and approved by the local planning authority. The details shall also include the method of management and enforcement of these spaces and the development and management shall be carried out in accordance with the approved details.

REASON: To ensure that there is adequate parking spaces available for the uses proposed and in the interests of vitality and viability of the local centre (NWCAAP Policies NW19 and NW21).

6. The development shall be constructed completely in accordance with the noise insulation / attenuation scheme recommendations and principles as detailed in the submitted URS document titled "*North West Cambridge – Lot 8 Reserved Matters Application Noise Insulation Scheme dated January (Ref: NWC1-URS-08-LTW-XX-RPT- AC-0005 PA1)*".

Prior to occupation a noise insulation scheme post construction / installation completion report to include details of the airborne sound

insulation performance standard / specification of the external building facades structural elements and test certificates as appropriate, shall be submitted to and approved in writing by the Local Planning Authority (LPA).

The noise attenuation / insulation scheme as approved shall thereafter be maintained in accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority

REASON: To protect the amenity of residential properties (NWCAAP Policy NW2).

7. Prior to occupation, a scheme for the insulation of the building(s) and/or plant, including the electricity substation in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority.

The noise insulation / attenuation scheme as approved shall thereafter be maintained in accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.

REASON: To protect the amenity of residential properties (NWCAAP Policy NW2).

8. Prior to the installation of any above ground waste hoppers, detailed drawings of the hoppers and the associated floorplate shall be submitted to and approved in writing by the local planning authority. The approved hoppers and floorplates shall be installed and operational, prior to the occupation of the units to which they serve. Development shall be carried out in accordance with the approved drawings.

REASON: To ensure that the appearance of the underground waste hoppers and floorplates are appropriate. (NWCAAP policy NW2)

9. The underground waste hoppers hereby approved shall include a method of monitoring fill levels.

REASON: To ensure that there is sufficient capacity within the underground system for future occupiers. (NWCAAP policy NW2)

10. The turning circle identified within the southern courtyard for refuse vehicles on plan number NWC1-URS-08-LTW-XX-DRG-CE-0007 shall be retained and remain free of obstruction until the provision of an alternative route is completed. Details of any amendments to the turning circle/route during the construction of adjacent parcels of land shall be agreed in writing with the local planning authority.

REASON: To ensure that there is sufficient room for collection and safe operation of the underground waste system for future occupiers and residents. (NWCAAP policy NW2)

11. Prior to the installation or construction of any communal composting bins, detailed drawings of the bins and their location in the communal garden shall be submitted to and approved in writing by the local planning authority. The approved composting bins shall be installed prior to the occupation of the approved development. Development shall be carried out in accordance with the approved drawings.

REASON: To ensure that the appearance of the communal compost bins and their location are appropriate. (NWCAAP policy NW2)

12. The development shall be carried out in accordance with the following approved drawings and technical documents.

NWC1-MLA-ZZ-ZZZ-00-DRG-AR-P010	PA1
NWC1-WWM-08-BRC-00-DRG-AR-P100	PA1
NWC1-WWM-08-BRC-01-DRG-AR-P101	PA1
NWC1-WWM-08-BRC-02-DRG-AR-P102	PA1
NWC1-WWM-08-BRC-03-DRG-AR-P103	PA1
NWC1-WWM-08-BRC-03-DRG-AR-P104	PA1
NWC1-WWM-08-BRC-03-DRG-AR-P105	PA1
NWC1-WWM-08-BRC-XX-DSE-AR-P200	PA1
NWC1-WWM-08-BRC-XX-DSE-AR-P201	PA1
NWC1-WWM-08-BRC-XX-DSE-AR-P202	PA1
NWC1_WWM_08_BRC_XX_DEL_AR_P300	PA1
NWC1_WWM_08_BRC_XX_DEL_AR_P301	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P400	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P401	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P402	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P403	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P404	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P405	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P406	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P407	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P408	PA1
NWC1-WWM-08-BRC-XX-DRG-AR-P409	PA1
NWC1-MLA-08-LTW-00-DRG-AR-P100	PA1
NWC1-MLA-08-LTW-02-DRG-AR-P102	PA1
NWC1-MLA-08-BRP-00-DRG-AR-P100	PA1
NWC1-MLA-08-BRP-01-DRG-AR-P101	PA1
NWC1-MLA-08-BRP-02-DRG-AR-P102	PA1
NWC1-MLA-08-BRP-03-DRG-AR-P103	PA1
NWC1-MLA-08-BRP-04-DRG-AR-P104	PA1
NWC1-MLA-08-BRP-05-DRG-AR-P105	PA1
NWC1-MLA-08-LTW-XX-DSE-AR-P200	PA1
NWC1-MLA-08-BRP-XX-DEL-AR-P300	PA1
NWC1-MLA-08-BRP-XX-DEL-AR-P301	PA1
NWC1-MLA-08-BRP-XX-DEL-AR-P302	PA1

NWC1-MLA-08-BRP-XX-DEL-AR-P350	PA1
NWC1-MLA-08-BRP-XX-DEL-AR-P351	PA1
NWC1-MLA-08-BRP-XX-DRG-AR-P400	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P400	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P400	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P401	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P402	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P403	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P404	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P405	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P406	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P407	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P408	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P409	PA1
NWC1-MLA-08-BRP-XX-DRG-AR- P410	PA1
NWC1-MLA-08-BRP-XX-DCO-AR-0650	PA2
NWC1-MLA-08-BRP-XX-DCO-AR-670	PA2
NWC1-MLA-08-LTW-00-SKE-AR-0100	PA2
CML365-AL-GE-2-001	PA1
CML365-AL-GE-2-002	PA1
CML365-AL-GE-2-003	PA1
CML365-AL-HW-1-001	PA1
CML365-AL-SW-1-001	PA2
CML365-AL-KP-1-001	PA1
CML365-AL-SCH-1-001	PA1
CML365-AL-SW-3-001	PA2
CML365-AL-SW-3-002	PA1
CML365-AL-DL-1-001	PA1
CML365-AL-EL-1-001	PA1
NWC1-AEA-08-LAN-XXX-DRG-LD-1101	P01
NWC1-AEA-08-LAN-XXX-DRG-LD-1201	P01
NWC1-AEA-08-LAN-XXX-DRG-LD-1501	P01
NWC1-URS-08-LTW-XX-DRG-CE-0003	PA1
NWC1-URS-08-LTW-XX-DRG-CE-0004	PA1
NWC1-URS-08-LTW-XX-DRG-CE-0005	PA1
NWC1-URS-08-LTW-XX-DRG-CE-0006	PA1
NWC1-URS-08-LTW-XX-DRG-CE-0007	PA1
NWC1-URS-08-LTW-XX-DRG-CE-0008	PA1
NWC1-URS-08-LTW-XX-DRG-CE-0009	PA1
NWC1-URS-08-LTW-XX-DRG-CE-0010	PA1
NWC1-URS-08-LTW-XX-DRG-CE-0011	PA1

Biodiversity Survey and Assessment January 2014
 Sustainability and Energy Statement January 2014
 Piling Risk Assessment November 2014
 Utilities and Foul Drainage Statement January 2014
 Site Waste Management Plan January 2014
 Transport Statement January 2014
 RECAP Waste Toolkit revised January 2014

REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

INFORMATIVES

Plant Noise

To satisfy Condition 7 above (Plant Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant and equipment, vents etc (collectively) associated with this application should be less than or equal to the background level (L90) at the boundary of the premises subject to this application and at the nearest noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period),

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted both at the boundary having regard to neighbouring premises and at the nearest noise sensitive premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Housing Health & Safety Rating System (HHSRS)

The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS

Enabling works

'For Clarity, piling (instalment of pile caps and ground beams) will be included under the terms 'enabling works' as described within the relevant conditions that are part of this Reserved Matters Permission.

This is because piling works in the instance of Lot 8, will not prejudice the discharge of conditions worded as 'prior to the commencement, except for enabling works.'

External Letterboxes

The applicant should be clear on the means by which residents can obtain information and external parties can deliver information about community events or matters that may be of interest to residents in order to ensure that residents are part of the wider community. The Joint Development Control Committee has expressed a keen desire for the letterboxes to be externally accessible for the above reasons and a dialogue will be maintained between the applicant and the local authority relating to this matter through the established steering group meetings.

Contact details

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

Author's Name:	Mark Parsons
Author's Phone Number:	01223 457289
Author's Email:	mark.parsons@cambridge.gov.uk

APPENDIX A PLANNING SITE HISTORY

Reference	Description	Outcome
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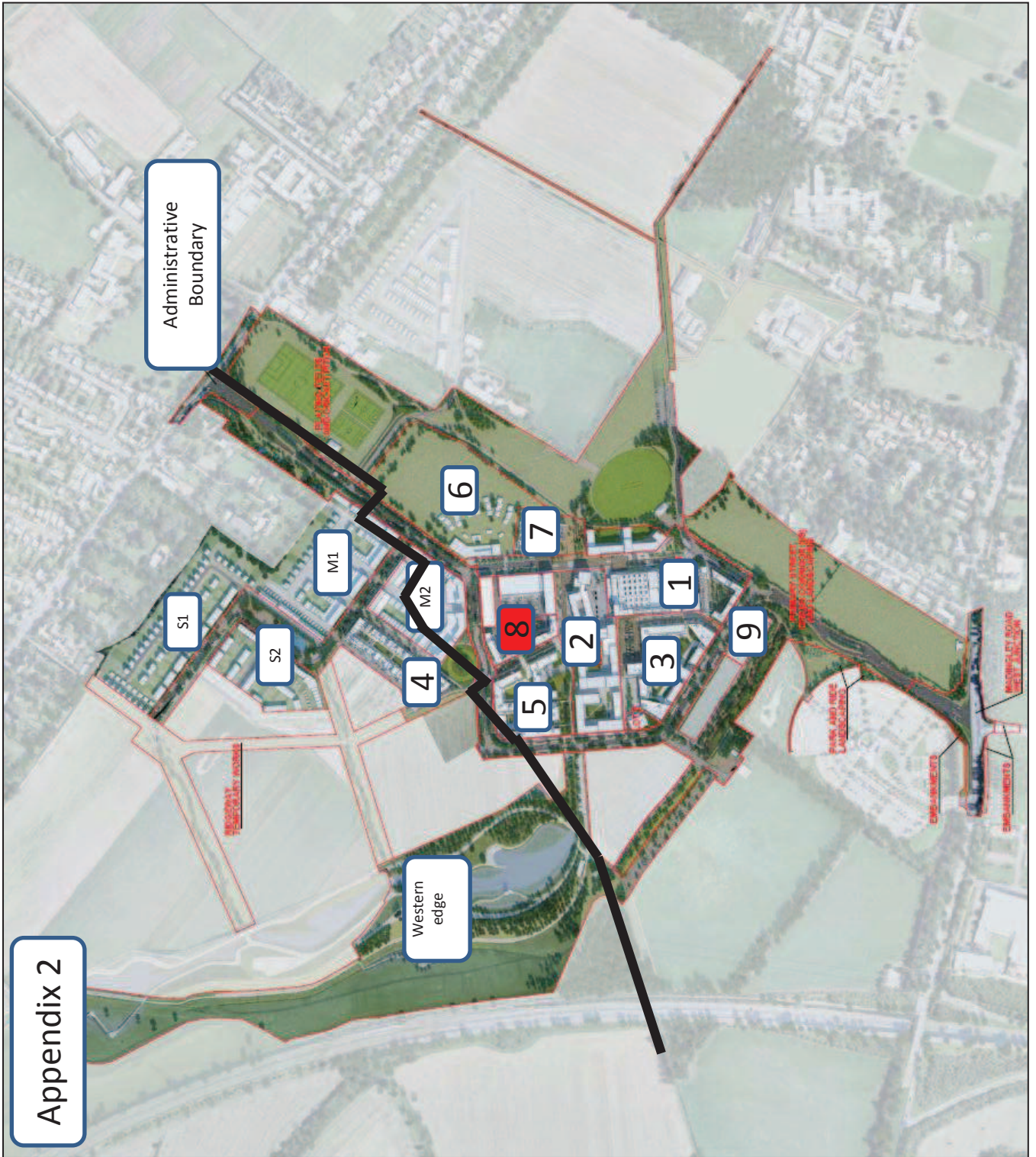
Strategic Approvals		
11/1114/OUT & S/1886/11	Outline for 3,000 dwellings; up to 2,000 student bedspaces; employment floorspace, including commercial and academic floorspace; retail floorspace; Senior Living; Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries; Hotel; Energy Centre; and associated infrastructure including roads, pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.	Approved
13/1402/S73 and S/2036/13/VC	Section 73 application to vary condition 69 (Drawing Numbers) of 11/1114/OUT and S/1886/11.	Approved

Infrastructure Approvals		
13/0279/FUL	A temporary access road from Madingley Road into the North West Cambridge site for a period of 10 years and associated works.	Approved
13/0537/REM and S/0857/13/RM	Stripping of topsoil and temporary storage for the period of construction works including a temporary car parking area for up to 350 vehicles for a period of 10 years.	Approved
13/1258/FUL	Construction of highway embankment on Madingley Road including associated infrastructure.	Approved
13/1401/REM and S/2037/13/RM	Reserved matters (access, appearance, landscaping, layout and scale) of 11/1114/OUT (North West Cambridge Scheme) for: (1) The Primary Street surface finishes. (2) Phase 1 infrastructure initial Western Edge earthworks, surface water lagoon excavation, two stage channel and engineered road build up on utility corridors.	Approved
13/1740/REM and S/2533/13/RM	Reserved Matters Approval is sought, pursuant to 13/1402/S73 and S/2036/13/VC, for the formation and finishes of part of the Western Edge.	Approved

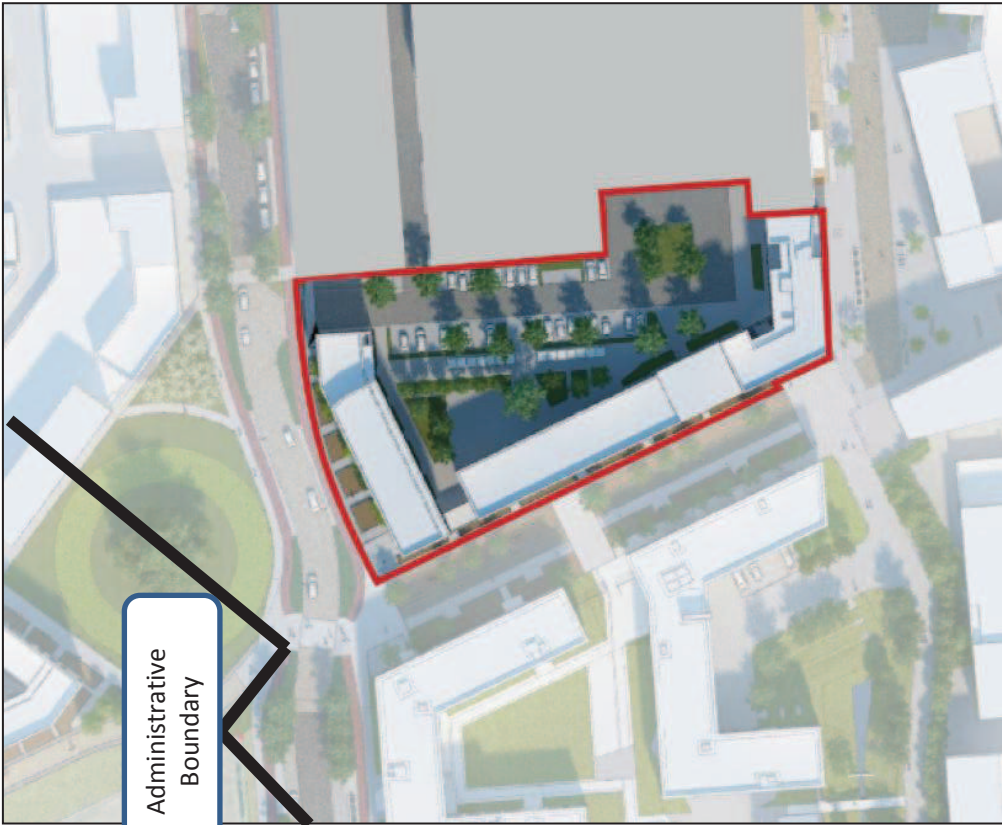
'Lot' Approvals		
13/1400/REM and S/2044/13/RM	325 post graduate bed spaces, part of strategic green corridor, part of strategic cycle and pedestrian route and associated infrastructure.	Approved
13/1748/REM	Foodstore and retail unit, 117 residential units, a primary health care centre, a police office, a district heating energy centre, access roads, including bollard controlled street and associated infrastructure and ancillary structures.	Approved
13/1828/REM	Community centre and nursery, including public	Approved

	realm and associated ancillary structures.	
13/1827/REM	232 residential units, residential car parking courts for wider local centre uses and the adjacent access Lane and associated ancillary structures.	Approved
14/0109/REM	73 residential units, car and cycle parking , landscaping, utilities and associated structures.	Pending Consideration

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Appendix 2



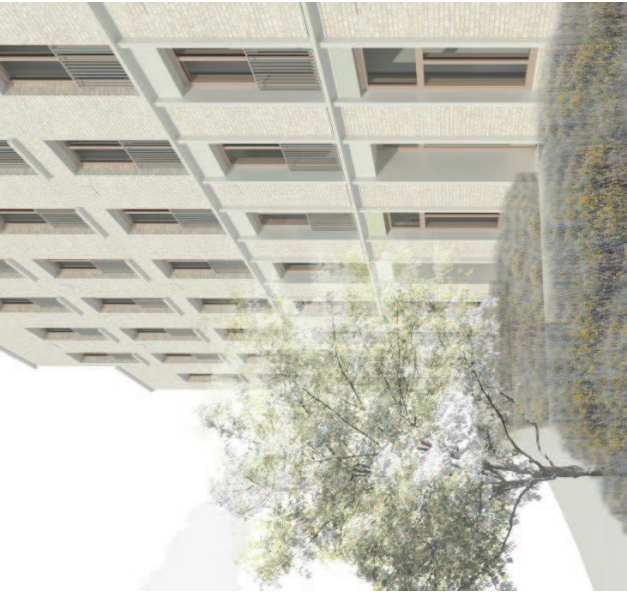
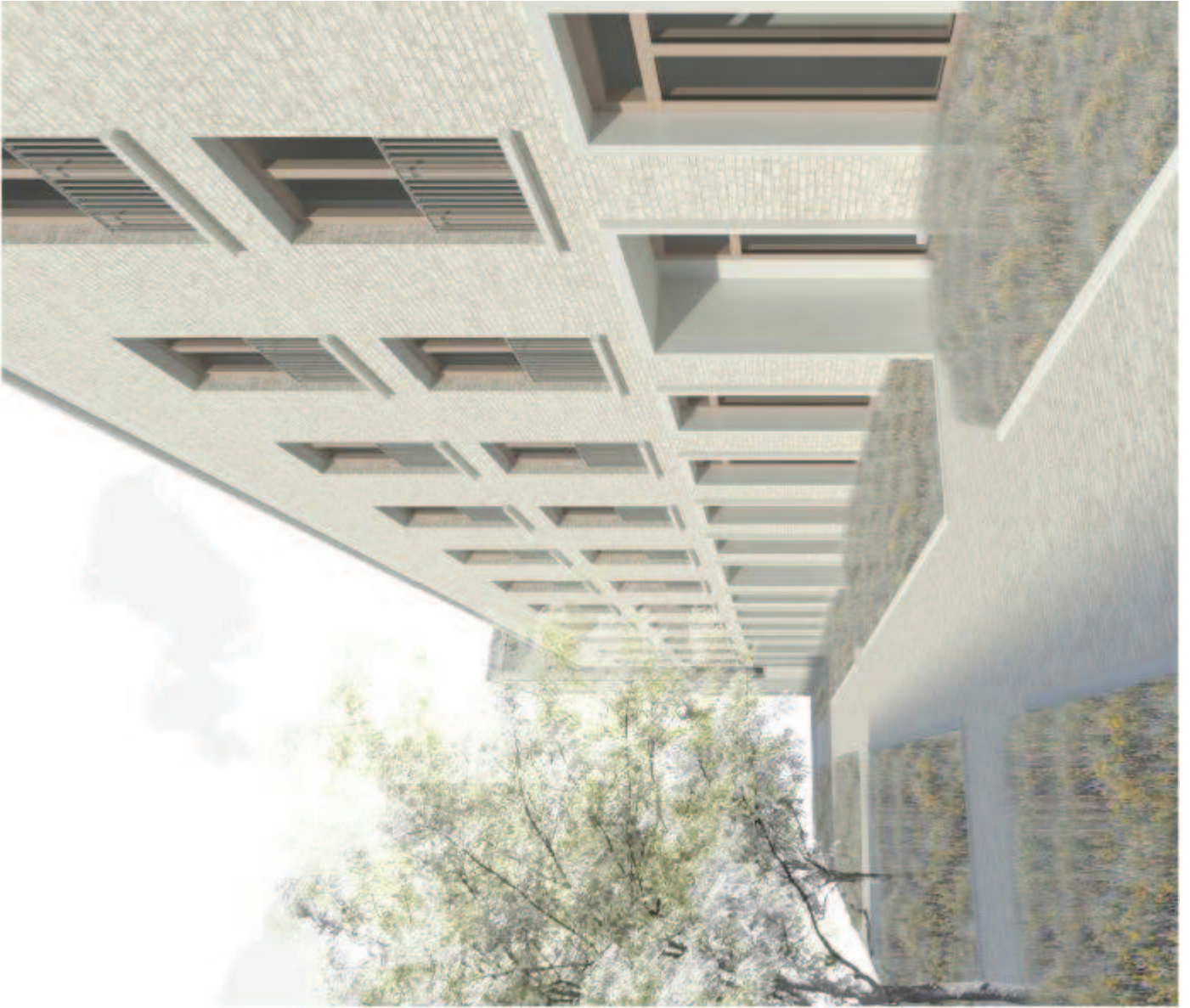


View of northern elevation looking across Veteran Oak Garden and Primary Street

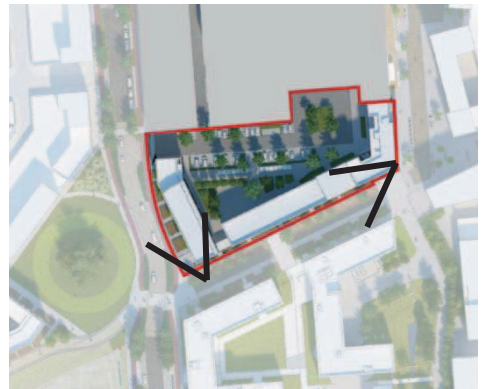




View along the Ridgeway
with Lot 8 on left and Lot 5
(approved) on the right

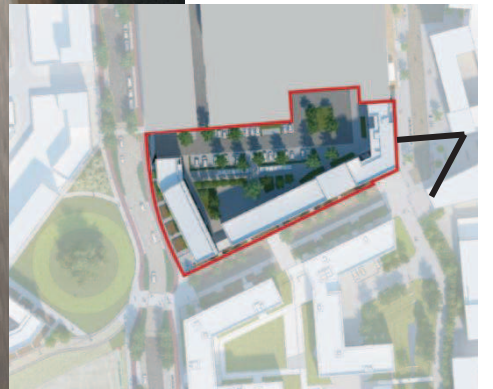


Frontages to the Primary
Street (above) and
Ridgeway (right)



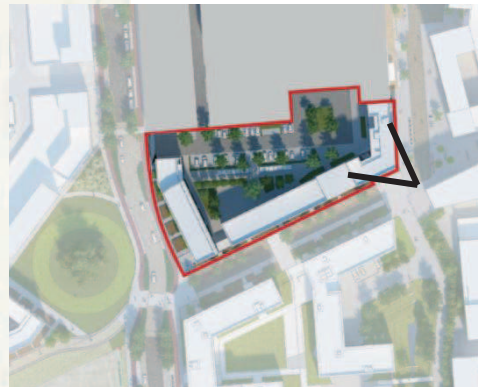


View along the Ridgeway from 'Ridgeway Place' Lot 8 on the right, with Lot 5 (approved) on the left.

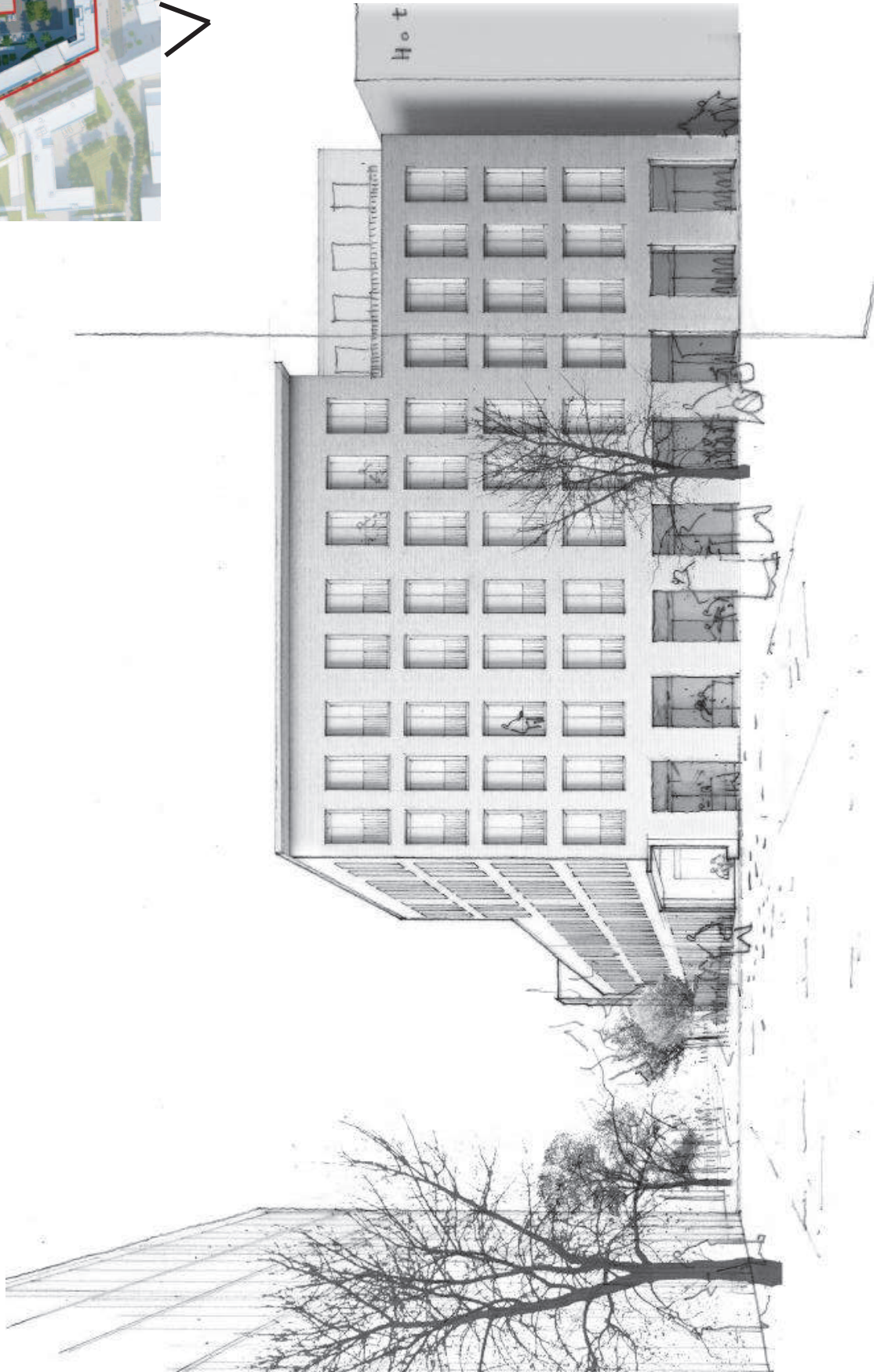




Feature corner fronting
Ridgeway Place looking
through to southern
courtyard.

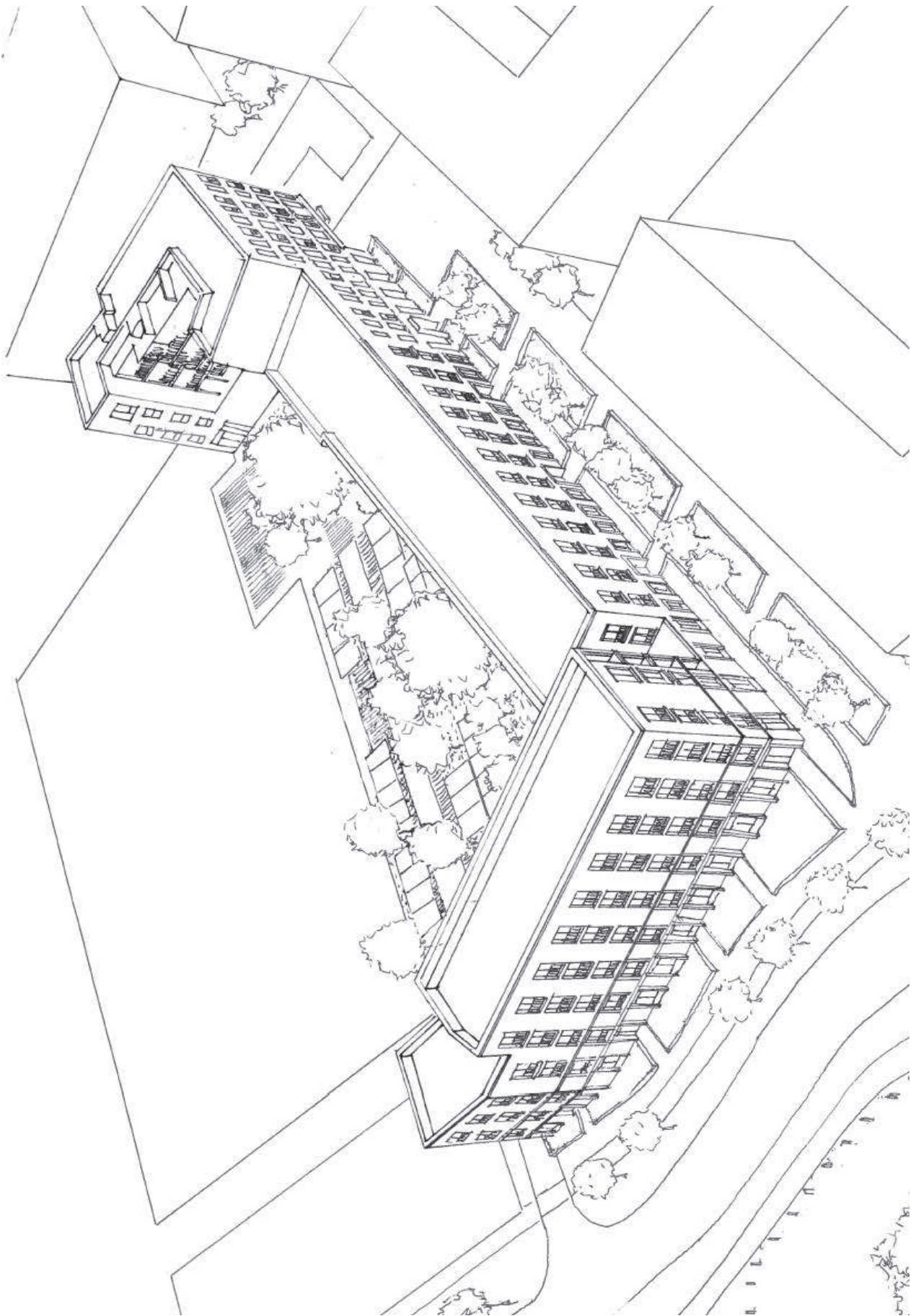


Sketch of Lot 8 looking
down the Ridgeway.





View of the northern block from the internal courtyard.





CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Cambridge North West (Lot 8)

Date: 30th July 2013

Venue: The Pitt Building, Trumpington Street, Cambridge CB2 1RP

Time: 11:10-12:35

Quality Panel Members

Simon Carne (Chair)
David Birkbeck
David Pritchard
Lynne Sullivan
Canda Smith
Oliver Smith

Panel secretariat and support

Juliet Richardson (Cambridgeshire County Council)
Judith Carballo (Cambridgeshire County Council)

Local Authority Attendees

Mark Parsons (Cambridge City Council)
Michael Osbourn (South Cambridgeshire County Council)
Sinéad O'Donoghue (Cambridgeshire County Council)
Ian Dyer (Cambridgeshire County Council)
Nicholas Wyke (Cambridgeshire County Council)

Applicant and Representatives

Emma Askew, University of Cambridge
Roger Taylor, University of Cambridge
Andrew Turton, AECOM Sustainability
Richard Lavington, Maccreanor Lavington Architects
Anna Tenow, Maccreanor Lavington Architects
Steven Witherford, Witherford Watson Mann
Freddie Phillipson, Witherford Watson Mann
Sam Archer, AECOM Sustainability
David Smith, URS
Melissa Enderby, AECOM Planning
Heather Topel, AECOM Planning



1. Scheme description and presentation

Architect/Designer	Maccreeanor Lavington Architects/ Wetherford Watson Mann
Developer	Cambridge University
Planning status	Pre-application stage

2. Overview

The North West Cambridge site is located to the north west of Cambridge City and straddles land within the administrative areas of both South Cambridgeshire District Council and Cambridge City Council. The site sits at a strategic gateway location between key approaches into Cambridge City, Huntingdon Road and Madingley Road. The site is screened by existing development and does not have significant frontage, aside from the M11 which defines the western boundary of the site. The historic core of Cambridge is between 1.5 – 2 km from the site and within easy reach on both foot and bicycle. To the north of the site, approximately 4 kms from the city and the other side of Huntingdon Road is Girton, a village of 4,500 people. Adjacent sites which impact the development of North West Cambridge include Darwin Green (1, 2, & 3), and West Cambridge.

The development is the subject of a planning permission, dated February 2013.

1.5. The development proposals include:

- At least 3,000 new homes (of which 50% will be for University and college staff), including family, detached, semi detached and terraced housing and apartments;
- 100,000 sq.m. of academic and commercial research space, providing further research facilities for the University, along with specialist employment premises and local job opportunities.
- Accommodation for 2,000 University students;
- A local centre including a supermarket and unit shops, a new primary school, a nursery, public health care, police touchdown facilities and community facilities (two additional nurseries will be provided in other locations across the site);
- Sustainable Urban Drainage systems to manage flood risk, encourage wildlife and to provide an attractive landscaped environment; and
- New green spaces and improved access to the countryside.

The development will be delivered to Code for Sustainable Homes Level 5 for residential development and BREEAM Excellent for non-domestic buildings.

The community centre at Gravell Hill farm is expected to open in Autumn 2013. This gives an opportunity to Cambridge University for working closely with Local Authorities.

First completions on site by March 2015.

3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed the opportunity to review Lot 8 of Cambridge North West Development. A development centred around 2 apartment buildings, with Cambridge walk up stairways and courtyard gardens to rear, there is also frontage onto the ridgeway and

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the primary street. The Panel considered this as a transitional development lot between the Veteran Oak and the Market Square. The development block will also contain other uses, including a hotel and an older person/care home facility within the masterplan. These elements have not been commissioned yet and so were not part of this review.

The Panel's advice below reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter.

Community

The Panel viewed this proposal to be part collegiate and part town with limited public access. The southernmost block was designed to be capable of conversion to retail and this was considered a sensible option.

The site could be an appropriate location for the management office on site to manage all key worker homes and new arrival issues. The pastoral role of the University for short term tenancies could be located on this site. It was also said that if more offices are needed they could be opened elsewhere on other Lots.

The Panel welcomed the quality of the inner courtyard although this was marred by the need to accommodate a large number of bicycles under cover in the garden. As this was the first key worker housing development reviewed the different approaches to bicycle housing were not apparent or discussed in detail. It appears that other solutions have been developed and this scheme could benefit from reconsideration of this important facility. The units were an interesting typology and generous in space standards.

How they will be used by the evolving key worker residents, including the accommodation of small children, will be interesting to observe in the future and a subject touched upon in other reviews.

Connectivity

Access and vehicular movements in and around the site would depend on how potential neighbouring uses especially trade waste refuse collection from the proposed hotel evolved.

As the private courtyard and parking court will be enclosed by future developments, more detail on the adjoining hotel use would have been helpful. Reference to the masterplan block model indicated a significant parking court for the hotel.

Character

The Panel appreciated the elegant character of the proposals. There is a clear and attractive treatment of the massing, with variation in height to express corners and important parts of the three outward facing elevations. The restrained colour palette of neutral pre cast concrete and brickwork, accentuated by colourful incidents was particularly appreciated. Particular reference was made to the north facing corner elevation which creates a visual cohesion. The building demonstrated a texture and depth with deep reveals in the windows.



The Panel were pleased to see the response to the height of buildings at the Ridgeway. The change is managed by giving flexibility to the ground floor that can be converted through different retail uses in the future.

The Panel questioned the use of north facing flats, but it was pointed out that most units were dual fronted. There are no private balconies but the walkways are slightly deeper than required and the Panel welcomed the use of the access balconies as a social space.

The Ridgeway view of entrances with a small private garden could be an attractive feature, but will depend on tenants taking ownership and the quality of site wide management. The lack of cycle parking to the front elevation of the development was also noted as a deficiency.

The diagonal entrance at the southern corner with its splash of colour was particularly appreciated.

Climate

The Panel questioned how the roof is used. As with other schemes, to meet the demand of code 5, the roof needs to be dedicated to photovoltaic panels. The opportunity to use flat roofs as social spaces was mentioned by the panel. This was to become a recurring theme with different provision across other lots.

There was a detailed exposition of the design team's approach to the use of load bearing masonry to achieve code 5 insulation and energy requirements.

The Panel were concerned at the lack of shading to some south and west facing windows leading possibly to overheating. Most units benefit from dual aspect or at least corner situations which was considered a positive benefit. All units will be naturally ventilated and will also include a mechanical system.

4. Conclusion

The Panel highlighted that this as a very solid scheme with a heartening depth of detail. The concern remains over the new hotel proposed adjacent to the site and the need to ensure that it blends in with the surrounding area with regards to materials and design.

Key observations included:

- Allocation of other spaces for bicycles and other ground floor storage.
- Lack of balconies and private open space.
- Concern that the generous space standards and elegant design could be delivered within the budget.

In general, the Panel were very satisfied with the architectural approach. They were pleased to see such a well thought through and detailed proposal in which the construction detail had also been considered. The Panel also were very comfortable with the minor deviations from the parameter plans.

Agenda Item 6

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 16 April 2014

Application Number	13/1786/REM	Agenda Item	
Date Received	9 December 2013	Officer	Mike Ovenden
Target Date	10 March 2014		
Parishes/Wards	Queen Edith's		
Site	Bell School Development site, Babraham Road, Cambridge		
Proposal	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission 13/1118/S73 for 270 dwellings (including Affordable Housing), 100 bed student accommodation for Bell Language School, public open space, associated roads, footpaths/cycleways and drainage infrastructure.		
Applicant	The Gogmagog Partnership LLP and the Bell Educational Trust Ltd		
Recommendation	Approve with conditions		
Application Type	Reserved Matters Major (large)	Departure:	No

The above application has been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

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0.0 INTRODUCTION

0.1 The Bell School development site lies on the southern edge of Cambridge near Addenbrookes and is one of a series of sites coming forward for residential development in the area that are collectively referred to as the Southern Fringe. The Bell site is wholly within the City boundary.

0.2 The site is allocated for housing development in the Cambridge Local Plan 2006. It remains an allocated site in the emerging draft local plan (Cambridge Local Plan 2014: Proposed Submission).

Original outline permission

0.3 Outline planning permission was granted at the end of 2010 for '*Residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure*'. In this report this original outline permission is referred to as 'Permission 1'. At the same time a full application was approved allowing the creation of an emergency access between the site and Greenlands. This emergency access was constructed shortly before the permission for it expired in December last year.

0.4 The outline permission required submission of all reserved matters applications within three years from the date of the original outline permission (i.e. by 13 December 2013). This is in contrast to other larger fringe sites which allow submissions over a longer period. As this three years period has now lapsed no further reserved matters applications can be submitted under the outline permission.

Reserved matters approval for access

0.5 In August 2011 a reserved matters application was submitted showing the details of the junction with the Babraham Road. This was refused by the Joint Development Control Committee (JDCC) in October 2011. An appeal was held following the refusal and the decision dismissing the appeal was issued in May 2012. In July 2012 a revised application for the junction was submitted and refused by the JDCC in September 2012. In March 2013 the subsequent appeal was allowed granting permission for the details of the access to Babraham Road. This approval was granted pursuant to 'Permission 1'.

Revisions to original outline permission

0.6 Two applications under S73 of the Planning Act 1990) have been approved amending conditions on the outline permission. In November 2012 a S73 application was granted altering two conditions relating to the timing of submission of details of the cycle links and exterior lighting.

0.7 In November 2013 a further S73 application was granted substituting the original masterplan and parameter plans for updated versions which had resulted from the design work carried out in preparation for the submission of a reserved matters application. This work had affected the layout which differed in some respects from that envisaged at the original outline stage and other updates to the height and approved access parameter plans. Also since the original outline permission the design of the vehicular access from Babraham Road had been granted on appeal. The details of that access were brought into the new outline permission. By granting the S73 application a third outline permission, 'Permission 3' was created. It is this third outline permission that this reserved matters application relates to. The key changes agreed by the approval of 'permission 3' are:

- Modifications to the masterplan involving changes to the position of drainage ponds, buildings, allotments and open spaces
- Introduction of a retirement block in the western part of the site
- Changes to the access parameter plans, including to the route of the upgraded southern pedestrian /cycle route based on the updated masterplan layout
- Changes to the height parameter plans based on the updated masterplan layout
- Inclusion of the approved details of the Babraham Road junction into the outline permission

The report to the JDCC in November 2013 can be inspected via [this link](#).

0.8 This reserved matters application has been subject to extensive pre-application work for more than 18 months prior to the submission of the application in December 2013 along with presentations to the Cambridgeshire Quality Panel, Disability Consultative Panel, JDCC, the Southern Fringe Community Forum and two public exhibitions.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site subject to this reserved matters application is the whole site subject to the outline permission. The land is former playing fields with a very gentle slope from north-south and east-west. The site covers an area of 7.78 hectares and has no direct frontage to Babraham Road (A1307) other than an arm of land lying between 4a and 6/6b Babraham Road which would provide the approved vehicular access into the site. The site shares a common boundary to its north with the Forvie site, Greenlands and the Bell School buildings. Greenlands is a development of compact two storey flat roof dwellings. Those dwellings closest to the north boundary share an open garden and are approximately 7 metres from the site boundary, The residential properties facing Babraham Road to the east are larger, mostly two storey pitched roof dwellings set in more generous plots. The dwellings south of the access to the site share a common boundary with the site and are mostly set away from the boundary by about 40 metres. One notable exception is a bungalow 6b Babraham Road which is a backland site developed in the 1980s which is sited close to the sites eastern boundary. To the south is farmland

(greenbelt) and the expanded Addenbrookes 20/20 campus to the west. A key feature of the site is a mature hedgerow running along the southern boundary of the site adjacent to a City wildlife site, with another running along the western edge of the site.

- 1.2 The site does not fall within a Conservation Area and there are no listed buildings that are either on or adjacent to the site and neither are there any Buildings of Local Interest. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks reserved matters (access, appearance, landscaping, layout and scale) approval for 270 dwellings, including 40% (108) affordable homes, 100 bed student accommodation, and public open space, roads, footways, cycleways and drainage infrastructure. The reserved matters application therefore proposes 77 fewer dwellings than the maximum permitted by the outline permission. The development would have a density of about 35 dwellings per hectare.

- 2.2 The layout follows that of the approved indicative masterplan and parameter plans which form part of 'permission 3'. The only vehicular access would be from Babraham Road, the main circulation route on the site would be a loop road with short shared surface lanes running north south. The proposed 74 retirement units would be at the western end of the site, next to the green and the allotments, balancing pond and the open space along the southern boundary. The student units would be sited in the northern corner adjacent to Bell School's campus with a direct route between them. There would be open space throughout the site in accordance with the masterplan, including a large green adjacent to Greenlands, an avenue vista running south from it terminating in open space and play area and providing view to the Gog Magog hills beyond. Wet ponds in the eastern and western corners of the site would be visual and ecological features and part of the SuDS scheme. Other areas of open space are also provided throughout the site. The development would contain pedestrian and cycle routes that would connect to a footpath, cycleway and emergency access recently constructed to Greenlands, and to other existing cycle and footway links adjacent to the site boundaries including the permissive path along part of the southern boundary which would be upgraded in accordance with the requirements of the S106 agreement.

- 2.3 The application is accompanied by the following documents:

- Design and Access statement
- Planning Statement
- Sustainability Statement
- Energy Statement
- Landscape proposals
- Statement of Community involvement
- Ecological Conservation management plan
- Design Code compliance statement

- Foul and surface water drainage strategy
 - Public Art Strategy
 - Specification for archaeological works
 - Arboracultural impact statement
 - Affordable housing statement
 - List of conditions to be cleared by this application
 - Landscape management plan
 - Soft landscaping specification
 - Off site cycle works plan
- 2.4 Since the original application was registered a number of amendments and additional information have been made, these include:
- General amendments to layout
 - Changes to distribution of affordable housing
 - Changes to gradients of gardens of units 4 to 12
 - Increased width of southern permissive path/cycle path
 - Architectural refinements
 - Revised drainage details
 - Landscape/vegetation/southern hedgerow details
- 2.5 Further internal and external consultation regarding the proposed amendments has been undertaken, including neighbours and those who had already commented on the application.
- 2.6 There are a number of conditions which require submissions prior to or concurrently with the first reserved matters application:
6. Site wide phasing plan
 7. Design Code
 8. Design Code compliance statement
 10. Landscape statement in compliance with Design Code
 12. Landscape maintenance plan
 18. Details of allotments
 19. Distribution of market and affordable housing
 20. Plan indicating homes built to lifetime homes standards.
 21. Renewable energy statement
 23. Detailed surface water strategy
 26. Site wide ecological management plan
 27. Ecological management plan
 29. Details of access links through site
 35. Details of covered, secured cycle parking
 36. Details of foul water drainage
 39. Details of outdoor lighting
 50. Details of on site storage for waste
- 2.7 Information and details relating to all the above discharges of conditions have been submitted alongside this reserved matters application. As many of these are integral to the consideration of the reserved matters application which covers the whole site, they are cross-referenced where applicable throughout individual sections of the report. The key strategic

site wide conditions i.e. phasing and design code are proposed to be discharged as part of the consideration of this report as set out in the officer recommendation. Other more detailed ones will be discharged under delegated powers.

- 2.8 There are a large number of other conditions that will need to be discharged either prior to commencement of development or on subsequent triggers as set out in the relevant individual conditions.

3.0 **RELEVANT SITE HISTORY**

Reference	Description	Outcome
06/0795/OUT	Residential development not exceeding 347 dwellings (houses, apartments, inc affordable and key worker housing), 100 bed student living accommodation for the Bell Language School, public open space, vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure.	Approved in December 2010 subject to conditions and S106 agreement
06/0959/FUL	Construction of 3m wide combined footpath / cycleway and emergency access link from proposed residential development site at land off Babraham Road to the public highways in Greenlands on land between 25 And 26 Greenlands Cambridge	Approved in December 2010
11/0918/REM	Reserved matters for access from Babraham Road to serve residential development (outline planning permission 06/0795/OUT).	Refused and dismissed on appeal 2012
11/1477/REM, 11/1478/REM & 11/1479/REM	Reserved matters for access from Babraham Road to serve residential development (outline planning permission 06/0795/OUT). <i>These applications related to different permutations of the access i.e.:</i> 11/1477/REM Nearside (southbound passing bay) 11/1478/REM Traffic lights 11/1479/REM Right turn lane	All withdrawn by applicant in July 2012.
12/0890/REM	Reserved matters application for proposed road junction of site access	Refused Sept 2012.

	road with Babraham Road, and initial section of access road, including additional details required under condition 28 of the outline planning permission (06/0795/OUT).	Allowed on appeal in March 2013
12/1027/S73	Variation of Conditions 29 and 39 of 06/0795/OUT for residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure	Approved November 2012
13/1118/S73	Variation of conditions on existing outline permission (reference 12/1027/S73 dated 1 November 2012): conditions 3 (reserved matters), 4 (masterplan), 5 (parameter and access plan), 28 (access details), 30 (link to Greenlands) and 32 (access plan), attached to outline permission for residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure.	Approved December 2013

4.0 **PUBLICITY**

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notices Displayed:	Yes (7)

5.0 **POLICY**

Government and Regional Guidance and Advice

5.1 See Appendix A

Cambridge Local Plan 2006

5.2 See Appendix B

Supplementary Planning Documents and Material Considerations

5.3 See Appendix C

6.0 INTERNAL AND EXTERNAL CONSULTATIONS

Summary

6.1 A number of amendments and requests for additional information were raised through the consultation process as set out in Appendices D and E. These related to landscape, urban design and drainage issues. Amended plans were submitted on 14 March 2014 which addressed most of the issues. Further internal consultation was carried out on this submission and the proposal is now considered acceptable.

6.2 The application is now supported by the City Council's landscaping, drainage, sustainability, waste, access, ecology, urban design, pedestrian and walking officers and Cambridgeshire County Council. Conditions are attached to address the remaining issues.

7.0 NEIGHBOUR REPRESENTATIONS

Summary

The site is adjacent to developed land to the north and east and to date eight representations have been received. See Appendix F for summary of representations.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

1. Principle of Development
2. Compliance with Parameter Plans, Design Code and Cambridgeshire Quality Panel Review
3. Building design, layout and materials
4. Streets, connectivity and access
5. Car and cycle parking
6. Public open space and allotments
7. Landscaping and ecology
8. Drainage and flood risk
9. Renewable energy and sustainable construction
10. Housing mix and typology
11. Waste
12. Public Art
13. Contamination
14. Impact on adjacent properties
15. Other Issues/ other third party reps

Principle of Development

- 8.2 The application is a reserved matters application (detailing access, appearance, landscaping, layout and scale) pursuant to the approved (section 73) outline approval 13/1118/S73. This application must therefore be read in the context of the outline approval and relevant policies in the Cambridge Local Plan 2006.
- 8.3 The outline permission agreed the principle of developing the site with up to 347 dwellings, 40% of the total would be affordable units, and 100 student units, plus supporting open space, pedestrian and cycling routes. The outline permission contains full details of the access from Babraham Road which are as approved on appeal in March 2013. This application proposes 270 rather than the maximum of 347 dwellings and the same 100 student units, but otherwise proposes the same type of development approved under the outline permission. This application relates to the development of the site as a whole with a single developer.

Compliance with Parameter Plans, Design Code and Cambridgeshire Quality Panel Review

- 8.4 The parameter plans approved as part of the outline permission provide a high degree of prescription due to the detail contained on the plans, more so than on the other fringe sites. The recent S73 (permission 3) approved at JDCC on 20 November 2013 and this Reserved Matters (REM) application were worked up in parallel and therefore there is a high degree of compliance between the parameter plans and this REM as demonstrated below.
- 8.5 Masterplan – The REM follows the requirements of the masterplan and the main components are:
- The site will be served by a single vehicular access
 - Once into the site there will be an entrance square with trees, benches, shared surface and the underground recycling centre
 - The main vehicular circulation route is in the form of an adopted loop road
 - Shared surface mews streets and linear open space run north south across the site
 - The main areas of open space are situated along the southern boundary, including wet balancing ponds and dry holding areas
 - Other areas of open space include a large green (110 x 25m) near Greenlands and a large green in the western half of the site.
 - The students' accommodation is to be sited adjacent to the Bell School campus
 - The retirement units are to be sited on the western edge of the site adjacent to the allotments and western green.
 - The site is crossed by pedestrian and cycle routes connecting up to existing or upgraded routes at the corners of the site

- 8.6 Building heights parameter plan – The heights of the buildings in the REM sit within the heights of buildings across the site allowable under the parameter plan. The dwellings in the south east corner of the site would be up to the permitted height of 10 metres in height but also include lower elements at 6 metres height providing some variation along this edge. In the north east corner of the site permissible heights are 11 metres, although blocks 5, 6, 7 and 9 would be 10 metres high, although other buildings in this quarter would be lower, for example part of buildings 5 and 6 have a lower (7 metre tall element adjacent to the boundary).
- 8.7 Across most of the rest of the site buildings can be up to 13 metres in height and while some key marker buildings (building 1, 3 and 4) are approaching or at that height, there is still plenty of variation provided by lower height buildings within the streetscape. The REM complies with the heights set out in the approved heights parameter plan.
- 8.8 Storey heights parameter plan – The REM follows the storey heights plan very closely. The few differences are that in a couple of areas the REM shows fewer storeys than the maximum permitted. For example units 1-5 have two storey elements rather than being completely three storey and the link at the centre of the retirement units is single rather than two storeys. These variations are minor and acceptable.
- 8.9 Access parameter plan – The REM shows the main vehicular movement route, together with the pedestrian and cycle routes across the site and how they will be connected to those on adjoining land, including the link between the student units and the Bell School campus, all as shown on the access parameter plan.
- 8.10 Public open space plan – The REM application provides the disposition and size of the various types of open space fixed by the S73 outline permission.

Design Code

- 8.11 Condition 7 of the Outline permission requires the submission of a Design Code prior to or concurrently with the reserved matters application and sets out a wide range of issues to be addressed within the code, as per other Fringe sites within the remit of this Committee (see condition wording set out in [Appendix G](#)). Members will be familiar with the format of Design Codes previously approved which have followed the guidance in “*Design Codes for Strategic Development Sites within the Cambridge Fringe Areas*” (May 2012) which was prepared by the authorities and endorsed by the JDCC .
- 8.12 In this instance, unlike other Fringe sites which are larger and to be built out by multiple developers in a large number of phases over a prolonged number of years, this site is in single ownership, is to be built out by one developer over a relatively short period of time, by the Gog Magog Partnership. It will provide a relatively small number of units, when compared for example to the larger Clay Farm or Trumpington Meadows,

similar to that at Glebe Farm which took the form of a full application without a code.

- 8.13 Therefore whilst the applicant has provided the same level of detailed information as other Fringe site developers have provided through their more formal Code documents, the applicants for this smaller site have done this through a combination of additional detail within the reserved matters plans themselves, the design and access statement which is more detailed and a design code compliance statement (summary included in Appendix H) which cross-references all the matters condition 7 required to be addressed in the Design Code. The applicant has secured Counsel's opinion that given the above specific circumstances condition 7 can be addressed by a Code which is in a different format, provided that it covers the same issues and in the same level of detail.
- 8.14 Officers have considered this in detail through meetings with the applicants and in this instance, given the close similarity to the Glebe Farm development, where a Code was not required, officers support the approach being taken for this site. Design Codes bridge the gap between outline applications and reserved matters and the submitted document explains and describes the design approach taken for the site. Furthermore the S73 application masterplan, more prescriptive parameter plans and translation through to the detailed design of the REM and associated detailed plans and other documentation mean that officers are confident that the design quality and future co-ordination between phases and parcels can be achieved through the mechanisms proposed by the applicant. The scheme is described in more detail in the sections below. Whilst the design code condition wording sets out a number of aspects that have to be addressed in detail, officers have assessed the REM submission as a whole, together with the design code compliance statement and consider that the application complies with outline conditions 7 and 8 which can therefore be discharged in parallel with the REM application approval..
- 8.15 The nature of the design code approach that the applicant has taken means that it is inextricably linked to this individual reserved matters application. An informative will be added to the reserved matters permission advising the applicant that if there were to be any material changes to the scheme or the development were to be broken down into individual parcels and built out by more than one developer, this condition discharge may need to be reviewed/redischarged in the context of any different scheme that may then come forward.
- 8.16 It is not considered that this approach would work on larger-scale sites, to be built out in a number of phases and by multiple developers.
- 8.17 Officers have considered the Design and Access statement and design code compliance statement and consider that the documents discharge the requirements of conditions 7 and 8.

Cambridgeshire Quality panel review

- 8.18 The emerging proposals were considered by the Cambridgeshire Quality Panel in June 2013. The Quality Panel's report is attached as Appendix I. A number of issues were raised by the panel and have been addressed by the applicant.

Issue

- (i) The panel was concerned about the location of the allotments, limited access for servicing and suggested it become a walled garden.

Response

The allotments and the retirement units have been reconfigured since the Panel, providing a much more open aspect with improved service access. The open aspect with 'ha ha' rather than walled garden is considered to be a more appropriate boundary treatment.

Issue

- (ii) The panel questioned whether the café within the over 55 accommodation was appropriate to spill out into the car park to the north.

Response

The café within the over 55 accommodation is to be used by residents and the parking has been relocated since the panel commented, and the space outside reconfigured. A residents' garden is to be provided to the south of the entrance.

Issue

- (iii) The panel suggested that the southern part of the estate road loop would be busy and should be a shared surface.

Response

The road throughout the site has been designed to 19 mph standard and accords with the access parameter plan. The site would be well provided with pedestrian and cycle routes which are segregated from the main loop road and there are shared surface mews in other parts of the site which further encourage pedestrian usage. The highways authority supports the arrangement of the loop road with pavements.

Issue

- (iv) Due to its good location and easy access to the City centre it should minimise parking and together with encouraging cycling and the community car club.

Response

The proposal provides fewer parking spaces than permitted by the maximum car parking standards. The layout, connectivity and cycle parking provision encourages walking and cycling. A car club space is provided adjacent to the retirement units.

Issue

- (v) The panel questioned the scale of the 'village green' and suggested fewer larger spaces.

Response

Following deferral of the S73 application in October 2013, the disposition of open space was revised and the size of the village green (western open space) was increased back to that on the original masterplan. Officers consider that this addresses the panels concerns. The REM application is required to provide the quantum and disposition of openspace shown on the parameter plans which it does.

Issue

- (vi) The panel questioned whether the retirement units were located in the right part of the site and should be positioned more centrally. The panel considered that the architecture of the retirement units didn't harmonise with the rest of the scheme.

Response

The retirement units would occupy a quiet, prime location on the site, away from passing vehicular traffic, amid open space and allotments and having good access to cycle and pedestrian routes. The retirement building would have good connections to the bus routes on the enlarged Addenbrookes campus. The scale of the building is such that it could not be sited elsewhere without breaching the parameter plans. The external appearance of the retirement units share elements with other parts of the scheme, for example flat roofs, light coloured brickwork, recessed balconies and deep windows.

Issue

- (vii) The panel was concerned about the proposal to only provide affordable housing to meet the CfSH level 4 with level 3 for the market housing as required by the outline condition.

Response

The applicant now proposes to provide 55% of the total number of dwellings (148 units) on site at code level 4 rather than just the 108 affordable units. It is also noted that the student block which is not subject to any stipulation on the outline permission is to achieve BREEAM 'very good'. Officers welcome this approach.

Other comments related to suggestions about information to be submitted with the application and comments relating to the then incomplete nature of the proposal. For example while information about the student units was not available at the time full information has been provided with this application, following pre application discussions with officers.

Conclusion

The proposals have evolved since being viewed by the quality panel in June last year, taking into account both panel, and officer input. All of the key issues raised by panel have in the officers' opinion been successfully resolved.

Layout, building design and materials

- 8.19 The layout for the application site needs to be considered in conjunction with the approved masterplan (see paragraph 8.5 above). Across the site there is a mix of house types, of varying heights some with pitched roofs others flat. In general the units with pitched roofs are those adjacent to the eastern side of the western green, along the southern part of the site and those backing on to the Babraham Road properties in the eastern corner of the site. The rest of the buildings would have flat roofs, including the student and retirement units. The building typologies work with the disposition of open space to create four different character areas.
1. Country vernacular – a softer part of the development where the buildings abut the open space
 2. Ordered formal – the bulk of the development particularly along the northern street where there is a formal arrangement of buildings and spaces
 3. Mews – there are four Mews streets where through the use of shared surfaces there is a quieter semi public realm.
 4. Collegiate – at the east and west ends of the site where the buildings of larger scale (student units, the duplex block and the retirements units) provide a more formal face recalling the 'formal spirit of central Cambridge 'collegiate' architecture.
- 8.20 The general approach to all of the proposed housetypes and apartments is supported in urban design terms. The individual elevations and streetscenes combine to create a well-articulated and well-designed scheme. Short rows of similar houses create a good rhythm to the proposed streets (e.g. along the northern boundary) and larger apartment building with clear 'barn/agricultural references' help to define key spaces and routes. The overall family of units combines to create an overall coherence to the proposed scheme. Various detailed improvements have been achieved since the original submission with the negotiation and receipt of revised plans.
- 8.21 The Design and Access statement identifies a simple palette of materials. The buildings will be built of bricks, mostly a light brick, with a minority to

have a medium brown multi. To add to the visual interest some dwellings will use cladding, the roofing materials on the pitched roof units will be dark grey slate or dark red tiles. Timber garage doors, metal balustrades, some white render and accent materials at house entrances conclude the range of materials. In common with other southern fringe sites, condition 9 on the outline permission requires the final agreement of materials, including a sample panel, prior to the development of a building. A further condition is recommended to agree the detail of roofing materials for Block 4 and timber garage doors to house type J.

- 8.22 The individual dwellings meet and in most cases exceed the internal residential space standards set out in Policy 50 of the emerging local plan (2014 Proposed submission). The exceptions are the five 2 bedroom houses in Block 2 which are 2 sqm below and the three 1 bedroom flats in block 3 which are 8 sqm below. However this small number of smaller units are considered to be acceptable and provide a range of properties available most of which exceed the standards set out in the emerging policy.
- 8.23 All houses (110 units) will have brushed stainless steel letter boxes on the front door. The retirement units (74) will have their post delivered to the reception. The other flats and duplexes (86) will have letter boxes within a secured lobby area in each block, accessible to postal deliveries and parcel delivery will use a phone entry system to contact the resident. The same system will operate at the student block. Alternatively student post could be delivered to the Bell School campus.
- 8.24 Officers consider this to be an acceptable balance between security and ease of delivery.
- 8.25 Policy 57 Designing New Buildings (Draft Local Plan 2014) seeks secure letter boxes which are conveniently located and accessible from the street. Officers consider that the 110 dwellings, 74 retirement units and 100 student units will have easily accessible postal delivery facilities. Following discussions with the applicant the 85 flats (inc duplexes) will either have accessible lobbies or will be provided with externally accessible letter boxes. The submission of details will be covered by condition 16.

Streets, connectivity and access

- 8.26 The sole vehicular access into the site is from Babraham Road as shown on the approved masterplan and access plan. It will be built in accordance with the detailed design approved on appeal in March 2013 and was incorporated into the outline permission by last year's S73 application. The application provides a clear hierarchy of vehicular routes. Once into the site there is an entrance square as shown on the indicative masterplan and the main vehicular circulation route is via a loop road with short shared surface mews streets running north south. The layout of streets across the site are described in paragraphs 8.5 and 8.9 above.
- 8.27 The development would be crossed by cycle and pedestrian routes linking to existing routes at the site corners. These cycle and pedestrian routes

are at least 3 metres wide, with the exception of the link in the north west corner which is 4 metres wide, both as required by condition 29 of the S73 outline permission. The permissive cyclepath/footway to the south of the site is to be upgraded to 5 metres wide as required by the s106 agreement. The proposal complies with outline condition 29 and officers are therefore able to recommend discharge of this condition alongside the reserved matters. A condition (condition number 5) is recommended to ensure that solar lights are provided on the cycle paths where there are no street lights (along the southern boundary).

Broadband

- 8.28 In common with other fringe sites, the scheme will be required to provide high speed broadband access to properties to allow working from home, use of home shopping, and also to access the community website which will provide information on sustainable modes of travel and things such as car sharing options. A condition has been proposed to ensure that there is adequate access to the Internet to ensure home working potential (condition 18). Information packs will be used to inform residents of the technologies provided within new homes and to help encourage them to live lower carbon lifestyles.

Car and cycle parking

Car parking

- 8.29 The development complies with the City Council maximum car parking standards of one space for 1 and 2 bedroom dwellings and two spaces for 3 bedrooms and above. None of the one or two bedroom units have more than one space and none of the larger units have more than two spaces. Some of the three and four bed homes (18 and 9 respectively) have one rather than the two spaces, allowable under the maximum standards. Most dwellings have on plot parking, with small parking courts being provided for each of the flat blocks, including the retirement units. The 74 retirement units have a total of 22 spaces (inc 3 for staff) which is considered acceptable and in accordance with standards. The site is provided with good connections where it is appropriate to allow a lower level of provision than maximum numbers set out in the parking standards. The student units are to be provided with 13 spaces (10 plus 3 for staff) which comply with adopted standards.

Accommodation	Standard	Provision
1 or 2 bed dwellings	Maximum of 1 space per unit	1 space per unit
3 bed dwellings	Maximum of 2 spaces per unit	2 with 2 spaces, 18 with 1 space
4 bedroom dwellings	Maximum of 2 spaces per unit	60 with 2 spaces, 9 with 1 space
5 bedroom dwellings	Maximum of 2 spaces per unit	2 spaces per unit
Retirement units	1 space per 4 units plus staff	1 space per 4 units plus staff
Student units	1 space per 10 bed spaces plus staff	1 space per 10 bed spaces plus staff

8.30 Forty nine visitor car parking spaces are to be provided on street in accordance with policy and total parking does not exceed 1.5 spaces per unit across the site. 5% of non allocated parking is suitable for use by disabled people as required by outline condition 34. One space for the car club will be provided adjacent to the retirement units.

8.31 The site will be subject to a Traffic Regulation Order, which will have the effect of preventing on street parking other than in specific visitor parking bays, together with interim traffic management arrangements prior to adoption as required by outline condition 53.

Cycle parking

8.32 Each dwelling and the student units are to be provided with cycle parking in accordance with City Council standards detailed below. These are to be provided in various ways to suit house types and include space in garages, dedicated cycle parking in rear gardens, communal facilities for flats, temporary facilities to the front of terraces and visitor spaces where they will be overlooked.

Accommodation	Standard	Provision
Dwellings	1 space / up to 3 bedroom dwellings 3 spaces / 4 bedroom dwelling 4 spaces / 5 bedroom dwelling Total 643 spaces	1 space / up to 3 bedroom dwellings 3 spaces / 4 bedroom dwelling 4 spaces / 5 bedroom dwelling Total 643 spaces
Visitors	'some level' of provision	90 spaces
Student units	2 spaces / 3 bed spaces Total 67 Visitors 1/ 5 bedspaces	Total 70 Visitors 1/ 5 bedspaces
Retirement housing	1 space / 6 residents – 21 spaces 1 space / 2 staff – 3	30 spaces 12 spaces

	spaces Visitors -	10 spaces
Total	754	869

Outline condition 35 requires submission of details of cycle parking and the submission made with this application satisfies that condition, subject to a condition (condition 6) requiring provision of a ring to the front of dwellings to permit short stay cycle parking at those dwellings where cycle parking is provided in the rear of properties.

Public open space and allotments

8.33 The outline permission and the S106 agreement requires the provision of sufficient on site open space to meet the Council's standards for the full number of dwellings permitted by the outline permission – i.e. 347 dwellings. In fact the total public open space agreed at outline stage marginally exceeded the standards for that scale of development. This reserved matters submission proposes only 270 dwellings but still would provide the same quantum of open space required by the outline permission and its S106 and in the locations shown on the masterplan.

Type	Standard (hectare per 1000 people)	Requirement for 347 dwellings	Provision on masterplan approved as part of outline	Provision in RM application
Children and teenagers	0.3	0.23	0.23	0.23
Informal open space	1.8	1.39	1.54	1.54
Allotments	0.4	0.31	0.32	0.32
Total	-	1.93 hectares	2.09 hectares	2.09 hectares

8.34 In accordance with the requirements of the S106 agreement attached to the outline permission, a financial contribution will be made to fund off site provision of indoor and outdoor sporting facilities.

Children and teenagers

8.35 The REM application will provide 0.23 hectares for children and teenagers as required by the S106 agreement. Two locally equipped areas of play (LEAP's) are proposed within the site. One will be adjacent to the southern boundary and will be provided with equipment such as a Play tower and slide, tyre swing, the grass maze, smaller pieces of equipment and timber and rocks for natural play. The other will be on the western green with a climbing frame and net, tyre swing and smaller pieces of equipment. Both are positioned so that they are overlooked by buildings but at a sufficient

distance to allow an adequate buffer within landscaped informal areas. The LEAP's are positioned adjacent to cycle and pedestrian paths, have informal seating and will act as a focal point within their respective landscaped spaces. The location of the LEAP's is in accordance with the masterplan and considered appropriate.

- 8.36 Four Local Areas of Play (LAP's) are proposed for younger children and toddlers. The LAP's are positioned closer to the residential units. The location of the LAP's is considered appropriate.
- 8.37 In accordance with the outline permission and its masterplan the REM does not indicate any provision for older children in the form of Neighbourhood Equipped Areas of Play (NEAP's). This type of facility is typically more strategically located and accessed by children who are able to travel independently to use them. Provision for teenagers is proposed as part of the Clay Farm application, north of the Cambridgeshire Guided Busway spur to Addenbrooke's. The design of the green corridor will be developed further through the approval of reserved matters as part of the Clay Farm application. Teenagers from the Bell School site will be able to use these facilities.
- 8.38 The precise details of this equipment will be required by recommended condition 9. Under the terms of the S106 agreement the play areas are required to be laid out before practical completion of 25% of dwellings in the phase to which they relate.

Informal open space

The REM application will provide 1.54 hectares for informal open space as required by the S106 agreement. This includes the open space near Greenland, central corridor, east and west balancing ponds, open space along the southern boundary and the western open space. The open space is well distributed throughout the development and accessible to all residents.

Allotments

- 8.39 The REM application will provide 0.32 hectares for allotments as required by the S106 agreement. They are proposed to be in two parts both on the western edge of the site, as agreed in the masterplan. The main area of allotments would be to the south of the retirement units with a small element in the north west corner of the site. The total area satisfies the requirements of the outline permission and its S106.
- 8.40 A small area of parking would be provided for allotment users together with a small ancillary building (12.6 x 5.8m) providing a store, office, WC and kitchen. The building would be 2.4 m tall and topped with a green roof. The building will also be available to provide the temporary on site community meeting room (5.0 x 4.0 m) facilities for the development required in condition 6e. The application and supporting documents indicate the layout and facilities to be provided and further details are to be

required by condition 14 to supplement those submitted to meet outline condition 18 (allotments).

- 8.41 The S106 agreement requires the developer to offer to transfer the play areas to the City Council prior to the occupation of 90% of the dwellings with commuted funds for future maintenance for 12 years.

Landscaping and ecology

- 8.42 The tree planting strategy includes a variety of native species around the perimeter and ornamental species within the development. The native species, such as English Oak, Lime and Field Maple are along the southern and western boundaries to supplement the existing hedgerow and shelter belt. Within the development the opportunity as been taken to propose larger species trees such as Oak and Ironwood in the larger open spaces with smaller species trees such as Hawthorn, Whitebeam, ornamental cherry and pear within the green corridors. The primary road around the development has Lime trees along it where space allows and the secondary streets are lined with Dogwood, Birch and a smaller species Pin Oak.
- 8.43 As stated above the site is to be provided with significant open space which in accordance with the different character areas to be created on site will provide a sense of openness through much of the site. The landscape design has been worked up with the design of the drainage system to achieve a functional and attractive landscape. The character of these green spaces is to be further enhanced with planting which together with the use of street trees along the northern street and the Mews streets provide a visual link between the open spaces. The use of planting will enhance the quality feel of the development. The green finger running from the green south of Greenlands will have an avenue of trees as shown in the masterplan framing a view south over greenbelt farmland.
- 8.44 One of the important features of the site is the mature hedgerow that runs along the southern edge of the site. It forms an important visual buffer between the site and the fields to the south and will become the new City edge. It also has ecological value as recognised in its designation as a City Wildlife site. In recent times the hedge has not been actively managed and has become very overgrown with collapsed willows and long stretches of elderberry.
- 8.45 Some works to improve flow along this ditch are likely to be required but are likely to be minimal. There will be supplementary planting and where stretches of the existing hedge are to be removed they will be replaced by a double row of native species mixed hedgerow and supplementary tree planting to the north of the hedgeline. The planting will be carried out using semi mature plants as part of the initial activity on site. The works to the hedge including fencing and protective fencing are to be agreed prior to work commencing by condition 13.
- 8.46 To manage the hedge and allow it to regenerate, the hedge will be reduced to $\frac{3}{4}$ of its current height and flailed into an 'A' shape. Gaps will

be filled with existing hedgerow species. A buffer zone of up to 5 metres along the northern side of the hedge will be planted with clumps of native trees to strengthen the hedgeline, with Oak trees planted at intervals. The hedgeline will be protected along its northern edge with a post and wire fence.

- 8.47 Links to the upgraded permissive path along part of the southern boundary and to the Sustrans cycleway to the south west corner of the site will pass through the hedge at three points. In order to cross the drainage ditch each link will have a 4 metre wide bridge.
- 8.48 The hedge along the western boundary is adjacent to another City wildlife site. This edge is to be managed by removing poplars originally planted as a nurse crop which have since aged, become overgrown and are suppressing other vegetation. The poplars will be removed and replaced by more appropriate species, for example hornbeam, lime, hawthorn and hazel.
- 8.49 The application contains detailed specifications, a landscape proposal plan, arboricultural impact statement, southern boundary method statement. Notwithstanding the information submitted to meet condition 11 and 12 (landscape design, hard landscaping and management details). Subject to recommended conditions requiring further detail about phasing, soft and hard landscaping plans, utilities trenching, allotments and position of lighting and service cabling no landscape concerns remain.
- 8.50 A joint ecological management plan and statement has been submitted with the application. It describes the surveys, protection, enhancement and monitoring of habitats on the site together with a maintenance plan. Conditions (26 and 27) requiring the plan and statement can be discharged on the basis of the information that has been submitted.
- 8.51 With regard to the proximity of the new southern cycle route outside the site to the southern boundary hedge, this element is not subject to the reserved matters approval. The path is secured by the S106 agreement. To ensure that the new cycle route protects the hedgerow and City wildlife site, its final position will need to be agreed between officers of the two authorities.

Drainage and Flood Risk

- 8.52 The site is assessed as being in zone 1 which is the lowest level of flood potential. One of the key requirements for this development is to incorporate a sustainable drainage system (SuDS). The original outline application masterplan was drawn prior to detailed drainage design but indicated that a likely scheme would include balancing ponds and swales. The revised masterplan approved as part of 'permission 3' was tested to establish that it could provide a SuDS scheme. A strategic surface water drainage strategy was approved as part of the S73 outline permission to this effect. The strategy was further developed with more refined and detailed hydraulic modelling. The proposals were developed in conjunction with the landscape proposals to achieve a fully integrated scheme.

- 8.53 The detailed surface water strategy submitted in support of this RM as required by condition 23 of the outline permission. The drainage strategy reduces the discharge rate from the site down to the existing greenfield peak run off rate and peak volumes so there will not be any increase in flood risk downstream. To achieve this it uses a system of permeable paving for mews courts, parking bays and driveways, swales, wet balancing ponds and dry detention basins to manage the water on site. The ponds at each end of the southern boundary are proposed to retain standing water to provide drainage, landscape and ecological benefits. The depressions in the dry detention basins are intended to only serve as storage during storm events and drain shortly afterwards. A condition is recommended requiring the submission of final construction details of the SUDs system to ensure that it operates as set out in the drainage strategy.
- 8.54 The Environment Agency has advised that the strategy is acceptable and recommended a condition requiring its implementation. This requirement is already part of outline conditions 23. The SUDS system including the ponds will be managed and maintained by the City Council using maintenance contributions secured as part of the outline permission's S106. The only exception are the small swales that run along the frontage of some of the properties in the northern street and the houses in the south east corner of the site and two of the mews streets which will be maintained by a management company.

Foul drainage

- 8.55 The foul drainage system will drain to the existing system under the Babraham Road. The north east corner of the site will drain to the existing system under gravity and the rest of the site will drain by gravity to the pumping station along the southern boundary from where it will be pumped to the Babraham Road system. The proposal is acceptable in terms of compliance with the details required to be discharged under condition 36 of the outline permission.

Renewable Energy and Sustainable Construction

- 8.56 In common with other southern fringe sites the outline permission contains a condition (21) which requires an assessment of the developments total predicted carbon emissions and measures to reduce it by at least 10% through use of renewable energy sources. The applicant has assessed the energy consumption for heating, hot water and lighting across the site including all residential units, student accommodation, communal areas and external areas, including street lighting. Photovoltaic panels will be utilised to meet this policy requirement, with panels distributed across the dwellings and student unit. These will reduce carbon emissions by 70,489 Kg/CO2/annum.
- 8.57 Condition (22) which requires the affordable dwellings to achieve the Code for Sustainable Homes level 4 and the market units to achieve level 3. The applicant is proposing a fabric first approach to sustainable construction and makes extensive use of photovoltaic panels. The

proposal meets the requirement of the outline permission to achieve code 4 for affordable housing and code 3 for market housing. This would result in 108 dwellings reaching level 4 with the remaining 162 units being code 3. However, following negotiations with officers, the applicant is proposing to exceed this minimum level so that 55% of all dwellings (approximately 148 units) will achieve code 4. Officers welcome this higher level of provision.

- 8.58 While the outline permission has no stipulation for the energy efficiency of the student units, the applicant is proposing to construct the block to achieve BREEAM 'Very Good'. The application complies with conditions 21 and 22 of the S73 outline in this respect.

Housing Mix and Typology

- 8.59 The 270 dwellings proposed in the application would range between 1 to 5 bedroom properties. The application proposes the following mix of dwelling sizes which is considered to be an acceptable mix of small and family size accommodation.
- 8.60 The provision of the retirement units has affected the proportion of flats to houses resulting in a ratio of approximately 60/40. However retirement units apart, the mix is 44/56 which is still close to what has been secured on other southern fringe sites of 60/40 houses/flats and is therefore considered to be acceptable.

Housing mix for the Reserved Matters Site

	Total	Private	Affordable	Affordable Mix (%)	Indicative Mix (%)
<u>Apartments</u>					
1 Bed	32	7	25	23	10
2 Bed	126	65	61	56	40
3 Bed	2	2	0	0	0
Total Apartments	160	74	86	79	50
<u>Houses</u>					
3 Bed	18	0	18	17	40
4 Bed	69	65	4	4	10
5 Bed	23	23	0	0	0
Total Houses	110	88	22	21	50
Total	270	162	108	100	100

Affordable housing

- 8.61 The development would provide 40% (108) of the total number of dwellings as affordable housing as required by the S106 agreement. The developer will deliver all of the affordable housing with the Council's preferred affordable housing provider (Bedfordshire Pilgrims Housing

Association – BPHA). All affordable homes will meet code level 4 and lifetime homes requirements.

Tenure	Number of units	Percentage
Market	162	60%
Affordable	108	40%
Total	270	100%

8.62 The affordable housing would be provided as houses, retirement flats and other flats as set out in the following table.

Type of affordable unit	Number	Percentage (rounded)
Retirement flats	74	69
Houses	22	20
Other flats	12	11
Total	108	-

8.63 The affordable housing provision will deliver a mixture of property types ranging from 1, 2, 3 and 4 bed room homes. Within the 1 and 2 bedroom homes to be provided 74 properties will be provided for retirement living. The affordable housing mix does not meet the indicative affordable housing mix in the s106 because it pre dates the inclusion of the retirement units. The Bell School development is the only development in which a retirement living scheme for older people is being provided for and for that reason makes this development different from the other strategic growth sites. There is a mixture of affordable housing products such as social rent for the retirement living housing along with affordable rent and shared ownership for the remainder of the affordable homes. Offering this range of housing products will assist with the development of mixed/balanced communities.

Retirement units

8.64 The 74 retirement units are to be provided on the western side of the site. The building would have both three and four storey elements arranged around a single storey entrance core. Lifts will be provided to all floors. This scheme will consist of a mix of 1 and 2 bedroom units and will also have associated communal facilities such as meeting room, café, communal kitchen, dining room, lounge and hairdressers. The units will be unique across the fringe sites and contribute towards creating mixed and balanced community.

8.65 The units are classified as dwellings (use class C3) because each would be provided with bedroom (s), kitchen/living room, WC/shower room and would be self sufficient. As with other dwellings extra care could be arranged by individual occupiers to meet their own needs but the provision of care is not formally part of the proposal. It is not a care home. The retirement units will be restricted to occupiers of 55 years old and over by planning condition (condition 19). The applicant's experience of providing similar accommodation elsewhere is that the average age across its schemes is over 80 years of age. Car parking would be provided in two small parking courts and there would be a residents' garden adjacent to

the south elevation. The block would be situated adjacent to the allotments, western open space and close to the facilities at Addenbrookes via the adjacent pedestrian and cycle route.

- 8.66 The retirement units are to be managed by BPHA as affordable housing as part of an innovative scheme to meet an identified need in Cambridge. The tenure split will be approximately 60/40 social rent/shared ownership.

Clustering

- 8.67 As originally submitted the application proposed to cluster the affordable housing in two main groups. The 74 retirement units are affordable units and are proposed in the west corner of the site and originally a terrace of 12 duplexes and flats were proposed close by (17 metres away). However following the post submission JDCC briefing on 22 January 2014, the applicant has reconsidered the clustering and amended it by relocating the 12 units further along the northern boundary so that there is at least 75 metres between them and the retirement units at their nearest point. Most of the remaining affordable units are houses and these are mostly located along the northern edge of the site although six are proposed off a Mews street. The remaining 12 units are flats and would be in block 5 and five of the nine flats in block 6 would be affordable (the other four flats in the block being market units).
- 8.68 With the exception of the 74 retirement units which cannot practicably be provided in more than one cluster, none of the other clusters exceed the maximum size given in the City Council's Affordable Housing SPD which is 25 units. The proposed clusters are 5, 6, and 23. The details submitted are supported by the Housing officer and BPHA and are considered to be acceptable and to satisfy condition 19 (clustering and distribution) on the outline permission.

Lifetime homes

- 8.69 In compliance with outline condition 20 all affordable units and 15% of the market units meet lifetime homes standards. Furthermore with the exception of building 2, which contains 6 flats above ground floor level, all blocks containing flats, including the retirement and student buildings, have lifts.

Waste

- 8.70 Condition 49 of the outline permission requires the submission of details of the underground recycling centre to be provided in the entrance square. The application shows it to be provided adjacent to Block 8 and it will allow residents to dispose of textiles, Books/CD/DVDs and commingled waste. This facility will be provided as part of the enabling works when the adjacent highway is constructed and has been located to be easily acceptable to the collection vehicle. The facility is a similar arrangement to that installed at Glebe Farm and is accepted by the waste officer and meets the requirements of outline condition 49.

8.71 Condition 50 of the outline permission requires the submission of details of the on site storage facilities for waste and arrangements for disposal. The proposed refuse and collection management follows City Council's requirements. The road network has been tracked to demonstrate that all collection points would be accessible to collection vehicles. The application shows that each dwelling would be provided with three wheeled bins (recycling, organic waste and residual waste) with communal storage and collection facilities, covering the same three types of waste, being provided for the all blocks and student units. The dwellings provide for kerbside collection while the blocks have communal storage sited where they are accessible by the collection team. The arrangements are accepted by the waste officer and meet the requirements of outline condition 50.

Public Art

8.72 A public art strategy as required by the outline S106 has been submitted with the application. Its aims are to:

- commission a programme of public art that is integral to the development process
- reflect the aim of the development to provide a sustainable high quality and inspiring living environment
- contribute to the quality, distinctiveness and character of the site
- offer local residents scope for engagement in the development process through a programme of informative and creative activities linked to the public art programme
- encourage discourse between the commissioned artists and the local residents to ensure that the work is relevant to both its built and social context
- create a challenging opportunity for artists to contribute to the development and the broader city context
- commission works which represent quality both in their development and delivery
- promote the development within the city and beyond
- realise a significant public art programme that has lasting impact in the area
- make a positive contribution to the wider public realm by reinforcing opportunities offered by the development to enhance the experience and enjoyment of the area for visitors and regular users (such as cyclists and walkers)
- support a strategic approach to public art in the Southern Fringe area

8.73 The strategic aims will be delivered through two major public art commissions which will be supported by a public engagement programme, and press and promotional activity. Officers support the strategy.

8.74 A Public Art Delivery Plan (PADP) has been also submitted with the Reserved Matters planning application. The PADP has been developed to comply with Cambridge City Council's Public Art Supplementary Planning Document (SPD) and to achieve the aims and objectives for public art as

mitigation, as set out in the SPD. The development of the PADP has been overseen by a Public Art Steering Group.

- 8.75 The Steering Group comprises of Hill Residential, the landscape architects, a Community Development officer from BPHA and with the City Council's Public Art Officer as an observer. The role of the Steering Group is to assist with the development of commissions, artist appointment and project delivery. The S106 agreement requires the provision of public art to the value of 1% of capital construction costs. The total budget including contingencies is £250,000 which is approximately 1% of capital costs. A planning condition is recommended to require submission of calculations to confirm the value of 1% of capital costs.

The Proposals

- 8.76 The artist Peter Randall Page has been appointed to undertake a major commission as part of the new development. The brief for the artist required that collaboration with the landscape architects is undertaken and the subject of water or water management is addressed through the commission. The artist is proposing a sculptural intervention within one of the water detention basins (central southern open space), which will be activated by rainfall. The proposal is currently at the conceptual stage and requires further development. This is the main commission for the site and has a budget of £190,000.
- 8.77 A second smaller commission is proposed, which looks at the wider public areas of the site and the artist Laura Bacon has been appointed to undertake this commission. A series of works will be proposed and delivered within the development, which will engage new and existing residents. The artist is particularly interested in informal play and her initial response to the brief proposes a series of complimentary structures, linked to the natural elements of the site. She will develop her proposals through engagement with the local community. The budget for this commission is £45,000.
- 8.78 Officers welcome the submission of the PADP for Bell School and recommend its approval (subject to the submission of some further information).
- 8.79 The artists have been appointed through a limited competition process and the concept proposals also comply with the SPD requirements. It is noted that the proposals are currently at the conceptual stage and once further developed, information must be submitted to the Council for final approval of the works themselves.

Impact on adjacent properties

- 8.80 The northern and eastern edges of the site abut existing development, including residential development at Greenlands and along Babraham Road. To protect the amenity of neighbours the approved outline parameter plans restrict the height of buildings adjacent to existing dwellings. The development complies with the height parameter plans,

part of the purpose of which is to protect the amenity of neighbours. The occupier of 2 Babraham Road has written to the Council concerned that the student block will overlook and overshadow his garden. The distance between the application site boundary and the boundary of 2 Babraham Road is approximately 60 metres. At this distance, material overlooking or overshadowing will not occur and obscure glazing is therefore unnecessary.

- 8.81 It is noted that the closest windows on the eastern elevation of the student block are secondary windows to bedrooms on the first and second floors. There are no balconies on this block. This reinforces the view that material overlooking of 2 Babraham Road will not be created.
- 8.82 A similar comment has been made by the occupier of 4 Babraham Road. This property has a longer garden than 2 Babraham Road but there is still a 35 metre wide part of the Bell campus between them. The main element of the student block would be a further 25 back metres from the boundary (total distance 60 metres). Only oblique views would be possible from the projecting rear wing of the student units at about 40 metres away. This would not create material overlooking.
- 8.83 Concern has been expressed by some Greenlands residents that properties adjacent to them should be limited to two storeys and that the new development would overshadow them. The development of the two blocks closest to Greenlands (Blocks 5 and 6) would have a two storey, 7 metre high element nearest to the common boundary. Due to the relative positions of the two blocks, the 140 m wide green adjacent to Greenlands, the two blocks would only create partial shade during only parts of the day and not give rise to material overshadowing.
- 8.84 The proposed dwellings in the south eastern corner of the site would be between 15 and 20 metres from the common boundary with the corner unit being closest at approximately 10 metres. Due to these distances, the further distances to existing dwellings and the careful design of windows, it is considered that material overlooking of adjacent properties will not occur.
- 8.85 In conclusion the design of the development follows the requirements of the approved parameter plans and protects the amenity of adjacent properties from material overlooking and over shadowing.
- 8.86 **Phasing of the development**
- 8.87 A phasing plan has been submitted with the application as required under outline condition 6 and shows that the site will be developed in five stages. The first works to be carried out will be the enabling works involving the construction of the vehicular access to Babraham Road, the main highway through to the western edge of the site and the pedestrian and cycle route to Greenlands.

Timing of commencing each phase

Phase	Commencement	Estimated completion
Enabling works	June 2014	Spring/ summer 2016
Phase 1	June 2014	Winter 2017
Phase 2	June 2015	Winter 2017
Phase 3	June 2016	Spring/ summer 2019
Student accommodation	June 2014	Summer 2016

8.88 The plan showing the phasing strategy is included in the plan pack (Appendix I). The main estate road would be delivered first. The first residential phase would provide 157 dwellings a mix of unit types and sizes, houses, duplexes and the 74 affordable retirement units, the allotments western open space, southern open space and the triangle of development in the south east corner of the site.

8.89 The second phase would be the central core of development providing 53 dwellings including 29 affordable units and two areas of open space and phase three would provide 60 dwellings including a further 5 affordable units and the two last areas of open space. The 100 student units will be developed as a self contained phase.

8.90 The phasing of the different elements of the site as set out in the phasing plan is considered to be appropriate. It provides the access to the site first which given that there is no other way of getting in to the site is appropriate and it provides the necessary drainage infrastructure, most of the affordable units and much of the open space including the allotments early on. Play areas will need to come forward in tandem with individual phases as secured through the S106.

8.91 The phasing strategy is therefore considered to be acceptable and able to be discharged in parallel with the determination of this REM application.

Construction management

8.92 Conditions on the outline permission control construction hours, delivery and collection times and the hours during which heavy vehicles carrying surplus materials or waste may enter or leave the site. A Construction Environment Management Plan (CEMP) which further regulates the manner in which the development occurs is required by the outline permission before development commences. This will include the management of construction vehicles to, from and within the site.

Other Issues/ other third party reps

- 8.93 A neighbour has raised issues relating to the principle and detail of the proposed upgrade of the existing permissive path to become a combined cyclepath and footway. The principle has already been accepted as part of the outline permission (S106) which requires the provision of a five metre wide path along this route. It is also shown in the approved parameter and masterplans which the development is required to follow. The purpose of the route is to provide a more direct link to the south east where it can provide access to the Park & Ride, instead of a more conventional twin footway design along the main vehicular access to Babraham Road.
- 8.94 The application shows indicative details of this path but the detail of the upgrade of the permissive path is not subject to this application as it does not lie within the application site. The S106 attached to the outline permission provides the mechanism for providing the upgrade together with the provision of a toucan crossing across Babraham Road. The developer is to fund the project by meeting the County Council's costs for its design and construction. With regards to the neighbour's concerns about possible use by vehicles, it is noted that bollards are proposed at the Babraham Road end to prevent this.

9.0 CONCLUSION

- 9.1 The proposal has been developed in line with the approved masterplan and parameter plans and has evolved further through detailed discussions with officers and through presentations to JDCC, Quality Panel and public exhibitions.
- 9.2 The proposed development is a much less intensive scheme than permitted by the outline permission and the result will be the high quality development envisaged by the outline application through the creation of an attractive and sustainable scheme with varied character areas, a high measure of landscape and open space, sustainable drainage, together with good links to existing and enhanced pedestrian and cycle links while protecting the amenity of adjacent residents and responding positively to the edge of city location.
- 9.3 The proposal complies with adopted planning policy and is therefore recommended for approval.
- 9.4 Where applicable, strategic outline conditions that are integral to this reserved matters application covering the whole site are recommended for discharge in parallel with the planning application determination. Other non-strategic conditions attached to the outline permission which are cross-referenced to this report and REM application because of their relevance to the issues in question will be discharged separately under delegated powers.

10.0 RECOMMENDATION

- 1. APPROVE RESERVED MATTERS subject to the following conditions and informatives:**
- 2. DISCHARGE STRATEGIC S73 OUTLINE PERMISSION CONDITIONS 6 PHASING, 7 DESIGN CODE, 8 DESIGN CODE COMPLIANCE, 19 AFFORDABLE HOUSING, 20 LIFETIME HOMES, 23 SURFACE WATER STRATEGY, , 29 DETAILS OF ACCESS LINKS, 35 DETAILS OF CYCLE PARKING, 50 DETAILS OF WASTE/RECYCLING.**

Conditions for 13/1786/REM

Architectural details

1. No development of any J type dwelling (J1, J2 or J3) shall commence until details of the wood type and finish have been submitted to and approved in writing by the local planning authority. The dwellings shall be constructed using the approved cladding materials.

Reason: In the interests of the appearance of the development.
(Cambridge Local Plan policy 3/7 & 3/12)

2. No unit in blocks 2 or 7 shall be occupied until cross sections showing the relative finished heights of the parapet and PV panels on the blocks have been submitted to and approved in writing by the local planning authority. The PV panels shall be installed in accordance with the approved sections.

Reason: In the interests of the appearance of the development
(Cambridge Local Plan policy 3/7 & 3/12).

3. Prior to the cladding of the roof to block 4 a sample of roofing material to be used on the block shall be submitted to and approved in writing by the local planning authority. The dwellings shall be constructed using the approved cladding materials.

Reason: In the interests of the appearance of the development
(Cambridge Local Plan policy 3/7 & 3/12).

4. Prior to the occupation of plot 96 full details of the height of the railing along the rear boundary shall be submitted to and approved in writing by the local planning authority. The railing shall be installed in accordance with the approved details.

Reason: In the interests of the appearance of the development
(Cambridge Local Plan policy 3/7 & 3/12).

Cycling

5. Prior to the first use of the cycle and pedestrian route along the southern boundary full details of the proposed lighting 'Solar studs' shall be submitted to and approved in writing by the local planning authority. The studs shall be installed prior to the first use of the cycle and pedestrian route.

Reason: In the interests of cycling and pedestrian safety (Cambridge Local Plan 2006 Policy 3/7, 4/15, 8/5 and 9/5).

6. Prior to the occupation of any dwelling where its cycle parking is in the rear garden, details of short stay/visitor cycle parking shall be submitted to and approved in writing by the local planning authority. The short stay cycle parking facilities shall be provided in accordance with the approved details prior to the occupation of the dwelling to which it relates.

Reason: In the interests of providing suitable short stay and visitor parking to support and encourage cycling on the development. (Cambridge Local Plan 2006 Policy 3/7, 8/5, 8/6 and 9/5).

Drainage

7. No development (apart from agreed enabling works) shall commence until full details of the following have been submitted to and approved in writing by the local planning authority.

- Invert and cover levels for the whole site
- Full construction details for all drainage elements
- Construction details of inlet and outlets
- Structural calculations of all permeable paving areas to ensure that they are capable of being trafficked by waste collection vehicles.
- Detailed design of the swales and interconnecting pipework together with supporting hydraulic calculations

The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure effective functioning of the sustainable drainage scheme (Cambridge Local Plan policy 9/3).

8. The publically accessible routes (excluding publically adoptable highways) required for access for the collection of waste from the development shall be designed to facilitate the arrangements for access by refuse collection vehicles with (unless otherwise agreed by the Councils) adequate load bearing requirements to enable operation of refuse collection vehicles. Thereafter the routes shall be maintained in accordance with the County Council's Highway Maintenance standards.

Reason: To ensure that the permeable paving is capable of functioning as part of the drainage system and supporting the weight of refuse collection vehicles (Cambridge Local Plan policy 9/3).

Play equipment

9. Prior to first occupation of any dwelling, notwithstanding the details submitted, exact details of play equipment and surfacing to be provided within the LEAPs and LAPs shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

Reason: To ensure appropriate equipment is provided within the area of play, suitable for the appropriate age range and in accordance with Cambridge City Councils requirements (Cambridge Local Plan policy 9/3).

Landscape

10. Notwithstanding the information submitted with the application relating to outline condition 10 (landscaping) the following details of hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development (other than agreed enabling works). The development shall be carried out in accordance with the approved details.

Soft Landscape:

- a) scale planting plans, including details of hedge gapping up and supplementary woodland planting, identifying planting areas, plant schedules, planting sizes and densities of planting.
- b) scale, dimensioned technical sections for any mounding, swales, ponds and ditches. The technical plans of the ponds and sections should demonstrate levels of water or dryness and method of drainage, inlets and outfalls, low flow drainage method etc.
- c) Dimensioned tree pits (including those in the entrance square) in hard and soft landscaped areas (technical plan and section details).
- d) soils plans with sections across the site to show ground raising, depths and types of soils.
- e) Detailed earthworks methodology including haul routes, method of storage, soil handling, re-spreading, finished levels and soil decompaction.

Hard Landscape :

- f) Full details of play equipment with locations and safety surfacing.
- g) Hard Landscape Plans with all hard surfaces identified.

Reason: To ensure that the planting specification for proposed trees is sufficient to enable their establishment and vitality in the interests of a high quality and attractive environment for future residents (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/3 and 9/5).

11. The works shall be carried out in accordance with the Arboricultural Impact Assessment (dated 14 March 2014) submitted with the application.

Reason: To protect the retained vegetation on the site in the interests of the character and appearance of the locality (Cambridge Local Plan Policy 4/4)

12. Prior to the commencement of the development (other than agreed enabling works) the applicant shall submit an update to the submitted management and maintenance plan to take into account recent amendments of the management of the planting works for the southern hedge.

Reason: To protect the remaining vegetation on the site in the interests of the character and appearance of the locality (Cambridge Local Plan Policy 4/4

13. Prior to the commencement of development a scheme for the provision of protective fencing of vegetation to be retained shall be submitted to and approved in writing by the local planning authority. This fencing shall be erected prior to the commencement of the development.

Reason: To protect the retained vegetation on the site in the interests of the character and appearance of the locality (Cambridge Local Plan Policy 4/4

14. Notwithstanding the information submitted concerning outline condition 18 (allotments) prior to the commencement of the development (apart from agreed enabling works) full details of the layout (plot sizes, raised beds, variable height planters, club plots, communal facilities, composting areas, provision of good growing soils and drainage to British Standards, details of access, parking, disabled facilities, watering facilities, delivery of goods facilities, cycle parking and. Construction details for raised beds and paths shall be submitted to and approved in writing by the local planning authority. The allotments shall be constructed in accordance with the approved details.

Reason: To ensure that appropriate allotments are provided in relation to the development of this site (Cambridge local plan 2006 policies 3/8, 9/3 and 9/5).

15. No development (other than agreed enabling works) shall commence until full details of the locations of trees, lighting columns, cabling routes and utilities trenches have been submitted to and approved in writing by the local planning authorities. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the relative positions of trees, utilities and services do not prejudice the long term health of trees in the development (Cambridge local plan 2006 3/7 and 9/3)

Letter boxes

16. No development (other than enabling works) of blocks 2, 3, 4, 5, 6, 7 or 8 shall commence until details of how the letter boxes will be made accessible to non residents have been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out incorporating the approved details.

Reason: In the interests of the accessibility of the postal facilities (Cambridge Local Plan (2006) policies 3/7 and 3/12).

Electricity substation

17. Before the first occupation of block 7, a scheme for the insulation of the electricity substation in order to minimise the level of noise emanating from the electricity substation shall be submitted to and approved in writing by the local planning

authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced and maintained in situ thereafter.

Reason: To protect the amenity of occupiers of the development (Cambridge Local Plan 4/13).

Broadband Infrastructure

18. Prior to the commencement of development (except for agreed enabling works), a strategy for the provision or facilitation of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

REASON: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment (Cambridge Local Plan 2006, policies 3/7, 3/11 and 3/12).

Retirement units

19. No persons under the age of 55 shall occupy any of the units in Building 01/ Block 01 'Retirement accommodation' hereby permitted with the exception of spouses/partners and/or carers of the occupiers complying with the occupancy restriction and/or warden(s), unless otherwise agreed in writing by the local planning authority.

Reason: The restricted occupation of the building would require a higher provision of on site car parking (Cambridge local plan 2006 Policy 3/7 & 8/10).

Public Art

20. Prior to the commencement of the development (other than agreed enabling works) the applicant shall submit an addendum to the public art delivery plan demonstrating that the public art budget meets the 1% of capital construction costs as set out in the S106 agreement.

Reason: To ensure the appropriate provision of public art as part of the development (Cambridge Local Plan 2006 policy 3/7 and Public Art SPD 2010).

Fire Hydrants

21. A scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted, apart from enabling works as previously agreed in writing by the local planning authority. The approved scheme shall be fully operational prior to the opening of the square or as otherwise agreed in writing by the local planning authority. No development shall take place otherwise than in accordance with the approved scheme.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all visitors (Cambridge Local plan policies 3/7, 3/12, 8/18 and 9/3)

Approved Plans

22. The development shall be carried out in accordance with the following approved drawings and technical documents.

AA2671/2.1/500P
AA2671/2.1/501P rev P
AA2671/2.0/502P rev G
AA2671/2.0/509P rev E
AA2671/2.0/510P rev K
AA2671/2.0/511P rev F
AA2671/2.0/512P rev G
AA2671/2.0/513P rev G
AA2671/2.0/514P rev F
AA2671/2.0/515P rev I
AA2671/2.0/516P rev G
AA2671/2.0/517P rev L
AA2671/2.0/518P rev F
AA2671/2.0/519P rev F
AA2671/2.0/520P rev E
AA2671/2.0/521P rev B
AA2671/2.0/522P
AA2671/2.3/591 rev C
AA2671/2.3/592 rev C
AA2671/2.3/593 rev C
AA2671/2.0/601P rev B
AA2671/2.0/602P rev B
AA2671/2.0/603P rev B
AA2671/2.0/604P rev B
AA2671/2.3/606P rev A
AA2671/2.1/700P rev C
AA2671/2.1/710P rev D
AA2671/2.1/711P rev B
AA2671/2.1/715P rev E
AA2671/2.1/716P rev C
AA2671/2.1/717P rev B
AA2671/2.1/718P rev A
AA2671/2.1/720P rev D
AA2671/2.1/721P rev D
AA2671/2.1/722P rev C
AA2671/2.1/723P rev D
AA2671/2.1/725P rev E
AA2671/2.1/730P rev D
AA2671/2.1/740P rev C
AA2671/2.1/745P rev E
AA2671/2.1/746P rev B
AA2671/2.1/747P rev C
AA2671/2.1/748P rev A
AA2671/2.1/750 rev F

AA2671/2.1/751 rev B
AA2671/2.1/752P rev A
AA2671/2.1/755P rev D
AA2671/2.1/756P rev D
AA2671/2.1/760P rev G
AA2671/2.1/761P rev F
AA2671/2.1/765P rev G
AA2671/2.1/766P rev F
AA2671/2.1/770P rev B
AA2671/2.1/771P rev B
AA2671/2.1/772P rev B
AA2671/2.1/773P rev E
AA2671/2.1/774P rev C
AA2671/2.0/800P rev E
AA2671/2.0/801P rev D
AA2671/2.0/802P rev D
AA2671/2.0/803P rev B
AA2671/2.1/805P rev E
AA2671/2.1/806P rev E
AA2671/2.1/810P rev D
AA2671/2.1/811P rev F
AA2671/2.1/812P rev E
AA2671/2.1/813P rev C
AA2671/2.1/815P rev F
AA2671/2.1/816P rev A
AA2671/2.1/820P rev E
AA2671/2.1/821 rev D
AA2671/2.1/822P rev D
AA2671/2.1/823P rev B
AA2671/2.1/825P rev E
AA2671/2.1/830P rev F
AA2671/2.1/831P rev D
AA2671/2.1/832P rev D
AA2671/2.1/833P rev D
AA2671/2.1/835P rev E
AA2671/2.1/840P rev G
AA2671/2.1/841P rev E
AA2671/2.1/842P rev E
AA2671/2.1/843P rev D
AA2671/2.1/845P rev E
AA2671/2.1/850P rev D
AA2671/2.1/851P rev C
AA2671/2.1/852P rev C
AA2671/2.1/853P rev C
AA2671/2.1/855P rev D
AA2671/2.1/856P rev D
AA2671/2.1/860P rev H
AA2671/2.1/861P rev D
AA2671/2.1/862P rev D
AA2671/2.1/863P rev C
AA2671/2.1/865P rev F
AA2671/2.1/866P rev F

AA2671/2.1/870P rev E
AA2671/2.1/871P rev D
AA2671/2.1/872P rev D
AA2671/2.1/873P rev C
AA2671/2.1/875P rev C
AA2671/2.1/876P rev D
AA2671/2.0/880P rev F
AA2671/2.0/881P rev C
AA2671/2.0/882P rev C
AA2671/2.0/883P rev C
AA2671/2.0/884P rev C

AA2671/2.1/890P rev D
AA2671/2.1/891P rev D
AA2671/2.1/892P rev D
AA2671/2.1/895P rev A

Engineering drawings:

404511/TR00C, 03C, TR04C, TR05C, TR06C, TR07C, TR08C, TR09C,
TR10C, TR11D, TR13D, TR14C, TR15D, TR16C, Tr17D, TR18D, TR19C,
TR20C, TR22C, PEP 507, 508, 509
404511 103E, 104E, 105E
404511 157B, 158B 159B
404511 179C, 180C, 181B
404511- 184A
PEP 160D

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.

Informatives:

7. The applicant is reminded that if there are any material changes to the scheme hereby approved or the development were to be broken down into individual parcels and built out by more than one developer, advice should be sought in writing from the local planning authority as to whether the discharge of condition 8 may need to be reviewed/redischarged in the context of any different scheme that may then come forward.

Works to the adjacent watercourses may require prior written consent, under the Land Drainage Act 1991, from Cambridgeshire County Council's Flood and Water Team. They should be contacted directly. This is irrespective of any planning permission given. Foul Water Drainage.

All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing

8. The applicant is asked to investigate the provision of a temporary path between the first phase of housing and the Greenfields link during the construction of the second and third phases of development.
9. Plant noise insulation informative

To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Contact details

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

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APPENDIX A: GOVERNMENT AND REGIONAL GUIDANCE AND ADVICE

Circular 11/95 – The Use of Conditions in Planning Permissions

The main national planning policy document is the National Planning Policy Framework (NPPF – commonly referred to as ‘The Framework’). In comparison to previous planning policy, expressed in Planning Policy Guidance and Planning Policy Statements (PPGs and PPSs), it is a clearer, simpler and more coherent framework that is easier to understand. The document advises those involved in the development process to improve design and make sustainable development happen. *Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.*”

In 2010 the coalition Government indicated its intention to abolish Regional Strategies – including the East of England Plan. The Localism Act (2011) gave the Secretary of State the power to repeal Regional Strategies. The East of England Plan was repealed in January 2013.

APPENDIX B: CAMBRIDGE LOCAL PLAN

Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

¾ Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/11 The design of external spaces

3/12 The design of new buildings

4/3 Safeguarding features of amenity or nature conservation value

4/4 Trees

4/13 Pollution and amenity

4/15 Lighting

5/1 Housing provision

5/5 Meeting housing needs

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

8/1 Spatial location of development

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking
8/11 New roads

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

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 policies in the emerging Local Plan that are of relevance to this proposal are addressed in the assessment section above.

APPENDIX C: SUPPLEMENTARY PLANNING DOCUMENTS AND MATERIAL CONSIDERATIONS

Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction
Cambridge City Council (January 2008) – Affordable Housing
Cambridge City Council (January 2010) – Public Art

Material Considerations

Cambridge Southern Fringe Area Development Framework (January 2006)

APPENDIX D: INTERNAL CONSULTATIONS AND HIGHWAYS RESPONSE

Consultee	Final comments	Original comments
Housing	Supports the revised affordable housing proposal.	Supports the proposal
Sustainability	NA	55% of housing will meet Code 4 and student units will meet BREEAM very good which exceeds requirement of outline permission. Proposal meets requirement of 10% on site renewable and approach is supported.
Landscaping	Concerns about proximity to hedge and works to improve drainage of southern ditch have been overcome by commitment to carry out replacement/supplementary planting. Sections of gardens adjacent to northern boundary are now acceptable. Require further details of trees and tree pits within the square. Request conditions.	Concern over effect on southern boundary hedge due to development, drainage works and uncertainty of extent of supplementary planting. Suggest other detailed improvements.
Drainage	Supports the proposal and recommends conditions	Inconsistences between drawings; need for marginal plant shelves to ponds; require further information on works required to permit southern boundary ditch to drain. Suggest inclusion of low flow channels in dry attenuation basins.
Cycling and Walking Officer	Routes through the site are supported; solar studs should be provided along edges of cycle routes not lit by street lighting by condition. Provision of	The proposal has been discussed pre application. Query whether solar studs are to be used to light the cycle routes.

	minor adjustments to cycle parking by condition.	
Urban Design	Revisions to the drawings achieved through negotiation have addressed most concerns. The few remaining details can be addressed by planning condition i.e. materials on roof of block 4, boundary screening on plots 96 and 97 and height of PV panels relative to parapets on blocks 2 & 7.	Overall consistent with parameter plans and design code compliance satisfies conditions 7 and 8 on outline permission. Request shadow studies of housetypes F1v and F2v; sections through site required. Scheme affects root protection zones and therefore integrity of southern boundary hedge. Other matters require clarification.
Waste	NA	The proposal has been discussed pre application.
Public Art	Further details of public art will be required as project moves forward.	Public art strategy is acceptable.
Head of streets and open spaces	NA	No comments received to date
Ecology officer	I am satisfied that appropriate survey have been carried out and the prescribed restoration and management of hedge is acceptable.	Generally support proposals request more detail of pond profiles. Support post development monitoring.
Cambridgeshire County Council (Highways Authority)	The additional information regarding road widths etc allays the concerns raised by the highways authority.	Request further information about highway dimensions.

APPENDIX E: EXTERNAL CONSULTATIONS

Consultee	Final comments	Original comments
Environment Agency	Surface and Foul Water Strategy is acceptable in principle. Suggest condition requiring implementation of strategy.	Identified errors in original information
Anglian Water		No comments received to date
Natural England		No objections
Sustran		No comments received to date
Cambridge Cycling Campaign		No comments received to date
Cambridgeshire NHS		No comments received to date
Cambridge University Hospital NHS		No comments received to date
South Cambridgeshire District Council	-	No comments received to date
Fire and Rescue Services	-	Request condition requiring provision of fire hydrants
Wildlife Trust	-	No objections as mitigation measures are included in the Ecological Conservation Management Plan
Cambridge Water	-	No comments received to date
Cambridge Past, Present and Future	-	No comments received to date
Fulbourn Parish Council	-	No comments received to date
Gt Shelford Parish Council	-	No comments received to date
Stapleford Parish Council	-	No comments received to date

APPENDIX F: NEIGHBOUR REPRESENTATIONS

The owners/occupiers of the following addresses have made representations

:Address	Final comments	Original comments
34 Montague St/29 Greenlands		Concern about overlooking/overshadowing, buildings adjacent to Greenlands should be limited to two storey. Greenlands residents should be able to choose planting for the green.
2 Babraham Road		Block 9 (student accommodation) will overlook/overshadow my garden. Request non opening/frosted glass in elevation.
4 Babraham Road		Concern about overlooking.
27 Greenlands		Concern about overshadowing/overlooking and increase in noise and disturbance
31 Greenlands		Suggest blocks 5 and 6 be moved further apart to reduce overshadowing/overlooking of Greenlands.
31 Greenlands		Greenlands dwellings are two storey and will be dominated by three storey blocks on Bell site and higher buildings at Addenbrookes. Loss of light in early winter mornings. Loss of privacy; blocks adjacent to Greenlands should be limited to two storeys.
16 Babraham Road		Concern over possibility for vehicles to drive along southern footway/cycleway; concerns about proximity of southern footway/cycleway to hedge for reasons of amenity and nature conservation. Possible impact on drainage. Suggest abandoning this element of the development.
41 Alderbrook Road, Solihull		Object to all 3 storey buildings. They are not in keeping with the 2 storey Greenlands dwellings. Any

		3 or 4 storey buildings should be far away from Greenlands.

The above responses as contained in appendices D to F are a summary of the comments that have been received. For full details of the consultation responses please see the application online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

APPENDIX G: Wording of outline conditions to be discharged with application

6. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development for the site, a Site Wide Phasing Plan shall be submitted to the local planning authority for approval. The Phasing Plan shall include details of the proposed sequence of development across the entire site, the extent of the development phases/plots, including reference to the type and extent of development envisaged and include timing information - by reference to any date, the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point - and access arrangements for the provision of the following features:
- (a) major infrastructure including all accesses, roads, footpaths and cycleways.
 - (b) equipped children’s play areas.
 - (c) informal open space.
 - (d) allotments.
 - (e) temporary on-site community meeting room facilities.
 - (f) permanent and temporary recycling facilities.
 - (g) strategic foul water drainage and pollution control features.
 - (h) strategic SUDS and surface water drainage features, including balancing ponds, pipe work, controls and outfalls.
 - (i) strategic potable water main provisions.
 - (j) structural landscaping/planting provisions.
 - (k) electricity and telecommunications networks.
 - (l) environmental mitigation measures.
 - (m) all pedestrian, cyclist and vehicular access links into the site.

No development shall commence until such time as the phasing plan has been approved in writing by the local planning authority. The provision of the features shall be carried out in accordance with the approved timing contained within the phasing plan unless otherwise agreed in writing by the local planning authority. Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

7. Prior to or concurrently with the submission of the first of the reserved matters applications for the built-up area of the site, a Design Code shall be submitted to the local planning authority for approval. The Design Code shall be prepared in

accordance with the principles and parameters established in the outline application and shall include both strategic and more detailed elements. The Design Code shall include:

- a) The character, mix of uses and density established through the parameter plans at the outline stage to include the layout of blocks and the structure of public spaces;
- b) The street hierarchy, including the extent of the adoptable highway, typical street cross-sections, street trees and detailed design elements and how these translate into a legible movement strategy across the site. This includes a comprehensive design solution for the Homezones that promotes vehicular speeds to below 10mph and examines the delivery of associated detailed elements within them, such as landscaping, play areas, cycle and car parking and public art;
- c) How the design of the streets and spaces takes into account mobility and visually impaired users;
- d) Block principles to establish use, density and building typologies. In addition, design principles including active frontages (including pedestrian access points and external letterbox design), the design treatment of access points into and the ventilation of undercroft/underground parking areas, fronts and backs and perimeter of building definition;
- e) Key groupings and other buildings including information about height, scale, form, level of enclosure, building materials and design features;
- f) Comprehensive design including detailed plans, sections and materials relating to the treatment of the public realm at the entrance square;
- g) Approach to incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables and satellite dishes/aerials;
- h) Details of the approach to vehicular parking across the entire site and for each development block;
- i) Details of the approach to cycle parking for each development block, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles;
- j) The character and treatment of the ecological mitigation features promoted for the adjacent wildlife corridors;
- k) Details of how the sustainable drainage management train is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, including planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into the balancing ponds;
- l) Details of the public realm to include public art, materials, signage, utilities and any other street furniture;
- m) Details of the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
- n) Details of waste and recycling provision for all building types and their location within the development block and underground recycling points;
- o) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features;

No development shall commence until such time as the Design Code for the entire site has been approved in writing by the local planning authority.
Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 9/3 and 9/5).

8. Any application for reserved matters shall include a Design Code Statement that demonstrates how the application accords with the approved Design Code. No development shall commence within the site for which reserved matters approval is being sought until such time as the Design Code Statement has been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details of the Design Code Statement.
Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 9/3 and 9/5).
19. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the local planning authority. The affordable housing units shall be provided in accordance with the approved details.
Reason: To ensure that the scheme provides an appropriate balance and mix of housing units (Cambridge Local Plan policies 3/7, 5/5, 9/3 and 9/5).
20. A minimum of 15% of all market dwellings and 15% of all affordable housing units built on any parcel of land shall meet the life-time homes standards as set out in "Meeting Part M and Designing Lifetime Homes" published by the Joseph Rowntree Foundation 1999. Any reserved matters application for residential development shall include a plan showing the distribution of those dwellings to be built to life-time homes standards. The development shall be carried out in accordance the proposed distribution.
Reason: To ensure that new dwellings cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility (Cambridge Local Plan policy 5/9).
23. Any reserved matters application shall include a detailed surface water strategy relevant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the surface water strategy held within the Flood Risk Assessment addendum dated March 2008 ref 3461/EM/03-08/2165 including Digs. No 3461/02/001 rev G and 3461/02/002 rev A. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.
If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales,

surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building for which approval has been given shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 4/16 and 9/3m).

29. Prior to or concurrently with the submission of the first of the reserved matters applications for the residential development, including student accommodation, for the site, a detailed engineering scheme/plan showing access links within the site to the north-western, south-western and south-eastern corners of the site, to enable off-site links to the national cycle route 11 and proposed up-grades to the permissive pathway to the south-east of the site, shall be submitted to and approved in writing by the local planning authority. The links shall be at least 3m wide and at least 4m wide in the north-western corner and shall be shared use pedestrian/cycle surfaces. The links shall be provided in accordance with the agreed phasing plan for the site. The scheme/plan shall include cross sections (existing/proposed), culvert details, levels changes, accurate tree survey data in relation to tree loss, tree retention, tree protection, planting and lighting proposals. The scheme shall be carried out in accordance with the approved details.

Reason: In order secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

35. Any reserved matters application for a building shall include details of facilities for the covered, secure parking of bicycles for use in connection with the development in accordance with the City Council standards for cycle parking provision and demonstrate that the provision is in accordance with the approach to cycle parking approved as part of the Design Code for site. The facilities shall be provided in accordance with the approved details before use of the associated building commences and shall thereafter be retained and shall not be used for any other purpose.

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

50. Any reserved matters application for a building shall include full details of on-site storage facilities for waste, including waste for recycling. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of

waste. The approved facilities shall be provided prior to the occupation of the buildings and shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 3/12).

APPENDIX H: SUMMARY OF DESIGN CODE COMPLIANCE STATEMENT

- 1.1 The applicants have submitted a Design Compliance Statement which satisfies conditions 7 and 8 of the outline permission. The applicant sought legal opinion on the need for a Design Code for the site and based upon the relatively small number of units compared to Clay Farm or Trumpington and that the scheme will be built out by one developer, then there is no need for a Design Code. It is also important to recognise in this context that the submission of the detailed proposals are set in the context of an approved Masterplan as well as particularly highly prescriptive parameter plans and which have had to be adhered to in these reserved matters.
- 1.2 The Compliance Statement submitted by the applicants summarises each of the 14 requirements for design information listed in Condition 7 of the outline permission. Consequently the same information that would have been sought within a Design Code are contained within the submission.
- (a) The character, mix of uses and density established through the parameter plans at the outline stage to include the layout of blocks and the structure of public spaces**
- 1.3 The Design and Access Statement identifies for distinct areas within the site, setting out the mix of uses and density consistent with the approved Masterplan and parameter plans and their requirements for both building blocks and open spaces.
- (b) The street hierarchy, including the extent of the adoptable highway, typical street cross sections, street trees and detailed design elements and how these translate into a legible movement strategy across the site. This includes a comprehensive design solution for the Homezones that promote vehicular speeds to below 10mph and examines the delivery of associated detailed elements within them, such as landscaping, play areas, cycle and car parking and public art.**
- 1.4 The street hierarchy reflects a primary vehicular loop road with access from Babraham Road – this in turn is fed into by a series of secondary routes following a homezones approach of reducing vehicles speeds through shared surfacing, street trees and on-road cycling. A comprehensive footpath and cycleway is established across the site to enable access at all points as established in the Masterplan.
- 1.5 Substantial areas of open space are created across the whole of the site substantially in excess of the Council's Open Space Standards and compliant with the Masterplan which

was relevant to a much larger scheme of 347 dwellings. Car and cycle parking areas are in accordance with Council standards and public art is the subject of a specific submitted strategy.

(c) How the design of the streets and spaces takes into account mobility and visually impaired users

1.6 All affordable units and 15% of the private units are designed to Lifetime Home Standards. All apartments are wheelchair accessible with the layout providing step-free routes.

(d) Block principles to establish use, density and building typologies. In addition, design principles including active frontages (including pedestrian access points and external letterbox design), the design treatment of access points into and the ventilation of undercroft/underground parking areas, fronts and backs and perimeter of building definition.

1.7 The defined perimeter blocks with active frontages follow the approved Masterplan and parameters plan and letterbox design is addressed in the Design and Access Statement.

(e) Key groupings and other buildings including information about height, scale, form, level of enclosure, building materials and design features.

1.8 The scale and mass are compliant with the approved masterplans with materials and design features for the 4 character areas set out in the Design and Access Statement.

(f) Comprehensive design including detailed plans, sections and materials relating to the treatment of the public realm at the entrance square.

1.9 All of the above matters are addressed within the submitted plans and Design and Access Statement and are consistent with approved Masterplan and parameter plans. The main access leads into the Entrance Square which is a main civic space from which five streets radiate – it is formed by a shared space with block pavements and slabs with careful placement of trees and seating.

(g) Approach to incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables and satellite dishes/aerials.

1.10 The infrastructure for the scheme is integrated into the design process and includes careful treatment of wires and cables and underground recycling provision within the Entrance Square.

- (h) **Details of the approach to vehicular parking across the entire site and for each development block.**
- 1.11 Main parking types are allocated off-street parking comprising integral and mews garaging and communal parking areas for apartments. On street parking is provided for visitors and car club.
- (i) **Details of the approach to cycle parking for each development block, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.**
- 1.12 Cycle parking provision meets Council standards and are positioned in safe and secure accessible locations, e.g. parking within garages and in locations with direct side access to rear gardens. Within apartments and retirement and student accommodation, the secure parking area is on the ground floor. Visitor parking is provided in overlooked public spaces with Sheffield stands.
- (j) **The character and treatment of the ecological mitigation features promoted for the adjacent wildlife corridors.**
- 1.13 Enhancement measures are summarised as new landscaping areas of grassland and wildflowers, new balancing ponds with margins for wildlife, bat and bird boxes and specific method statements to address the southern hedgerow.
- (k) **Details of how the sustainable drainage management train is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, including planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into the balancing ponds.**
- 1.14 A SUDS strategy is adopted which contains a series of swales and attenuation features which on the southern edge of the site contribute to the site's landscaping and biodiversity features.
- (l) **Details of the public realm to include public art, materials, signage, utilities and any other street furniture.**
- 1.15 As stated above, the use of different materials and textures are important qualities of the Entrance Square and provide clear guidance to the users of the site from a vehicle, cyclist and pedestrian perspective.

- (m) **Details of waste and recycling provision for all building types and their location within the development block and underground recycling points.**
- 1.16 Lighting styles (luminaries) are set out in the submission to ensure that visibility, safety and security is not compromised.
- (n) **Details of waste and recycling provision for all building types and their location within the development block and underground recycling points.**
- 1.17 Specific bin types are required throughout the development and their collection points and general provision have been the subject of discussions with officers. Regarding recycling, details of an advanced recycling facility are incorporated into the submission in compliance with Condition 49 of the outline consent.
- (o) **Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing and external building features.**
- 1.18 Energy and sustainability statements are submitted with all market units being Code 3, all affordable being Code 4 and student accommodation being BREEAM very good rating.

APPENDIX I: QUALITY PANEL REPORT

CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Bell School Development Site

Date: 17th June 2013

Venue: Shire Hall Room 128, Shire Hall, Cambridgeshire County Council,
Cambridge

Time: 8:30-12:30 (includes site visit)

Quality Panel Members

Robin Nicholson (Chair)

David Prichard
Canda Smith
George Hazel
Lynne Sullivan
Simon Carne

Panel secretariat and support

Antony Proietti (Cambridgeshire County Council)
Judith Carballo (Cambridgeshire County Council)
Juliet Richardson (Cambridgeshire County Council)

Local Authority Attendees

Michael Ovenden (Principal planning officer, Cambridge City Council)
Jonathan Brookes (Principal urban designer, Cambridge City Council)
Ian Dyer (Lead Engineer, Cambridgeshire County Council)

Applicant and Representatives

Joanna Thorndike (Planning Manager, Hill Partnerships)
Stephen McGrath (Design Director, PRP Architects)
Nick Parkinson (Design Director, Hill Partnership)
Robert Myers (Landscape Architect, Robert Myers Associates)
Roger Chisnall (Land Agent, Bell School) *Site Visit Only*
Ben Williamson (Associate, PRP)
Brian Brooks (Consulting Engineer, PEP)
Jenny Page (Planning Consultant on behalf of Bell Trust, Beacon
Planning)

1. Scheme description and presentation

Architect/Designer	PRP Architects
Developer	Hill Residential Ltd and Bedfordshire Pilgrim Housing Association (BPHA)
Planning status	Reserved Matters

2. Overview

The Bell School development site forms part of the wider Southern Fringe expansion of Cambridge and is situated approximately 4 km south of Cambridge City Centre, to the southeast of Addenbrooke's Hospital. The site extends to approximately 7.7 hectares.

The proposal for approximately 275 dwellings includes a mixture of houses and flats (40% offered as affordable homes), a 100 bed student hall of residence, public open space, vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure.

The scheme will provide on-site public open space and allotments, and provide financial contributions to a number of off-site infrastructure schemes and facilities. The site is relatively free from constraints, the main ones being the need to respect existing development to the north and east (particularly given that the site is open to views from the greenbelt including from the Gog Magog Hills to the south) and that the only practical vehicular access to the site is from the Babraham Road, which runs along the eastern extremity of the site. The layout of the development is heavily influenced by the sustainable surface water drainage system and the provision of a network of pedestrian and cyclepaths across the site to connect to existing routes.

A number of pre-application meetings have been held between the applicant and Cambridge City Council and a pre-submission briefing to the JDCC is scheduled for July 2013. It is understood that the reserved matters application for the whole site will be submitted at the end of July 2013 and potentially determined at the JDCC in October 2013.

3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed being able to review this scheme and considered that it was a fantastic site which offers the opportunity to create a quality development on the edge of the city. The Panel praised the packs of information that were produced as part of the presentation material and welcomed the visit to the Bell School site which was very useful in providing the context for the scheme.

The Panel's advice below reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter.

Community

The Panel were concerned about the location of the allotments, which are currently in the south-east corner of the site far from the rest of the development with relatively restricted access for servicing. The Panel questioned whether this important community facility could instead be located in an alternative part of the site. The Panel recommended that the character of the allotments could be as a walled garden, maybe attached to the 55+ accommodation units, which would provide a unique and distinctive aspect to the development.

The Panel questioned whether the café within the 55+ accommodation block is in the right place spilling out into the car parking to the north. This needs to be located so as to help animate and engage with the adjacent public space.

The Panel recommended that an artist be involved at an early stage in order to work with the existing community and develop proposals which will create a sense of place for the scheme.

Connectivity

The Panel were concerned about the design of the main southern route because it could end up becoming a loop road, which could be reasonably busy. One of the key elements will therefore be how the route is designed. The Panel

recommended that it was important for it to be designed as a shared space/street in which the car is seen as a visitor, rather than as a road.

The Panel were concerned by the lack of relationship between a number of plans and illustrations. In particular the main plan suggested a loop road which may be particularly busy. However, the illustrations do not include many cars, which seems unrealistic.

Due to its good location and easy access to the city centre (there are bus stops on Babraham Road and Addenbrooke's Hospital that provide regular bus services into the city, as well as excellent cycle and walking links), it was considered that this development provides an excellent opportunity for reducing car use and encouraging sustainable methods of transport. The Panel therefore recommended minimising parking through the use of minimum parking standards, together with the promotion and encouragement of community club cars, cycle groups, etc.

The Panel considered that it would be useful to include on the plans details of the surrounding shops, bus stops, services etc, together with walking distances to these key locations. A comprehensive assessment can then be made in terms of wider connectivity and the appropriateness of the development proposals.

Character

The Panel welcomed the character proposed for the scheme and noted that there were lots of good elements and ideas. However, the quantity of ideas, particularly in a very narrow site, meant that it was important for the scheme to emphasise the core elements which could otherwise be lost. The Panel recommended a simpler palette of building materials and planting which could be beneficial in helping to simplify the scheme. In particular there is a need to 'stitch' the whole site and varying housing typologies together.

The Panel emphasised that it was the landscape (both hard and soft) of a scheme which makes a place. Within this there is a need to define spaces, and therefore issues of enclosure and edge treatment are of great importance.

The Panel questioned the scale of 'the village green' and considered that the green spaces in the site had been split into too many small parcels which lacked purpose and impact. Instead the Panel advocated fewer, larger green spaces which could make a bigger impact.

The Panel welcomed the good mix of house typologies across the development and highlighted that the aerial views shown were very helpful to consider the site holistically.

The Panel considered that the use of water on-site is a fantastic addition and a key element and driver of the character of the scheme. The Panel questioned whether it is located in the right place and heard that this is driven by the drainage of the area.

The Panel were concerned regarding the 55+ accommodation, located within the south-west section of the site. They considered this a missed opportunity for better integration, which with only small changes could become a much nicer destination. The Panel questioned whether the south-east and south-west elements of the scheme could be swapped over, particularly given the access implications for those using the older person housing in the south-west corner. Alternatively the Panel suggested that the 55+ accommodation was moved to a more central location, with a suggested location as the block in front of the student building. The Panel considered that the architecture of the 55+ accommodation did not harmonise with the rest of the scheme.

The Panel welcomed the introduction of Mews houses with small traditional pitched roofs. However, the Panel were unsure about the car parking provided, with too many small green spaces on it that will be used only as a parking. The Panel raised a number of issues in regards to the legibility of the mews, due to the double-sided aspect of that part of the scheme.

The Panel were concerned about the lack of any detailed information regarding the student accommodation and its relationship to the existing, adjacent

buildings, as the proposals for this corner of the site is still unknown. This area needs further work.

Climate

The Panel welcomed the fabric first approach to achieving energy and sustainability targets. However, they were disappointed about the lack of ambition, with only Code for Sustainable Homes Level 3 for market housing and Code Level 4 for affordable housing being proposed. The Panel highlighted that building regulations are going to change soon and would encourage this scheme to be more ambitious in terms of sustainability.

The Panel noted that the site had the advantage of being predominantly south-facing and that there were opportunities and issues (e.g. levels of glazing could result in overheating the new homes) that can arise from this. The Panel recommended that a solar strategy was developed, which included a strategy for maximising PVs on the roofs.

4. Conclusion

The Panel considered the proposals to be very comprehensive and overall the plan appears to be well set out. Ideally it would have been beneficial to have seen the scheme at an earlier stage in order to have embedded the Quality Panel principles as early as possible.

The Panel recommended a need to maximise the site opportunities and stitch the site together. There was a general direction to calm the proposal down and simplify a number of elements.

The key issues and recommendations raised by the Panel are highlighted below (these replicate the comments made in the main body of the report, further details of which can be found above):

- Current location of allotments is poor and needs to be reconsidered. Character should be as a walled garden;

- Café area of older person accommodation needs to help animate and engage with the public space;
- Engagement with artist should be from an early stage;
- Main road should be designed as a shared surface, street, in which the car is considered to be a guest;
- Lack of relationship between a number of plans and illustrations. Needs to be addressed;
- Number of parking spaces should be as low as possible, with minimum parking standards and promotion of cycling, walking, car clubs;
- A wider plan is needed to show the surrounding shops, facilities and services, together with travel distances;
- Simpler palette of building materials and planting will help to unify the scheme;
- It is the landscape (both hard and soft) of a scheme which creates a sense of place. Need to define spaces, and therefore issues of enclosure and edge treatment are of great importance;
- There should be fewer and larger green spaces, rather than many small areas, which lack purpose and impact;
- Use of water on-site is excellent. Is there any potential to move to an alternative more public location;
- Older person accommodation is located in the wrong place. Needs to be either in a more central location or swapped with proposals in south-east area;
- House numbering of mews streets needs careful consideration – implications for legibility;
- Student accommodation requires much more detail;
- Need to ensure that what is being proposed can be met and that quality is not diluted later in the process (e.g. substitution of materials) when funds are running out;
- Welcome fabric first approach;
- Sustainability and Code Levels needs to be more ambitious;
- Further work is required on a solar strategy in order to maximise advantage of it being a predominantly south-facing site.

APPENDIX J: PLAN PACK

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Appendix J: Plan pack

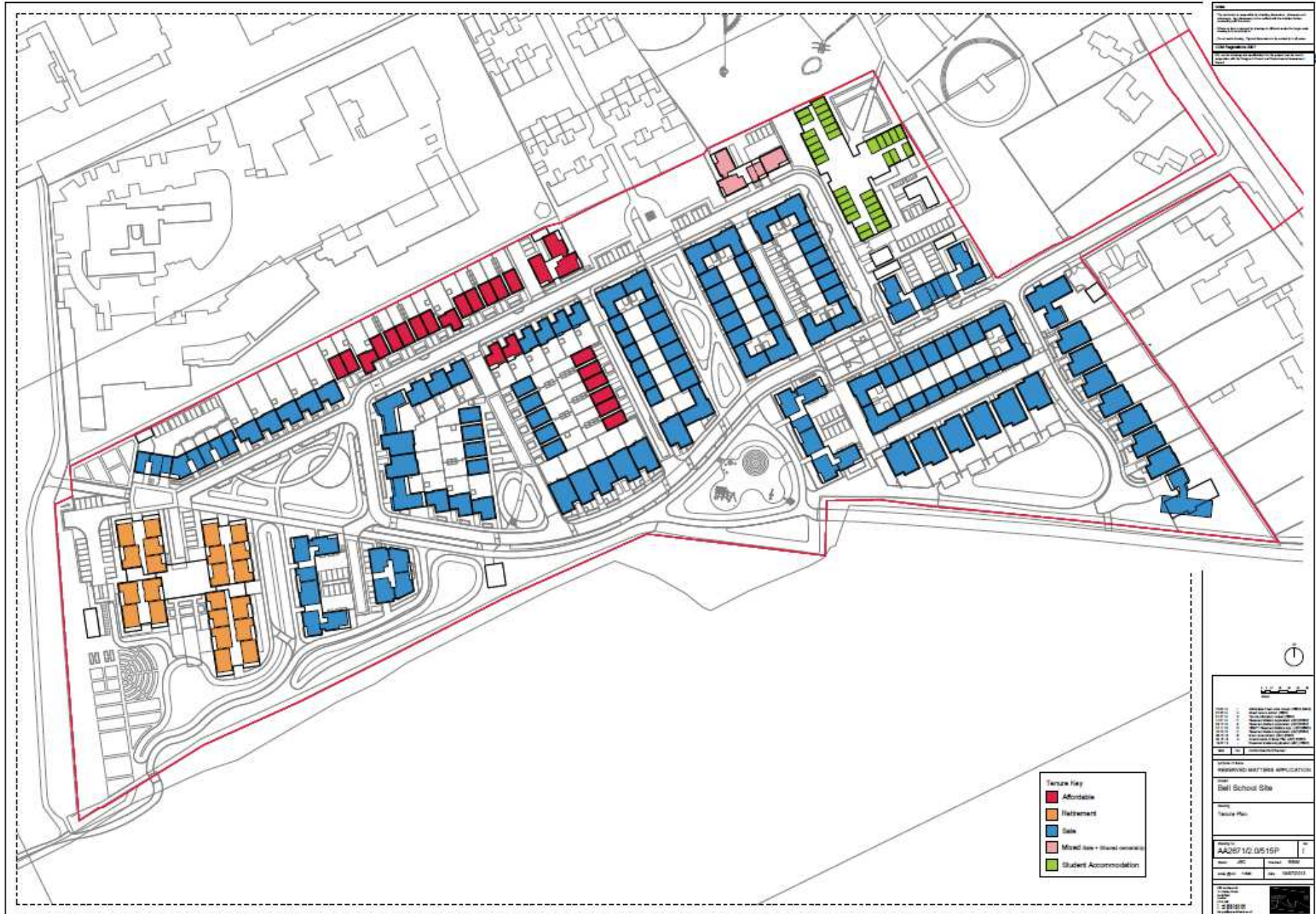
Aerial view of proposed development



Site layout



Distribution of affordable housing



Phasing plan



Southern boundary looking east

Not shown the Cambridge

VIEW 3. SSW EAST AT SOUTH-EAST QUARTER



Retirement units

VIEW 7: RETIREMENT LIVING



VIEW & VIEW GREENLANDS LOOKING SOUTH



Student units (to right)

NEW 11, STUDENT ACCOMMODATION



Bill School Site Cambridge

VIEW 11. TYPICAL MEWS LANE



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Agenda Item 7

JOINT DEVELOPMENT CONTROL COMMITTEE

Report by: Head of Planning Services, Cambridge City Council

Date: 16th April 2014

Application Number	14/0093/FUL	Agenda Item	
Date Received	23rd January 2014	Officer	Kirsty Carmichael
Target Date	24 th April 2014		
Parishes/Wards	Trumpington		
Site	Land between Long Road and Shelford Road (Clay Farm/Showground Site), Cambridge		
Proposal	Erection of a five storey building to accommodate community facilities, library, café, youth facilities, touchdown space for police and social services, medical centre 20 affordable housing units, and associated parking, amenity areas, refuse storage and landscaping		
Applicant	Cambridge City Council (Housing Strategy)		
Recommendation	Approval		
Application Type	Full Application	Departure:	No

The above application(s) have been reported to the Planning Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

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APPENDICES

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0.0 INTRODUCTION

- 0.1 This is a full application for the Clay Farm community centre on land located in what will be the local centre of Clay Farm, on land located to the north west of the CGB and to the north of the neighbourhood square. The applicant is Cambridge City Council who owns the freehold title of the land.
- 0.2 In August 2010 outline approval (07/0620/OUT) was granted for the Clay Farm development of up to 2,300 homes, a local centre, schools and open space. This is the largest of a number of developments proposed in Cambridge Southern Fringe, creating an extension to Trumpington Village. This approval followed an appeal decision on a duplicate application that upheld the Council's position that 40% affordable housing should be provided on this site. The decision notice was issued on completion of the Section 106 agreement, the majority of which had been agreed through the appeal process.
- 0.3 The outline permission approved 6 parameter plans with which all reserved matter applications must comply. These covered land use, access, density, building heights, landscaping and urban design principles. A full application for the construction of the spine road through the Clay Farm site from Long Road to the Addenbrooke's Road (AR) roundabout was approved at the same time.
- 0.4 A key element of the community infrastructure planned for the southern fringe is the community centre, the subject of this application, known on an interim basis as Clay Farm community centre and financial provision is made in the Clay Farm S106 agreement for its delivery. The community centre will support other elements of community infrastructure already approved such as Trumpington Village College Secondary School (13/0105/REM), approved by the JDCC in April 2013 and the neighbourhood square (13/0912/REM), previously approved in November 2013.
- 0.5 In addition to the provision of a community centre with associated facilities, the application includes provision of 20 affordable residential units on the third and fourth floors of the community centre building.
- 0.6 The red line boundary of the application site is located within the red line boundary of the outline planning consent, and there is therefore a close relationship between this application and the outline approval. Therefore although the proposal has come forward as a separate full application it will need to be generally compliant with the overall outline permission for the wider Clay Farm site and Clay Farm Design Code (2011), unless otherwise indicated in this report. A list of the approved strategic conditions in relation to the outline consent is included in Appendix G.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site currently remains undeveloped with only the 'spine road' constructed and the Cambridge Guided Bus (CGB) route in place. The land is generally flat and there are no buildings or trees.
- 1.2 The site is bounded by a new neighbourhood square, 'Hobsons Square', to the south, access road to the north, approved in November 2013. Quad 21 to the west, a Cambridge City Council led proposal for a mixed use scheme of 208 homes and commercial space to the west, currently at pre application stage. The constructed Clay Farm Spine Road is located to the east along with Parcels 8a and 8b, a Countryside Properties led mixed use scheme which wraps around to the north and east currently on hold following pre application discussions. See Appendix K for location plan.
- 1.3 The success of the community centre, its design and function as a multi-use facility will be a catalyst for ensuring the success of the local centre at Clay Farm and the project team have worked in close partnership with Countryside Properties and their counterparts at the City Council as developers of the neighbourhood square and Quad 21 to ensure the scheme complements approved proposals, in terms of materials and linkages and is also well integrated with those still at pre application stage.

2.0 THE PROPOSAL

- 2.1 The application seeks approval for a community building located in the centre of Clay Farm comprising, multi-use hall, library, café, youth facility, community meeting rooms, touchdown space for police and social services, medical centre and 20 affordable flats, 12 x 2 bed units and 8 x one bed units divided between the third and fourth floors of the building. The proposal also includes a 22 space car park for use by visitors and medical staff accessing the community centre, it does not include provision for residential parking which will be car free. A small area of predominantly hard landscaping is also proposed which wraps around the community centre building providing amenity space with provision for cycle parking spaces.

The provision of 20 affordable flats as part of the community centre scheme did not form part of the outline proposal for Clay Farm. The proposal for the community centre has therefore been submitted as a full application with a S106, further details of which are outlined in Appendix H of this report.

- 2.2 The proposal was presented to the JDCC as a pre application briefing on 21st August 2013. It was reviewed by the Cambridgeshire Quality Panel on the 28th August 2013 and again on the 6th February 2014.
- 2.3 The application is accompanied by the following documents and plans:
 - Design and Access Statement
 - Planning statement
 - Statement of support from project partners
 - Design code compliance statement

- Residential travel plan
- Travel plan
- Transport statement (incorporating parking strategy)
- Waste and recycling statement
- 5 year landscape and management plan
- Secured by design statement
- Cambridgeshire Quality panel response
- Ecological management plan
- Ventilation statement
- Baseline noise survey report
- Plant noise impact assessment report
- Stage D acoustics report (subsequently amended now Stage E)
- Lifetime homes standards statement
- Drainage strategy
- Location & site plans
- Survey plan
- Proposed security/access
- External lighting
- Vehicle tracking
- Drainage and external works plan
- Bin store layout plans
- Cycle enclosure layout plans
- Floor layout plans
- Elevations
- Site sections & views
- Landscape plans
- Landscape furniture details

3.0 **RELEVANT SITE HISTORY**

Reference	Description	Decision
07/0620/OUT	Residential development of up to 2,300 new mixed-tenure dwellings and accompanying provision of community facilities; sports and recreation facilities and landscaped open spaces including 49ha. of public open space in the green corridor, retail (A1), food and drink uses (A3, A4, A5), financial and professional services (A2), non-residential institutions (D1), a nursery (D1), alternative health treatments (D1); provision for education facilities; and all related infrastructure including; all roads and associated infrastructure, alternative locations for Cambridgeshire Guided Bus stops, alternative location for CGB Landscape Ecological Mitigation Area, attenuation ponds including alternative location for Addenbrooke's Access Road pond, cycleways, footways and crossings of Hobson's Brook.	A/C
07/0621/OUT	Duplicate of above	Appeal Refused

09/0272/FUL	Spine Road through Clay Farm site, linking Long Road with the Addenbrooke's Access Road (including bus gate). New junction to Long Road; drainage works including formation of 4 balancing ponds (including wetland area for birds) and raising of levels; tree felling and tree planting including semi-mature trees along the road and all associated works.	A/C
10/1065/REM	Construction of foul pumping station with access road, compound and landscaping; thinning of trees in plantation together with replanting.	A/C
11/0161/REM	Landscaping of open space strip west of Hobson's Brook together with filling in of pond to the south of the Addenbrooke's Access Road and replacement with below ground attenuation tanks under southern section of landscaping strip pursuant to outline approval 07/0620/OUT	A/C
11/0319/REM	Landscaping of southern part of the Green Corridor east of Hobson's Brook, including details of allotments pursuant to outline approval 07/0620/OUT.	A/C
10/1296/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 306 dwellings pursuant to outline application 07/0620/OUT	A/C
11/0698/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 128 dwellings pursuant to outline application 07/0620/OUT (Skanska Residential)	A/C
12/0754/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 102 dwellings pursuant to outline application 07/0620/OUT	A/C
12/0794/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 231 dwellings pursuant to outline application 07/0620/OUT (Countryside Properties)	A/C
12/0867/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 274 dwellings pursuant to outline application 07/0620/OUT (Skanska)	A/C
13/0105/REM	Reserved matters for 750 pupil secondary school, community sports facilities and landscaping pursuant to outline application 07/0620/OUT	A/C
13/0751/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 295 dwellings and associated landscaping pursuant to outline application 07/0620/OUT	A/C
13/0912/REM	Construction of a public square with landscaped gardens, hard surfaced areas, parking spaces and sculpture south of the proposed community centre site, together with an access road to the north of the proposed community centre site and hard and soft landscaping east of the spine road, pursuant to outline approval 07/0620/OUT	A/C

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notices Displayed:	Yes

- 4.2 This application has been subject to consultation and publicity through consultation letters, statutory press notices and the display of site notices.
- 4.3 The community centre will have an important role in promoting community cohesion and the proposal has been through an extensive community consultation process led by the project team prior to the submission of the application. This included operational workshops and monthly meetings with the project partners, wide consultation with the local community through regular presentations to the Southern Fringe Community Forum and individual events with local groups including young people from local schools, older people groups and local mother and baby groups and faith groups. Visits to centres of best practice such as Kentish Town Health Centre and Sackville House, Cambourne have also taken place together. Feedback from this consultation process has been incorporated into the proposal brief and informed the design development process.
- 4.4 The brief for the proposal was further developed as part of the planning pre application process for the application which began in March 2013. This included a number of officer meetings and workshops and the submission of a 'ghost application' in October 2013, which was effectively a draft of the proposed planning application submission. Comprehensive feedback to this was provided by officers and the proposal was amended further prior to submission.

5.0 POLICY

Government and Regional Guidance and Advice

See Appendix A

Local Plan Policies

See Appendix B

Supplementary Planning Documents and Material Considerations

See Appendix C

6.0 EXTERNAL AND INTERNAL CONSULTATIONS

Summary

- 6.1 A number of amendments and requests for additional information were raised through the consultation process as set out in Appendices D, E and F. These related to landscape, urban design, environmental health and internal access/security arrangements. Amended plans were submitted on 3rd and 26th March 2014 which addressed most of the issues, officers are satisfied that all remaining issues can be dealt with by condition.
- 6.2 The application is now supported by the City Council's landscaping, drainage, sustainability, waste, access, ecology, urban design, pedestrian and walking officers and Cambridgeshire County Council. Conditions are attached to address the remaining issues.

NEIGHBOUR REPRESENTATIONS

Summary

- 6.3 Trumpington Residents Association (TRA) has been directly involved in the development of the application and is generally supportive. However, the TRA has raised concerns with regard to lack of sufficient parking provision for the centre and the timing of the provision of strategic pedestrian and cycling links from other areas of Clay Farm to the community centre. These concerns are discussed in sections 6 and 8.

Given the location of the site there are no immediate neighbours directly affected by the proposal and no individual neighbour responses have been received.

7.0 ASSESSMENT

- 7.1 From the consultation responses and representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

1. Principle of Development
2. Compliance with Parameter Plans, Clay Farm Design Code & Cambridgeshire Quality Panel Review
3. Building Design and Layout
4. Materials
5. Movement and Connectivity
6. Access
7. Secured by Design
8. Car & Cycle Parking
9. Affordable Housing
10. Landscape, Arboriculture & Ecology
11. Lighting
12. Sustainable Construction & Design
13. Surface & Foul Water Drainage
14. Waste & Recycling
15. Environmental Health
16. Public Art
17. S106

1.Principle of Development

The principle of development on the site for the community centre is established through the outline permission (07/0620/OUT) and S106 Agreement dated 6th August 2010. Parameter plan 1 (Land Use) approved as part of the outline consent, permits residential units as part of the overall local centre. However, the inclusion of 20 affordable flats as part of the proposal sits outside the outline submission and S106 and the 40% total percentage of affordable units to be delivered on the site as secured with the 2010 outline consent approval. Therefore in order to assess the additional number of residential/affordable units put forward as

part of the proposal it has been submitted as a full application with a separate S106 Agreement. Nevertheless, given the overall residential nature of the Clay Farm development, the principle of residential use above the community centre is considered to be acceptable.

2. Compliance with Parameter Plans and Design Code

The proposal falls within the wider red line boundary of the Clay Farm outline consent and should therefore be consistent with the parameter plans and associated statements, approved under the outline and which fix the key principles for the wider outline development. As detailed below, the proposals substantially comply with all parameter plans and with the site wide illustrative masterplan.

Parameter plan 1 - Land use The site is located within the area identified as Mixed Use Local Centre (including residential) of 1.86 ha. The plan does not differentiate between commercial and residential uses within the local centre. The community facilities and proposed residential within the community centre building therefore accord with the parameter plan.

Parameter Plan 2 - Access The community centre building is well connected being located in the centre of Clay Farm. It is immediately adjacent to the primary bus route and close to the local centre guided bus stop. The strategic footway and cycleway through Clay Farm is located to the north providing direct access to Addenbrookes, the City Centre and links to other public transport hubs such as the train station. Local pedestrian links to the north east are provided to the Secondary School via the Spine Road and south via the neighbourhood square.

Parameter Plan 3 - Landscaping The proposed community centre will be surrounded by a high quality predominantly hard landscaped scheme, which provides safe access and is well integrated with the access road to the north and adjacent neighbourhood square.

Parameter Plan 4 - Density The community centre will be located in the Central Character Area of Clay Farm (local centre). In this part of the site the housing density is 70-110 dph reflecting the most accessible part of Clay Farm. The housing density for the affordable units is high 77 dph which reflects its location and is in accordance with the parameter plan.

Parameter Plan 5 - Building heights and widths The location of the community centre is within the 3-5 storey zone with building heights between 9m and 18m. Note 1 on the parameter plan states that this is the approximate height of the building block inclusive of assumed roof pitch.

In terms of scale and massing the scheme is 350mm over the maximum allowed height of 18m identified in site wide parameter plans. However this additional height is limited to the circulation cores to the east and west of the building. There are also three plant enclosures on the roof but the parapet height has the benefit of screening the PV panels and other rooftop plant from the adjacent neighbourhood square. Therefore, given

that the increase in height is minimal and that the scheme in all other respects (aside from the residential component) is parameter plan and design code compliant, it is supported.

The parameter plan also includes within the text maximum and minimum lengths and width of buildings. The community centre is 50m in length with a depth of 20m, the dimensions of which sits within the agreed stated parameters.

Parameter Plan 6 - Urban Design The community centre is a highlighted as a building which must assist movement and legibility through the site and provide a sense of place. The primary frontage on the north east side adjacent to the primary spine road should have rich architectural detailing and a variety of materials. The community centre scheme as put forward incorporates a wide variety of materials which includes, timber cladding, brick and metal work and is surrounded by a high quality landscape scheme which is integrated with that of the adjacent Hobsons Square. It is therefore considered to accord with the parameter plan.

The site wide Design Code sets out mandatory design solutions for certain features within the development, such as streets, public realm, landscaping building and building typologies. The proposal is compliant with these mandatory features set out within the code and individual aspects are highlighted in the relevant sections of the report.

Cambridgeshire Quality Panel

The Cambridgeshire Quality Panel reviewed the proposal twice, once on the 28th August 2013 and once again on the 6th February 2014. Both sets of Panel minutes are attached in full in Appendix J. The conclusion from the first panel was that the general scale and massing and approach to the elevation and materials for the building were supported. However, the Panel raised a number of key questions relating to a number of aspects with regard to the '4 C's' (Community, Climate, Character and Connectivity). These queries related to the long term management, and maintenance of the building and the functions within; access arrangements, for the residential component and related security/control mechanisms; how the internal and external functions interact through the provision of 'spill out' spaces, the roll of the facilities in bringing new and existing residents together including input into the design and specification; future proofing of the facilities, the flexibility and adaptability of the ground floor library space and community rooms, the design quality of the car park/external area and balance with parking need and the quality and appearance of the building entrances and circulation spaces.

These issues were considered by the applicant and further testing and design development resulted in a number of amendments to the proposal which were presented to the panel on the 6th February 2014. The Panel were pleased to note that the issues and recommendations previously provided had been addressed and the team were commended. The points

below relate to the most recent set of comments by the Panel, each of these are addressed in turn;

(i) Issue

The scheme looks good but the panel discussed the challenges faced in maintaining the principles that have shaped the design once the building is open.

Response

Early appointment of the facilities management team will be key to this. The operation of the building has been carefully considered in relation to how it will be managed with an emphasis on simple controls and ease of access. The facilities management team will be provided with appropriate control system training prior to handover of the building. Operations and maintenance manuals will be supplied with a basic logbook which will provide simplified instructions to non-technical end users.

(ii) Issue

The Panel highlighted that the challenge will be to manage the remaining car parking spaces to discourage misuse.

Response

A leasehold management company, led jointly by the City and County Council will manage the building and operate Council services on behalf of the authorities. The company will have a duty to manage the use of the car park to ensure that use of the car parking spaces on site is in accordance with the community centre travel plan

(iii) Issue

The panel asked how flexible and adaptable the building would be to accommodate the changing needs of the medical centre.

Response

The medical centre will be able to cope with over 10,000 residents should they chose to register and the medical facilities have been designed to adapt to future uses.

(iv) Issue

The panel stressed the importance of future monitoring and reviewing the success of the building and the systems within it.

Response

The board of the emerging leasehold management company will comprise Members of the two local authorities. There will be regular management liaison meetings for all of the partners to pass comment on management and operational issues for the board to consider. The building has been designed with flexibility in mind to enable the centre to offer the range of services needed by the developing community, thereby maintaining its sustainability and value to the community.

3. Building Design and Layout

The multi-functional nature of the community centre building, and its relationship with the public square created a complex brief for the design and layout of the building. The design and layout has been through extensive consultation with residents, project partners and the Cambridgeshire Quality Panel and the resulting design is considered to be well judged and of a high quality design suitable in stature for the key civic building in the local centre.

The internal arrangement of the building is organised over the five floors, as set out below, see Appendix K for floor plans:

Floor	Use
Ground Floor	Library, café, multi-use hall and multi-purpose community room
First Floor	Flexible library space, meeting rooms, open multi use area, social services and police touchdown offices
Second Floor	Medical centre
Third Floor	10 affordable residential flats
Fourth Floor	10 affordable residential flats
Roof Level	Sedum covered roof with PV panels

In keeping with its role as an important civic building, the community building has been designed to the maximum five storey height permitted in the Parameter Plans and illustrated in the approved Design Code. This scale will ensure that it has the presence needed to define the north side of Hobson's Square and to creates an appropriate civic scale to act as a 'marker' building in the local centre and more widely in Clay Farm. The building will be complemented by high quality public realm that will wrap around it linking into the approved Hobson's Square and providing amenity space for visitors and residents.

The external façade of the building is well considered and designed to respond to the differing user/environmental requirements within the building. As such, the façades of each floor vary in scale and proportion through the extent of glazing and use of materials whilst each floor zones is expressed as a band of high quality architectural concrete at each level.

In keeping with the ground and first floors the building will have a more civic feel with double height spacing of windows creating a greater scale at street level. The materials at these levels will be brick with anodized aluminium louvers and large areas of glass. The hall façade, in particular, is articulated by a series of timber opening shutters which allows the hall to open up to the outdoors.

The design of the upper floor is of a more domestic nature with a reduction in scale, smaller windows for smaller spaces and a greater level of privacy provided for the residential flats and medical consultant rooms. Vertical fins articulate the façade and provide solar shading. At these upper levels

timber is the main cladding material which suggests a softer more domestic feel and to provide a lightweight sustainable material.

Vertical circulation to the building is provided via a stair and lift cores at either end of the building. These are expressed as simple brick structures with a glazed zone to allow views out at the end of the circulation zones to each floor and simple windows to each half stair landing. A projecting weather canopy will be provided at either entrance.

A key feature of the building is that it has been designed to provide a welcome approach from both sides and should not have a 'back'. As such the building has been designed to have two main entrances, the southern entrance is defined by a large glazed screen with a simple weather canopy and northern entrance has a double height projecting window. These are clearly defined along a diagonal access route aligned with the diagonal axis across the community square, supporting integration of the two elements. Two further 'private' entrances are located on the south west and north-west elevations of the building serving the residential flats and providing separate staff entrances for the medical centre and touchdown offices. The building has been developed avoiding isolated and hidden areas that are difficult to supervise. Car parking and loading bays for servicing are located to the north west of the building.

The building will be wi-fi enabled throughout to enhance its flexibility for IT. The residential letter boxes will be located in internal lobby areas.

Projected Likely Numbers of Staff based at the Centre and Residents

Staff	Number
Leasehold Management Company (LMC) centre manager, librarian/receptionist and centre supervisor	3
Medical Centre – to include up to 7 'attached' workers (district nurses etc...)	37
Additional staff who may use touchdown space police community beat officers, social services, officers from other council departments	Varying no's.
Residential Occupiers	Up to 40 people

Flexibility & Future Adaptability

The building is inherently flexible and adaptable as its uses are expected to change over its lifetime. This is achieved through a framed construction allowing flexible planning, varying room sizes, flexible partitions, the ability of adjacent spaces to inter connect and regular shaped layouts to allow expansion and contraction of the consistent functions. For example the medical centre has been developed to allow for future expansion of the consulting rooms as the size of the population and number of patients increase.

Management and Maintenance

The community building and facilities will be managed by a leasehold management company led by the Cambridge City Council and Cambridgeshire County Council. The leasehold management company will ensure clear allocation of responsibilities for managing all spaces including communal areas and the public realm and a board of directors including community and health service representations will provide operational direction.

The affordable housing units will be managed by BPHA Limited, a Registered Social Housing Provider who will be managing the all the affordable housing provision on the Clay Farm site. The details of the management arrangements for the flats have yet to be finalised but it is likely that BPHA will lease the flats directly from the City Council or from the new management company.

The community centre building has been positioned in accordance with block plan and dimensional requirements of the Clay Farm Design Code within a landscaped community square. The building design responds well to its complex brief both internally and externally and will integrated well with the adjacent neighbourhood square, it is therefore considered acceptable and compliant with Cambridge Local Plan 2006 policies 3/7, 3/11, 3/12 and 5/13.

4. Materials

The design of the building is conceived as a simple, flexible form which delivers flexibility and legibility using high quality materials, to reinforce the civic presence of the building. A restrained palette of materials is used to achieve consistency, opportunities for expressing different uses, the different environmental responses and individuality of the flats are explored through articulation of the facades.

The palette of materials used reflects the palette as suggested in the site wide design code. Facing clay brick will be used as a base with timber a light weight sustainable material selected for the more domestic upper floors. Siberian larch has been identified as a suitable timber. This weathers to a silver grey colour. High quality pre cast architectural concrete panels form the horizontal bands with a refined ashlar stone appearance. Bronze metallic powder coated finished aluminium windows and doors are selected as a reference to the Bronze Age connections and to tone in with the rest of the material palette.

The community centre will have an important relationship with the new Trumpington Secondary School which is the largest local public building and which offers opportunities for shared use with other community facilities. The design of the community centre is such that it replicates the elevational treatment of the school's horizontal banding and timber cladding.

The proposed materials are considered acceptable and condition 4 is attached in order to enable officers to inspect a sample panel of materials on site to ensure that these deliver the high quality required.

5. **Movement and Connectivity**

Internal

Circulation and movement within the building is based on a simple linear route which follows the structural grid of the building. At ground and first floors the route follows the diagonal entrance axis and spans between the two vertical circulation cores. At second floor the route is designed to suit the depth of the medical centre consulting rooms, allowing access also for a central zone of clinical space. At third and fourth floors a single primary circulation route spans between the vertical circulation cores with short spurs leading to the two bedroom flats.

A stretcher sized evacuation lift is provided at either end of the building, extending to all floors. An additional standard 8 person lift to the south western side extends to the second floor only to serve the medical centre.

Broadly staff and resident access to the building are separated from public access to the building to maximise personal safety and to increase the 'legibility' of the building. Staff access is separated from public access primarily for security systems and to also avoid possible 'tailgating' by members of the public. All floors have security controlled doors between the stair/lift lobbies and the internal accommodation and lobby areas will be monitored by CCTV. Most public access to the community centre will be through one of the two main public entrances. These two entrances are linked by an internal route leading directly to the reception and information area. This enables public access within the building to be effectively monitored and controlled. An amended plan has been provided which details the access arrangement.

Access	
Staff (eg medical centre, police, council workers)	Externally via stairs and lifts on North east and south west ends of the building via two security controlled doorways.
Visitors to the medical centre	Via main entrances accessing lifts or stairs internally on south -western elevation. The medical centre requires a secondary out of hours entrance for patients who will use the south western side entrance via an intercom linked to the medical centre reception. This will also be used by visitors to the medical centre who require discreet access.

Visitors to the library and community elements	Via the main entrances
Residents	Via external south western and eastern entrances. Access control will be via internal security controlled lobby doors. Audio visual intercom will control visitor access.

External

The site is well connected externally, located in the centre of Clay Farm. The central strategic link is located to the north providing a pedestrian and cycle link to the Trumpington Village, the secondary school and Addenbrookes. Local bus services will be provided close by from the spine road and the CGB can be picked up from a stop south of the neighbourhood square, all are within a 5-10 min walk.

The access road to the north west approved under 13/0912/REM as part of the neighbourhood square provides vehicle and pedestrian access to the north west entrance of the community centre and car park. A 'one way' approach within the car parking area is provide in order to maximise safety and prevent congestion as people arrive and leave parking spaces. This vehicle access will be used for car parking, delivery, collection and for ambulance vehicles.

The central location of the community centre means it will be very well connected to strategic and local cycle and pedestrian links as well as local transport links. The internal arrangement of the building for staff, visitors and residents is well articulated and will provide ease of movement for all. Further improvements to local public transport provisions have been funded through the Southern Fringe S106 agreements and the County Council will progress these as the overall population with the new developments builds up.

It is therefore considered that the proposal is considered acceptable and in accordance with Cambridge Local Plan 2006 Policies 8/4, 8/5 & 8/7.

Servicing and Delivery

The loading bay is to be used by all delivery vehicles servicing the community centre and emergency ambulances. The medical centre advises that the use of emergency ambulances at primary care facilities is a rare occurrence so any conflicting use will be minimal. It is considered that the anticipated low frequency of deliveries and emergencies will not lead to undue congestion in the car park and around the loading bay.

Deliveries and collections will take place via the loading area to the north west of the building. This will include the most frequent deliveries to the kitchen, medical centre, clinical waste (direct from the second floor) and

residential waste from the refuse stores. Large specialist items such as stage equipment may be taken through the oversized doors to the multi-use hall.

Tracking

A tracking diagram has been submitted with the application and this demonstrates that a large refuse/emergency vehicle is able to access the car park. Vehicle movement within the car park is one way with separate entrances for access and egress to reduce vehicle manoeuvres. This is considered acceptable in highway terms.

6. Access

The community centre is designed to be welcoming, accessible and inclusive to the whole community and has been widely consulted upon with the community, residents and project partners to ensure it meets the wide range of accessibility standards required of such a complex building. Key features of the centre include, level access to the building and its approach, defined internal route and circulation space for way-finding, signage designed to RNIB standards, colour contrasting and slip resistant flooring, oversized lifts on a separate power supply to accommodate stretchers and/mobility scooters which can be used for evacuation and mobility scooter charging points. Disability scooters can be taken into the building except medical consultation rooms where patients would park their scooter in the waiting room and would be transferred into a wheelchair if necessary. Access is provided within the building for wheelchair users whilst internal buggy stores are provided at both main entrances. A further buggy store is provided within the medical centre waiting area.

The proposals were presented to the Disability Panel on the 25th February 2014 who raised concerns about the level of dedicated parking provision for the community centre, a response to which is provided in section 8 but the Panel also praised the proposal overall for the highly comprehensive proposal with its extensive range of accessible features.

Trumpington Residents Association has raised concerns about the provision of strategic links to the community centre from Foster Road. The key route of which will be the central green link, a 'fast' route for pedestrians and cyclists which links the development with Addenbrookes. Preliminary plans for this route were drawn up as part of pre applications discussions and this route is now anticipated to come forward as part of parcels 8a and 8b. Pre application discussions are currently on hold but officers are working with the developers Countryside Properties, to ensure the proposals for the central green link come forward as soon as possible either as a separate application or with parcels 8a and 8b to ensure delivery of this strategic link coincides with that of the community centre.

The access arrangements are therefore considered acceptable and compliant with Cambridge Local Plan Policy 3/7.

7. Secured by Design

A secured by design statement supported by an access plan which details access arrangements, has been provided as part of the proposals which details how the community building and its environs will meet secured by design standards.

Security arrangements and access, both internally and externally have been subject to extensive consideration in order to ensure the security of visitors, staff, residents and the building. The general layout of the building is designed to provide clarity and good way finding with clearly defined circulation routes and good visual surveillance to ensure that visitors to the centre are able to easily navigate around the building and aren't able to access the medical centre out of hours and the residential floors. The main elements are;

- Access controlled doors on all floors
- CCTV is proposed at access points to the building, within stair lobbies and bicycle shelter areas.
- Time switched external lighting will illuminate main entrance doors.
- The external building fabric at ground floor level is brickwork with glazed aluminium walling incorporating toughened glass.

Following consultation the project architect met with officers and the PALO to discuss initial comments and following this meeting a number of additions were made to;

- Upgrade external communal entrance doors, medical centre doors and doors to lobby area of residential floors
- Addition of audio visual access to the residential units and out of hours medical centre
- Fob/entry code for trade/post

The plans have been amended in response to comments from the PALO and as such the proposal is therefore considered acceptable and compliant with Cambridge Local Plan policy 3/7.

8. Car and Cycle Parking

Community Centre Car parking

The proposal includes a car park for the community centre, located to the north of the building. This will provide 22 spaces overall, 5 of which will be disabled spaces. The residential units will be car free and as such the car parking allocation strategy is as follows;

Non Residential Provision	
Medical Facility and pre booked patient parking	12
Disabled spaces (one space to be set aside for the Police)	5

Visitor spaces	5
Residential (car free)	0
Total number of car parking spaces	22

Discussions around the number of parking spaces that will be provided has been extensive. However, both the Trumpington Residents Association and Disability Panel have raised concerns about the level of parking provided and how this will affect access for those visitors with restricted mobility to the medical centre and community facilities. These concerns have been considered at length and the project team have worked hard to maximise the number of spaces available to users, on such a limited site, with the medical centre being allocated a high number of parking bays. Management arrangements yet to be determined will manage the car parking spaces to ensure there is a high turnover of spaces for users throughout the day to ensure spaces are maximised and to ensure those with restricted mobility have priority. This will be based on reserving the majority of the car parking spaces for medical patients with the remainder reserved for staff and other visitors to the community centre. The leasehold management company (LMC) of the building will be responsible for agreeing the car parking booking system and will ensure it is being effectively implemented by the medical centre. The LMC will also be responsible for ensuring that non-compliant parking is dealt with effectively and fairly by monitoring parking on the site. The parking allocation plan will be reviewed once in place to ensure it is working effectively particularly with regard to the most vulnerable residents.

Parking around the neighbourhood square and along the northern access road will provide over flow parking for the community centre and 34 spaces are provided, 3 of which are disabled bays. These are likely to be operated on a pay and display basis with a time limit of 3 hours.

It is anticipated that the majority of users to the community centre will travel there by more sustainable means either on foot, by bike or via public transport on local bus services or the CGB. A travel plan for the community centre is provided which sets out the approach whereby visitors to the centre and particularly for those attending large events will be encouraged to use sustainable alternative modes of transport and measures to do so includes initiatives such as car sharing, discounted public transport tickets and cycle parking, monitoring and review. The plan will be published on the community centre website and paper copies will be made available to the public in the centre. A travel co-ordinator, as part of the LMC will be responsible for the implementation and monitoring of the plan.

The County Council progressing further improvements to local public transport services, such as expanding existing district community transport opportunities, using S106 funding and also using this funding to plug other gaps in services together with altering services to the existing Citi 8 service so that it terminates at Addenbrookes.

Residential Flats

The 20 affordable residential flats will not have allocated parking. Parking will be enforced by the car parking management regime, which is yet to be determined, for the community centre car park, and under the wider Clay Farm site traffic regulation order. Car parking permits will be not be available to the residents although they will be able to purchase visitor permits to the flats and use visitor bays throughout the wider Clay Farm site. It is considered that the impact of the additional visitors to the flats on such visitor bays will be minimal.

A residential travel plan has also been submitted which sets out how residents will be supported in their choice to live in a car free development. The plan includes measures to support residents will be supported and encourage them to capitalise on the sustainable location of the centre by using the CGB, strategic bus network and cycling and pedestrian links, through co-ordination and information sharing. The residential travel plan is endorsed by the operator of the flats BPHA. Both the residential and community centre travel plans will be reviewed as the site and facilities develop.

The principles and objectives in both the residential and community centre travel plans are integrated in accordance with the transport strategy and outline travel plan for Clay Farm (August 2010).

The design code provides site wide guidance in relation to car parking. The site wide guidance seeks for cars to be conveniently and safely located without being visually intrusive. The proposal puts forward a parking scheme, which is considered to be well balanced and meets the objectives set out in the code. The car parking strategy is considered acceptable and compliant with Cambridge Local Plan 2006 Policies 8/1, 8/7, 9/3, 9/5.

Cycle Parking

The provision of safe and accessible cycle parking for residents, staff and visitors will be key to the success of the centre and a range of options for cycle parking located around the building has been provided to ensure that it is provided at the most convenient access points for the users. Stands for visitor and staff cycle parking are located on the northern elevation by one of the main entrances and will be protected from the weather by a canopy. Residential provision will be located in a secure enclosure on the eastern elevation of the building close to the main residential access. Further parking for visitors and staff is provided on the western elevation although this is not covered.

Cycle Parking Spaces

Non Residential Provision	No.
Staff and Community Use (Covered)	16 racks (32 spaces)
Community/Public Use	33 racks (66 spaces)
Disabled/Cycle Trailer Spaces	7 additional cycle racks

	have been provided to allow for 3 spaces for trailers on the basis that 1 trailer takes up two racks.
Total	49 racks = 98 spaces
Residential Provision	
Residents (lockable enclosure)	14 racks (28 Spaces)

The location and provision of the cycle parking has been well considered. The scheme is therefore acceptable and meets the requirements of the Design Code and Cambridge Local Plan (2006) Policy 8/6 and Cycle Parking Standards, Appendix D.

9. **Affordable Housing**

The proposal includes 20 flats in total, 10 affordable rented flats located on the third floor and 10 shared ownership flats on the fourth floor of the community centre. As detailed in section 2.0, the principle of affordable units over the community centre was not approved and the proposed 20 affordable units would also be in addition to the 40% requirement secured under the Clay Farm outline permission and S106. As such, it has come forward as a full application so that the additional housing units can be fully considered in the context of the wider outline application.

The Clay Farm S106, sets out that the affordable housing mix for any reserved matters on the Clay Farm site to have regard to the Indicative Affordable Housing Mix included within the S106, and in particular the target that a minimum of 60% of all affordable units be houses. The flats will be located in the local centre and the most sustainable part of the site with the highest housing densities. In this instance it is therefore considered acceptable that the total number of affordable units above the community centre comes forward as flats and that the requirement for a minimum of 60% affordable units to be houses is not applicable, given the location.

Internal layout plans of the flats have been provided. All units are accessed via the main access corridor. The flats are planned with combined living/dining spaces facing onto balconies. Storage within each flat has been considered and with each containing an airing cupboard, a clean store and dirty store. Each flat will have its own external balcony as amenity space, those on the southern elevation are inset into the building to provide more privacy and those on the northern elevation project in order to maximise sunlight. The architectural approach for the flats is consistent with the affordable rented and shared ownership. All units have been designed to meet Lifetime Homes Standards in order to address resident's changing circumstances.

The letterboxes for each of the uses and residential flats will be located in internal lobby areas. This reflects the view of the project team that all letterboxes should be located inside the building. The view was that they

would be an unattractive feature on the outside of the building and subject to vandalism. Policy 57 Designing New Buildings (Draft Local Plan Submission 2014) seeks letterboxes to be located conveniently and accessible from the street. All letterboxes will be located in ground floor lobby areas which is considered to be conveniently located for both residents and whilst they are not located directly on the street. Postmen/trade will be able to access via a tradesman's button/fob. As such, this element is considered acceptable in policy terms. The design of the building meets all other elements of the policy.

The tables below sets out the proposed mix and location of the flats;

	Affordable No's	3rd Floor	4th Floor
Flats			
1 bed (51sqm)	8	6	6
2 bed (62 sqm)	12	4	4
Total	20	10	10

The proposed mix is considered acceptable given the location of the flats above the community centre.

Distribution of Affordable Housing

The Cambridge City Council affordable housing SPD (Jan 2008) sets out the criteria for the siting of affordable housing within any given development and requires clustering of between 6 and 25 dwellings depending on the size and design of the development. The numbers of affordable units provided is 20 units, which is below the maximum numbers in a cluster as set out in the SPD guidance and is therefore acceptable.

Bedfordshire Pilgrims Housing Association (BPHA) will be managing the affordable units on a long lease from the proposed leasehold management company, who will retain the freehold. The residential development has been devised with BPHA as 20 affordable flats for both shared ownership and rental. The flats have been developed on the basis that they will be car free and the intention is that the flats will be leased to key workers.

In conclusion, the location, size, layout and clustering of the affordable units is in accordance with Cambridge Local Plan (2006) Policies 3/7 and 5/5 and the Cambridge Local Plan Submission Draft 2014, Policies 50, & 57 together with the Affordable Housing SPD (January 2008) guidance.

10. Landscape, Arboriculture & Ecology

The wider site Clay Farm design code sets out the approach to landscaping and the provision of open spaces within the character and sub areas of the wider site. The overall landscape strategy will create a high quality setting for the community centre which is integrated with that of the neighbourhood square, a matching materials palette, Vande Moortel clay pavers in a mix of warm tones with matching conservation kerbs, and rill detail, will ensure the landscaping is well integrated. The boundaries are

open on all sides to maximise permeability across the site and to maximise connections with the community square.

The external area to the north west of the building is treated as a shared vehicle and space similar to the proposals adopted in the community square to create an urban square feel rather than a car parking area. Pedestrian access is delineated with contrasting paving. Car parking spaces through the shared surface will be marked by contrasting paving. Following the details developed for the community square, the vehicle areas are finished with a herringbone paving pattern whilst the pedestrian areas follow a linear pattern of paving. Car parking spaces are marked with a soldier course of paving to match the neighbourhood square.

The landscape concept of the building relates closely to that approved for the adjacent neighbourhood square and follows the same language of layout materials and planting. Hidden spaces in the landscape are avoided to prevent litter traps and opportunities for loitering. Tree planting within the site will provide visual interest breaking up the car parking and provide shading and drainage attenuation. The outdoor space forms a clear hierarchy from the formal open space of the community square through to the private spaces of balconies to the flats.

Tree planting reflects the range of species specified in the design code (*Tilia cordata* 'Green Spire', *Betula Utilis Jaquemontii*) and those selected for the community square. Street furniture will include bollards, lighting columns and cycle racks in a finish to match those of the square. All proposed furniture meets Cambridge City Council adoptable standards.

The landscape scheme is well integrated with the adjacent neighbourhood square and, it is easily accessible and will provide a high quality setting for the community building. The landscape and furniture proposals are considered acceptable and compliant with Cambridge Local Plan Policies 3/2 and 3/11), subject to the imposition of landscape conditions, 6,21, 26 and 27 which require an element of further detail.

Management and Maintenance

A five year Landscaping Management and Maintenance Plan has been submitted which clearly sets out all requirements for the management of the landscaping and in particular the timings for all required maintenance works. The responsibility for public realm management and maintenance will be with the City Council. However, the plan does not include details with regard to the cleaning/maintenance arrangements for Vande Moortel clay pavours and therefore landscape officers have asked for an updated plan to be submitted via condition 27.

Ecology

The ecological strategy for the site, responds well to the Ecological Conservation Management Plan (ECMP) carried out on the site and the strategic Clay Farm Site Wide Nature Conservation Management Plan

(August 2010). Natural England raises no objection to the proposal and supports the landscape proposals and recommendations of the ECMP in terms of mitigation and enhancement. The outdoor spaces provide opportunities for improving biodiversity in this part of the site through tree, hedge and ground cover planting and through the selection of species in the green roof.

Site wide monitoring will ensure species enhancement and biodiversity continues to be protected and maintained. This complies with Cambridge Local Plan 2006 Policy 4/3.

11. Lighting

An external lighting strategy for the external areas of the community centre was submitted. This has since been updated to reflect landscape comments regarding the location of a lighting pole. The general approach includes a variety of lighting including recessed LED brick lights, in ground uplighters and metal halide uplighters below trees. The car parking and cycle shelter areas will also be lit to allow safe use after dark.

The impact on the environment has been considered and all lighting has been positioned to ensure any light spillage is minimal. All light from the LED brick lights will be directed downwards and the light from the in-ground uplights will be filtered by the trees.

The proposed lighting plan is now considered acceptable in principle and compliant with Cambridge Local Plan Policy 2006 4/15. However, condition 18 and an informative have been attached requiring further lighting specification details for the community building and external lighting to be agreed.

12. Sustainable Construction and Design

The community centre building will be highly sustainable in terms of its functionality and renewable energy provision. The building has been designed to achieve BREEAM 'excellent' rating and meet Level 4 of the Code for Sustainable Homes for the residential units and pre assessment information has been submitted to show that it will comfortably achieve these required standards. In addition innovation credits are being targeted in relation to sustainable procurement and responsible construction practices which are fully supported.

A sustainability statement has been provided and this details how sustainable proposals have been integrated from the start of the design process and how this has then been followed through with a simple servicing strategy which is able to adapt to the multifunctional uses of the building which may change over time. The impact of the building on its environment is also considered through the use of materials and natural resources, integration of ecology and, low carbon plans and strategies to incorporate waste minimisation. The following measures are being implemented to achieve these aims;

The integration of passive design measures, including natural ventilation, night cooling combined with exposed thermal mass, high levels of insulation and renewable and low carbon energy generation, although some mechanical ventilation will be required in the medical areas. A green roof will assist with both surface water attenuation and enhance biodiversity. The combination of a green roof will help provide a more stable microclimate around the panels, helping them to operate a maximum efficiency. The recessing of glazing on the south east elevation to reduce solar gains to the living spaces and the use of balconies and fins to provide additional shading. Appointment of a 'green champion' to ensure that the building is managed with best practice environmental principles. A 'green champion' will be appointed to ensure that the building is managed with best practice environmental principles.

Renewable Energy Provision

The scheme has a requirement to meet a minimum of 10% of its energy requirements from the use of on-site renewable energy, measured in terms of a reduction in carbon emissions. An energy statement has been included as part of the sustainability statement, setting out the approach being taken to meet this requirement. The strategy being proposed utilises two technologies, as gas fired combined heat and power (CHP) system and 140 sqm of photovoltaic panels. While gas fired CHP is a low carbon technology as opposed to a renewable technology as opposed to a renewable technology, its use in meeting the Council's percentage renewable energy policy is allowed for in the Sustainable Design and Construction Supplementary Planning Document subject to its applicability to the proposed development and the levels of carbon reduction being achieved.

The approach being taken to integrate the principles of sustainable design and construction into the new Clay Farm Community Centre and the approach being taken to meet the Council's requirement for 10% renewable energy is fully supported. The proposal meets Local Plan Policy 8/16 Renewable Energy in major new developments and Condition 31 attached to the outline permission, as a 10% carbon reduction will be achieved through on-site renewables.

13. Surface and Foul Water Drainage

A drainage strategy has been submitted. This outlines the approach for both foul and surface water drainage for the site which has been developed using a hierarchal approach managing surface water run off as close to its sources as possible utilising both conventional and SUDs systems.

SUDS will be utilised in the form of a green roof. The ground conditions are not suitable for infiltration and the available soft landscaping does not allow for any other forms of SUDS to be used. The paving in the hard

landscaped areas has been designed to match the community square paving which is not permeable.

In order to minimise silt entering the system from the car park, sump boxes on the channel drainage in the car park will be incorporated along with catch pits along the surface water system before the water is discharged into the site wide drainage system. Maintenance of the scheme has been considered and the design of the system is considered robust with minimal maintenance requirements. The full specification and detail of this element of the drainage proposal is still required and condition 25 has been attached.

The site wide foul drainage system has been installed by URS with a connection on the south side of the community centre for the proposed community centre building to connect to. Gravity drainage will be installed for all new foul appliances which will be connected to the existing site wide gravity drainage system.

The City Councils Sustainable Drainage Officer supports the approach put forward with regard to the surface and foul water drainage. The SUDS elements are considered to be well integrated into the landscape proposals and the drainage principles are in accordance with the objectives proposed in the site wide drainage strategy. The proposal is therefore considered acceptable and compliant with Cambridge Local Plan 2006 Policy 4/16.

14. Waste and Recycling

The waste and recycling strategy for the building has been developed in line with BREEAM, Code and RECAP principles to meet the capacities required. Bin store locations have been based on convenience for residents, staff and community centre users whilst aiming to incorporate the storage sensitively into the building design, avoiding large blocks of bin stores within the landscape.

The residential bin store located on the western elevation cannot be accessed by a refuse vehicle as it is located adjacent to a pedestrian footpath. Facilities management staff for the community centre will be required to move the residential bin stores to the community centre car bin store to ensure collection. The Waste Strategy Manager is satisfied that this is an acceptable approach, however has requested further details with regard to collection of the waste receptacles and management arrangements are required through condition 23.

The refuse and recycling arrangements meet capacity requirements and are considered to be well integrated into the community building. As such, the refuse and recycling arrangements meet Cambridge Local Plan Policies 3/1 and 4/13 and the requirements of the Clay Farm Design Code 2011.

15. Environmental Health

The multifunctional and complex nature of the community centre requires the consideration of a number of environmental health issues, each of which are assessed in turn.

Residential Amenity

The community centre and its environs will be a vibrant meeting space incorporating a wide range of activities and events likely to take place throughout the week and weekend. The 20 residential units located on the third and fourth floors will be particularly susceptible to external and internal noise generated from such activities and operational, ambient and plant noise reports have been submitted in order to assess the likely impact of such noise on residential amenity.

The Baseline Noise report confirms that the flats will be subject to existing ambient noise levels from road traffic noise and some noise from the guided bus together with noise from external amenity areas such as the balconies. However, the noise levels are low and in accordance with BS 8233 for acceptable noise levels. A mechanical ventilation scheme is also proposed to provide background ventilation for the flats to provide residents with the option to ventilate without opening windows in order to reduce the sound of any ambient noise levels further.

A plant noise assessment has been provided as the building will incorporate areas of plant, located predominantly on the roof but also on the third and fourth floors adjacent to the residential units. The amended Stage E report provides information with regard to the typical plant noise and recommends mitigation measures including plant isolation. The mitigation measures detailed are acceptable and condition 14 is attached to the approval to ensure that a compliance report is submitted confirming that the noise insulation and attenuation measures are compliant with the mitigation measures set out.

The Stage E (as amended) Acoustics Report discusses the necessary insulation for the development including the community rooms and hall, which will protect these rooms from external ambient noise and provide the appropriate internal acoustic conditions for the various proposed uses in the building, including residential. Amplified music will accompany activities held at the building and mitigation measures, such as sound limiters will be in place in order to ensure noise levels are maintained at acceptable levels so as not to impact on residential amenity, see conditions 15, 16 and 17. The community centre project team has raised concerns that a condition restricting the opening of doors and windows during amplified events will impact on the number events that can be held as users will expect the windows and doors to be opened. However, whilst this issue has been given consideration environmental health officers are of the view that this condition should remain in order to prevent noise pollution. The community centre will still be able to apply for a licence for one off events and can still have events with bands or music played, but this music cannot be amplified if doors and windows are to

remain open during the event. Also, if the doors and windows are left open during amplified music events it will mean that the noise limiters will need to be set at a correspondingly lower level to protect amenity and this may mean that the music would be less enjoyable. In addition the limiters would need to be adjusted on a regular basis which would be impractical both for staff and in sourcing a limiter that is capable of such adjustment.

Condition 13 is attached to ensure a construction environmental management plan is submitted prior to the commencement of development to ensure the impact from the construction phase is adequately controlled.

An electricity substation is not proposed on this site, due to the lack of space and will be located on the adjacent parcel Quad 21 which is also being developed by the City Council.

Odour

The café in the community centre will only be used to prepare snack type foods where only the reheating or warming of foods is necessary, as such a full ventilation extract system is not required and the ventilation proposed will ensure food odour does not impact negatively on amenity. A number of health and safety informatives with regard to the café have also been attached.

Air Quality and Housing Standards

There are considered to be no issues with regard to air quality or housing standards.

Contamination

Intrusive investigations were previously undertaken on the proposed community centre site as part of the site wide Clay Farm investigations during the outline application stage. The investigations have confirmed the absence of significant contamination from the site. During the pre-application stage of the proposal the environmental health officer responsible for contaminated land officer provided comments on the outstanding issues that still needed to be addressed with regards to contamination, some of these issues were addressed but others remain and condition 22 has been applied to ensure further investigations are carried out.

Subject to the attached conditions the proposal is therefore considered acceptable in terms of environmental impacts and in accordance with Cambridge Local Plan 2006 policy 4/13 which seeks only to permit development which does not lead to significant adverse effects on health, the environment and amenity from pollution or which can minimise any significant adverse effects through the use of appropriate reduction or mitigation measures.

16. Public Art

A public art delivery plan (PADP) has been submitted with the application which sets out how public art will be integrated into the new community centre and the brief has been developed collaboratively with the City Council, architects, the Clay Farm Public Art Steering Group and Clay Farm Community Centre Project Board to ensure its compliance and integration with the wider Clay Farm Public Art Strategy (CFPADP) approved in 2010, particularly with regard to the themes of connectivity and place-making for the new communities.

The commission for the community centre is being led by Heather and Ivan Morison who are lead artists for the adjacent neighbourhood square to ensure integration between the proposals and concept proposals to be explored further with the design team focus on, for the images for the library, a bespoke reception desk, possibly picking up on the archaeology of the site, a staircase which references the Bronze House sculpture in the square and large graphics. All artwork will be robust and low maintenance and located in publicly accessible areas. Public engagement for the detailed design process will continue through the development process, integrating with that for Bronze House sculpture. The budget for the proposals is £57,000 excluding VAT, which is approximately 1% of the construction cost of the building as required by the Clay Farm Public Art Strategy 2010.

The public art strategy is considered compliant with the wider Clay Farm Strategy (CFPADP) approved in 2010 and the City Council's public art SPD (January 2010).

17. **S106**

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.

As the proposal includes 20 affordable units, over and above the maximum of 40% affordable units as consented in the outline Clay Farm approval (07/0620/OUT) the scheme has been submitted as a full application with a separate S106 Agreement in accordance with the City Councils Planning Obligation Strategy Supplementary Planning Document (March 2010). The draft Heads of Terms has been agreed and is set out in Appendix H of this report and includes provision for informal open space, waste bins and a S106 monitoring charge. The informal open space contribution is required due to the lack of open space provided for residents on the site, given the constrained nature of the site. All other

contributions, relating to infrastructure, transport, community facilities and formal open space were be provided for under the Clay Farm S106 (August 2010) approved under the outline, as the additional 20 flats falls below the maximum threshold of 2250 units permitted. The flats will not be let out to families with children of school age so an education contribution will not be required.

The Planning Obligation Strategy SPD (2010) provides a framework for expenditure of financial contributions collected through planning obligations, the Cambridgeshire and Peterborough Waste Partnership (RECAP):Waste Management Design Guide provides advice 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. The proposed development triggers the requirement for the following community infrastructure:

Open Space

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.

The application includes 20 affordable units, 8 x one bedroom units and 12 x 2 bedroom units. 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:

Informal Open Space

Type of unit	Persons per unit	£ per person	Number of such units	Total £
1 bed	1.5	242	8	2904
2-bed	2	242	12	5808
			Total	8712

Waste

The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and receptacles on a per dwelling basis. The total contribution sought has been calculated as follows;

Waste and Recycling Containers			
Type of unit	£ per unit	Number of such units	Total £
20 flats	150	20	£3000

Subject to the completion of a S106 Planning Obligation to secure the requirements of the Planning Obligation Strategy (2010), officers are satisfied that the proposal accords with Cambridge Local Plan (2006), policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy (2010)

Public Art

The development is required to make provision for public art as set out in the document Clay Farm Public Art Strategy 2010, approved under the outline consent 07/0620/OUT for Clay Farm.

Provision is made within the development for public art and the proposal is therefore acceptable and compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Subject to the completion of a S106 planning obligation, officers are satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010.

8.0 CONCLUSION

The community centre building will be a high quality, multi-functional building for the Southern Fringe which is well integrated with the adjacent neighbourhood square.

The proposed development accords with the wider site parameter plans and the Clay Farm Design Code 2011 approved for the outline permission (07/0620/OUT) and Cambridge City Council Local Plan (2006) policies and is therefore considered acceptable.

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan D003 RB 07/08/13, Site Plan D001 Rev V, Site Location Plan D1901 REV B, Existing Survey D005, Proposed Security/Access Control 901 E, Vehicle Tracking 950 P5, Drainage and External Works 900 P5, Residential Travel Plan Jan 2014, Travel Plan Jan 2014, Transport Statement (incorporating Parking Strategy) 20.01.14, Waste and Recycling Statement Rev G, Secured by Design Statement Jan

<p>2014, Ecological Management Plan (Ecosulis) Dec 2013, Ventilation Statement, Baseline Noise Survey Report BDP Acoustics 30th July 2013, Plant Noise Impact Assessment Report 17th Jan 2014, Stage D Acoustics Report BDP Stage E, Lifetime Homes Standards Oct 2013, Sustainability Statement 17/01/14 ADP, Drainage Strategy Sept 2013, EA/City Council Drainage Protocol March 2014, , Ground Floor GA Plan D100 X, First Floor GA Plan D101 U, Second Floor GA Plan D102 RS, Third Floor GA Plan D103 RR, Fourth Floor GA Plan D104 RR, Roof Plan D105 RK, Residential Bike Enclosure D215, Site Sections D002 RC, Section A-A RK, Section B-B D121 RK, Section C-C D122 RH, Section D-D D123 RD, Section A/Elevation (SE) D220 RA, Typical Flat Layouts D300 RF, Landscape Plan L1900 Rev E, Soft Landscape Plan, D1902 Rev C, Hard Landscape Details Paving L1903 Rev D, Tree pit in plantbed/Tree pit in paving L1904 Rev C, Landscape Furniture Details L1905, Hardworks Specification 28 Feb 2014 , External Lighting Plan 002 REV A dated 27.03.2014, Hard Landscaping Details L1906, Clay Farm Community Centre Public Art Delivery Plan October 2013, Community Centre Bin Store Layout R1051 Rev B. Residential Bin Store Layout R1050 Rev B.</p> <p>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.</p>	
<p>2. Start Date</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act (2004)</p>	
<p>3. Design Code</p> <p>The proposal shall be in accordance with the Clay Farm Design Code 2011 approved by the Local Planning Authority under Condition 6 of the approved outline permission 07/0620/OUT as demonstrated by the design code compliance statement (Beacon Planning dated 14/03/2013) submitted as part of the full planning application.</p> <p>Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 9/3 and 9/5).</p>	
<p>4. Materials</p> <p>Prior to the commencement of development, apart from enabling works previously agreed in writing by the Local Planning Authority, a sample panel of the materials, to include the Vande Moortel paving to be used in the construction of the external surfaces shall be prepared on site for inspection and approved in writing by the Local Planning Authority. The</p>	

sample panel shall be at least 1m x 1m and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until the completion of the development.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/12 and 3/14).

5. Signage

Prior to the commencement of development, apart from enabling works previously agreed in writing by the Local Planning Authority full details of the external designed locations for signage systems for the building [including fascias, hanging signs, lighting systems, etc.], shall be submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the LPA.

NB: This is not intended to be a substitute for formal application(s) for Advertisement Consent but to establish specific locations for signage that complies with the City Council's approved "Shopfronts Design Guide" to be provided whether or not occupants for the building have been identified.

Reason: To ensure that signage is appropriate to the building (Cambridge Local Plan 2006, policy 3/12).

6. Landscaping Replacement

Any trees or plants provided as part of the landscaping scheme which, within a period of 5 years of planting date, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of future residents of Clay Farm and other likely users of the landscaped spaces and to safeguard the setting and special character of Cambridge, the retained Green belt and surrounding open countryside (Cambridge Local Plan 2006 policies 3/2, 3/7, 3/11, 3/12, 4/3, 4/4, 9/3 and 9/5).

7. Code for Sustainable Homes

Prior to the development of the affordable flats an interim certificate following a design stage review, based on design drawings, specifications and commitments, which has been issued by a Code for Sustainable Homes Licensed Assessor shall be submitted to the Local Planning Authority, indicating the following:

- a) that all proposed affordable dwellings forming part of the application site are capable of achieving a minimum of level 4 of the Code for Sustainable Homes.

All residential buildings shall be constructed to meet the applicable Code for Sustainable Homes specified minimum level as above. Prior to the occupation of any dwelling, a Post-Construction Stage assessment shall be undertaken for that dwelling. Should that assessment indicate that the specified minimum code level as above has not been met, appropriate mitigation to ensure the code level can be met shall be undertaken. Prior to occupation, or in accordance with an alternative timetable to be agreed with the Local Planning Authority, the developer shall submit to the Local Planning Authority a certificate from the Building Research Establishment (BRE) or another certificated third party, indicating that the relevant code level has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

8. BREEAM Pre-assessment Report

Prior to commencement of development, apart from enabling works previously agreed in writing by the local planning authority, a pre-assessment BREEAM report - which is based upon an approved BREEAM plan for provision of non-residential buildings - prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, shall be submitted to the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

9. BREEAM Post-construction Certificate

All non-residential buildings shall be constructed to meet the applicable approved 'excellent' BREEAM rating as a minimum. No

<p>later than 6 months after the occupation of any non-residential building, a certificate following a post-construction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).</p>	
<p>10. Renewable/Low Carbon Energy Provision</p> <p>The proposed on site renewable/low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme which shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development, apart from enabling works as previously approved in writing by the Local Planning Authority. The renewable energy technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16)</p>	
<p>11. Fire Hydrants</p> <p>A scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted, apart from enabling works as previously agreed in writing by the local planning authority. The approved scheme shall be fully operational prior to the opening of the square or as otherwise agreed in writing by the local planning authority. No development shall take place otherwise than in accordance with the approved scheme.</p> <p>Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all visitors (Cambridge Local plan policies 3/7, 3/12, 8/18 and 9/3)</p>	

12. Waste Management Plan

Prior to the commencement of development, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:

- a) the anticipated nature and volumes of waste.
- b) Measures to ensure the maximisation of the reuse of waste.
- c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction
- e) the location and timing of provision of facilities pursuant to criteria b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

13. Demolition and Construction Environmental Management Plan (DCEMP)

Prior to the commencement of development a detailed Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Site wide demolition and construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures along with location of parking for

- contractors and construction workers.
- c) Location of contractor's compound and method of moving materials, plant and equipment around the site.
 - d) Construction hours which shall be carried out between 0800 hours to 1700 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
 - e) Prior notice and agreement procedures for works outside agreed limits and hours, including emergency procedures.
 - f) Delivery times for construction purposes which shall not be carried out 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.
 - g) Soil Management Strategy.
 - h) Noise and vibration (including piling) impact/prediction assessment, monitoring , recording protocols and consideration of mitigation measures in accordance with BS5228:2009 – Code of Practice for Noise a Vibration Control on Construction and Open Sites Parts 1- noise and 2 – vibration (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works.
 - i) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.
 - j) Confirmation on whether a concrete crusher will be used.
 - k) Prohibition of the burning of waste on site during demolition/construction.
 - l) Site lighting.
 - m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
 - n) Screening and hoarding details.
 - o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
 - q) External safety and information signing and notices.
 - r) Consideration of ecological and other sensitive receptors.
 - s) Membership of the Considerate Contractors Scheme.
 - t) Liaison, consultation and publicity arrangements including dedicated points of contact.
 - u) Complaints procedures, including complaints response procedures.

The development shall then be undertaken in accordance with the agreed plan.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13)

<p>14.Noise insulation scheme – Plant Noise</p> <p>The development hereby approved shall be constructed in accordance with the approved plans and noise insulation / attenuation scheme, recommendations, and principles as detailed in the submitted BPD Acoustics Plant Noise Impact Assessment Report Ref : REP (00) U003 Rev B dated 17th January 2014.</p> <p>Prior to OCCUPATION a completion report demonstrating compliance with the approved plans and noise insulation / attenuation scheme shall be shall be submitted to and approved in writing by the Local Planning Authority (LPA).</p> <p>The noise insulation / attenuation scheme as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.</p> <p>Reason: To protect the amenity of residential properties (Cambridge Local Plan 2006 policy 4/13).</p>	
<p>15.Event/Activity Noise</p> <p>Events incorporating the use of amplified music or the use of a public address system shall not be outside of:-</p> <p>Sunday to Thursday 07.00 – 23.00 hours Friday and Saturday 07.00 – 00.00 hours</p> <p>Hours of operation for the Youth Facility shall not be outside the hours of:-</p> <p>Monday to Sunday 09.00 – 21.00 hours.</p> <p>Reason: To protect the amenity of residential properties (Cambridge Local Plan 2006 policy 4/13).</p>	
<p>16.Restricted Hours</p> <p>The community centre shall be closed to public events between the hours of:</p> <p>Sunday to Thursday 23.00 - 07.00 hours Friday to Saturday 00.00 - 07.00 hours</p> <p>Reason: To protect the amenity of residential properties (Cambridge Local Plan 2006 Policy 4/13)</p>	
<p>17.Noise Insulation Scheme - Activity Noise Community Centre</p> <p>a) Noise limiting/regulatory device(s) shall be installed and set in the Community Centre to control amplified music and PA at source to the satisfaction of the Local Planning Authority.</p>	

<p>The noise limiting device(s) shall thereafter be maintained in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.</p> <p>b) During events at the Community Centre accompanied by amplified music and/or PA all external doors and windows shall be kept shut at all times, apart from the main entrance door/s (that allow general ingress and egress) which shall be kept closed so far as reasonably practicable.</p> <p>c) Amplified music and PA shall not be permitted in the multi-use garden.</p> <p>Reason: To protect the amenity of residential properties (Cambridge Local Plan 2006 policy 4/13).</p>	
<p>18.Lighting</p> <p>Full specifications and construction fixing details of the lighting details are required prior to commencement of development, apart from enabling works previously agreed in writing by the Local Planning Authority. The lighting specification should have an ingress protection rating of IP68 as defined in international standard EN 60529, and shall be assessed in accordance with the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'. These details shall be submitted and approved in writing by the local planning authority prior to the commencement of the development hereby permitted and implemented in accordance with such approval. See also lighting informative.</p> <p>Reason: To ensure the provision of a suitable lighting for the amenity area around the community centre and to protect the amenity of residential properties. (Cambridge Local Plan 2006 Policies 3/11 & 4/15)</p>	
<p>19.Odour - Restriction on cooking</p> <p>No cooking other than reheating or warming of foods shall take place in the community café kitchen.</p> <p>Reason: To protect the amenity of residential properties (Cambridge Local Plan 2006 policy 4/13).</p>	
<p>20.Drainage</p> <p>Full construction and specification details of the proposed linear drainage channel which show the channel as class D 400 as a minimum, black in colour and sized to suit hydraulic requirements, no less than 200mm wide, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted apart from enabling works previously agreed in writing by the Local Planning Authority and implemented in accordance with such approval.</p>	

<p>Reason: To ensure the construction of the drainage channel is acceptable (Cambridge Local Plan Policy 3/7, 3/11, 8/18)</p>	
<p>21. Bollards</p> <p>Prior to commencement of development, apart from enabling works previously approved in writing by the Local Planning Authority, the construction and specification details of all bollards shall be submitted to and approved in writing by the Local Planning Authority. The bollards should match the design and specification of those approved for the neighbourhood square reference 13/0912/REM. The development shall be constructed in accordance with such approval.</p> <p>Reason: To ensure that the bollards and their construction are satisfactory (Cambridge Local Plan 2006 Policies 3/7, 3/11)</p>	

22. Contaminated Land

No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. 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 LPA 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 LPA 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 LPA. The LPA 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 LPA and receipt of approval of the document/documents from the LPA. 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 LPA.
- (f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. 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

<p>what waste materials have been removed from site.</p> <p>Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13)</p>	
<p>23. Waste Collection and Management Arrangements</p> <p>Prior to the commencement of development, apart from enabling works previously agreed by the Local Planning Authority a plan identifying the specific positions of where wheeled bins or any other means of waste storage from the community centre and residential units shall be stationed, to enable waste to be collected from within 10m of the kerbside of the adopted highway/refuse collection vehicle access point, together with details of the management arrangements for the receptacles to facilitate their collection from the specified kerbside collection point as detailed, shall be submitted to and approved by the Local Planning Authority. The approved arrangements shall be retained thereafter.</p> <p>Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 4/13)</p>	
<p>24. Travel Plans</p> <p>The Residential and Community Centre Travel Plans (dated January 2014), hereby approved shall be implemented in accordance with the details as set out in each plan. Any changes required following the annual monitoring process and review shall be submitted to and agreed by the Local Planning Authority.</p>	
<p>25. Car Park Bollards</p> <p>Prior to the commencement of development of the use hereby permitted, apart from enabling works as previously approved in writing by the local planning authority, a landscape plan shall be submitted and approved by the local planning authority which shows 3 x 1m bollards, with reflective strips, located at the edge of tree grilles 19-22. The bollards must be the same specification as those agreed for the neighbourhood square ref 13/0912/REM. The approved bollards shall be retained in place thereafter.</p> <p>Reason: To ensure that bollards are in place to protect the adjacent trees (Cambridge Local Plan 2006 Policies 3/7, 3/11)</p>	
<p>26. Soft Works specification</p> <p>Prior to the commencement of development, apart from enabling works as previously approved in writing by the local planning authority, a softworks specification shall be submitted and approved by the local planning</p>	

<p>authority and implemented in accordance with such approved plan.</p> <p>Reason: To ensure that bollards are in place to protect the adjacent trees (Cambridge Local Plan 2006 Policies 3/7, 3/11)</p>	
<p>27. Management and Maintenance Plan</p> <p>Prior to the commencement of development, an updated 5 year landscape and management plan shall be submitted and approved by the Local Planning Authority which provides details of the cleaning/maintenance of the Clay Pavers and implemented in accordance with such approved plan.</p> <p>Reason: In order to ensure satisfactory arrangements are in place for the management and maintenance of the hard landscaped areas. Cambridge Local Plan 2006 policies 3/7 and 3/11.</p>	
<p>28. Trees: Protective Fencing</p> <p>No development shall take place until such time as fencing for the protection of any retained tree within, adjacent to, or which overhangs the development site, has been fully erected. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the Local Planning Authority.</p> <p>Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).</p>	

Informatives

Demolition/construction noise and vibration

To satisfy the condition the following information is required:

- impact/prediction assessment
- monitoring, recording protocols
- consideration of mitigation measures

Impact/prediction assessment

The condition refers to protecting the amenities of nearby residents and other properties from noise and vibration disturbance during the demolition and construction phases. Any sensitive receptors should be identified and the impact of noise and vibration at the receptors assessed. Details of health & safety measures to protect employees are not required as this is regulated by separate legislation.

The report should include an assessment of the significance of the noise impact and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E – Significance of noise effects. An impact assessment, off site or boundary noise control target limits should be considered having due regard to the advice in BS 5228-2009. It is recommended that one of the noise change methods such as the ABC or 2-5 dB(A) noise change method be used and linked in with the construction programme.

In addition to the above, an assessment of the vibration impacts from the demolition and construction, in particular the piling is required. Guidance on this assessment is given in BS 5288:2009, Part 2 and BS 6472. Any assessment should be based on the human response criterion which is relevant to amenity, rather than building damage

Careful consideration should be given to how site lighting is powered. Generators likely to give rise to high noise levels such as those fuelled by diesel should be avoided and should not be used out of hours. If diesel generators are to be used they should be included in the noise assessment.

Monitoring, recording protocols

Full details of monitoring are required. Whilst it may not be necessary to undertake continuous noise and vibration monitoring, agreement should be reached on when it will be undertaken. For example spot noise checks could be undertaken on a regular basis at site boundary locations closet to sensitive receptors.

Longer term continuous monitoring of noise and vibration needs to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1Section 8.4 – Noise Control Targets and in Annex G – noise monitoring.

Ideally, contact details for monitoring personnel, site manager including out of hours emergency telephone numbers should be provided when available.

Consideration should be given to further measures, including communication such as giving notice to building owners/occupiers when noisiest operations, such as piling, are to be expected and implementation of a complaints procedure for example.

Consideration of mitigation measures

Full details of any proposed mitigation measures to be used during the *demolition and construction* phases are required.

Where acoustic screening is proposed full details of the construction and location of the screens should be provided.

Dust 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:

- Council's 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

Plant noise insulation

To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L_{90}) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures;

noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Lighting

To satisfy the lighting condition the artificial lighting scheme for the approved use shall include details of any external lighting of the site such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises both on and off site. This information shall include layout plans / elevations with luminaire location annotated, full vertical and horizontal isolux contour maps, hours and frequency of use, a schedule of equipment in the design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact off-site and at proposed residential premises and at artificial light sensitive premises in accordance with the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'.

Advice from the Council's Biodiversity Officer and the Highway Authority should also be sought.

Contaminated Land Guide Informative

The Council's 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 Council's website on

<http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>

Hard copies can also be provided upon request.

Health and Safety

As parts of the development are intended to be run as businesses, the applicant is reminded of their duty under the Construction (Design and Management) Regulations 2007 to ensure that the that all significant risks related to the design and operation of the premises are minimised. The applicant is advised to contact the Health and Safety Executive for further advice regarding the nursery.

Food Safety

The applicant is reminded that under the Food Safety Act 1990 (as amended) any premises run as a food business will need to register with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that food areas including food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

Licensing Informative

If the premises is intended to provide alcohol, regulated entertainment or food after 11pm or before 5am it may require a Premise Licence under the Licensing Act 2003. The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 for further information.

APPENDIX A: GOVERNMENT AND ADVICE

National Planning Policy Framework (NPPF) March 2012

The National Planning Policy Framework (NPPF) 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. The document was published on 27 March 2012 and immediately became a material consideration for planning applications. It replaces PPGs and PPSs, and other guidance. The document encourages positive, balanced decisions, emphasizes the primacy of the development plan and local decision making

Supplementary Planning Documents and Material Considerations

Cambridge City Council (May 2007) – Sustainable Design and Construction

Cambridge City Council (January 2010) – Public Art

Cambridge City Council (January 2008) Affordable Housing SPD

Material Considerations

Cambridge Southern Fringe Area Development Framework (January 2006)

APPENDIX B: CAMBRIDGE LOCAL PLAN POLICIES

Cambridge Local Plan 2006

3/1	Sustainable Development
3/2	Setting of the City
3/3	Safeguarding Environmental Character
3/4	Responding to Context
3/7	Creating Successful Places
3/11	The Design of External Spaces
3/12	The Design of New Buildings
4/4	Trees
4/13	Pollution and Amenity
4/15	Lighting
5/9	Housing for People with Disabilities
5/10	Dwelling Mix
5/13	Community Facilities in the Areas of Major Change
8/2	Transport impact
8/4	Walking and Cycling Accessibility
8/5	Pedestrian and Cycle Network
8/6	Cycle Parking
8/7	Public Transport Accessibility
8/10	Off-street car parking
8/11	New Roads
8/16	Renewable Energy in Major New Developments
8/17	Renewable Energy
8/18	Water, Sewerage and Drainage Infrastructure
9/3	Development in the Urban Extensions
9/5	Southern Fringe

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 2 policies in the emerging Local Plan that are of relevance

Cambridge Local Plan 2014 Draft Submission

Policy 50 - Residential Space Standards
Policy 57 – Designing New Buildings

APPENDIX C: SUPPLEMENTARY PLANNING DOCUMENTS AND MATERIAL CONSIDERATIONS

Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction
Cambridge City Council (January 2008) - Affordable Housing
Cambridge City Council (January 2010) – Public Art
Cambridge City Council (2010) – Cycle Parking for New Residential Developments

Material Considerations

Cambridge Southern Fringe Area Development Framework (January 2006)

APPENDIX D: INTERNAL CONSULTATIONS

Consultee	Comment on Amendment (where appropriate)	Comment on original submission
Housing		
Sustainability	N/A	The approach being taken to integrate the principles of sustainable design and construction into the new Clay Farm Community Centre, and the approach being taken to meet the Council's requirement for 10% renewable energy, is fully supported.
Landscaping & Arboriculture (incorporating Streets and Open Spaces comments)	The amended landscape plans do not respond to the landscape officers concerns with regard to; Cross sections of junction paving types & trafficable & non trafficable areas Bollard locations & specifications Planting bed/tree pit sizes Provision of wheel stops Lighting specification & location Drainage linear channel construction Soft works specification Conditions have been attached to address landscape officers concerns who are now supportive.	Landscape officers recommended a number of minor amendments to landscaping within the car park, tree and lighting locations, additional areas of herringbone laid paving, bollards, the introduction of a metal fence and paving/furniture spec and details to meet those of the approved Hobsons Square.
Sustainable Drainage	The EA/City Protocol has been submitted and is acceptable. A condition has been attached requiring linear drainage channel specification. The drainage officer supports the application.	The overall surface water drainage strategy is supported subject to submission of EA/Cambridge City Council protocol and provision of a standard linear drainage channel with grating.
Cycling and Walking	N/A	The cycling and pedestrian officer is supportive of the provision for residential and visitor space cycle parking.
Environmental Health	The acoustic specification is now accepted and we have no objection to this application in	Environmental Health support the application subject to an amendment to the noise

	principle, subject to the comments below and remaining comments and recommended conditions/informatives as detailed.	report and the addition of a number of conditions/informatives, relating to operational use, noise insulation, odour control, lighting, food and occupational safety, contaminated land and the provision of a demolition and construction environmental management plan.
Urban Design & Conservation	Design Team has reviewed the revised General Arrangement Plan (Drawing D100 Rev X) which identifies the proposed locations for internal buggy stores. The revised drawing is acceptable in design terms and accordingly the application is supported.	The application is supported in design terms. The proposals respond well to a complicated set of requirements. Clarification is required with regard to the internal buggy store. Conditions regarding signage and materials have been recommended.
Waste & Recycling	No further comments, see conditions attached.	The calculations for both household and commercial waste and recycling are acceptable. However, further clarification and information is required with regard to bin store use, alignment and management arrangements. Conditions are attached to secure this information.
Access	N/A	The Access Officer is supportive of the application has made a number of comments relating to signage and decoration, the provision of hearing loops, seating and door openings.
Ecology	N/A	The ecological management statement is supported.

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.

APPENDIX E: EXTERNAL CONSULTATIONS

Consultee	Comment on Amendment (where appropriate)	Comment on original submission
Cambridgeshire Fire and Rescue Service	N/A	Adequate provision should be made for a fire hydrants. Access and facilities for the fire service should also be provided in accordance with the Building Regulations Approved Document B5, S15
Police Architectural Liaison Officer	No comments received.	The PALO is supportive of the application and has made a number of technical amendments to the internal access arrangements of the building relating to an upgrade of the communal doors to meet required standards, the provision of audio visual verification for the residential and out of hours medical and fob/entry code for trade and post.
Cambridgeshire County Council	N/A	The County Council has no comments, and supports the proposals.
Highways Authority	N/A	The engineering layout and physical works would not be anticipated to have any significant detrimental impact upon the safe and efficient operation of the public highway.
BPHA	N/A	BPHA are supportive of the application provided the cycle stands and canopy is vandal proof.

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.

APPENDIX F: NEIGHBOUR AND OTHER REPRESENTATIONS

	Comment on Amendment (where appropriate)	Comment on original submission
Trumpington Residents Association	N/A	The TRA is very supportive of the concept and design of the community centre and have been directly involved in the development process. They believe the design is an effective and attractive solution to the complex needs of partners and users. However, remain concerned about the accessibility of the centre and health centre, particularly by elderly and infirm residents. In addition, the strategic link from Foster Road needs to be improved prior to the opening of the centre, public transport to the local centre and parking needs to be managed in order to ensure the success of the centre.

The owners/occupiers of the following addresses have made representations: None Received.

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.

APPENDIX G: OUTLINE CONDITIONS

NO DEVELOPMENT TO COMMENCE

Number	Condition	Decision/ Date
5	Phasing Plan approval	JDCC Jan 2011
6	Design Code approval	JDCC Feb 2011 Final discharge May 2011
11	Green corridor (Strategic) approval	JDCC Nov 2010
23	Allotments & Comm Gardens	JDCC Nov 2010
38	Strategic site surface water strategy approval	JDCC Mar 2011
40	Ground water	November 2010
41	Ecol Cons Man Plan approval	October 2010
57	Contaminated land assessment	January 2011
58	Strategic CEMP	September 2011
69	Archaeology	Fieldwork completed and Assessment Report approved.

APPENDIX H: S106 HEADS OF TERMS

Clay Farm Community Centre – Draft Heads of Terms FINAL
 (Source ; Cambridge City Council Planning Obligation Strategic Planning Document (SPD) 2010)

Contribution	Methodology	CFCC Contribution	Policy Context/ Clay Farm Documents
Waste (Bins and Recycling)	Provision based on per dwelling basis £150 per flat based on the provision of large communal eurobins	£3000	Planning Obligation SPD
Public Open Space Contribution	£242 pp	£8712.00	Planning Obligation SPD
Public Art		On site equivalent – confirm contribution	Public Art SPD Clay Farm Public Art Strategy
S106 Monitoring Fee	£150 per clause (non infrastructure)	£450.00	Planning Obligation SPD
	Total Contribution	£12,162.00	

CONTRIBUTIONS ALREADY PROVIDED UNDER THE OUTLINE CLAY FARM CONSENT AS PART OF THE S106

- southern corridor area transport payment
- informal open space
- play equipment
- allotment
- outdoor and indoor sport
- education
- health
- community development and lifelong learning

APPENDIX I: DESIGN CODE COMPLIANCE

This application has been developed in accordance with the parameters as set out in the Clay Farm Design Code and approved by Cambridge City Council May 2011. The applicant has submitted a Design Code Compliance Statement which sets out how the development accords with the development.

DESIGN CODE COMPLIANCE – COMMUNITY CENTRE, CLAY FARM REV C

The community centre building falls within the Hobson Square Character Area and the Mid Brook sub-character area

Page	Design Code Requirement	Proposed scheme – compliance with Design Code
12	Land Use - Local Centre	The proposal includes a library, café, multi-use community hall, community meeting rooms and multi-use spaces of varying sizes, Police and Social Services Touchdown areas, a medical centre and affordable flats.
13	Block Structure	The building is designed to fit within the block structure identified in the Design Code.
27-29	Residential Car Parking – No parking proposed for residential units	There is no provision for residential parking unless a disabled parking space is required.
36	Street Furniture	Street furniture will be selected in accordance with the Design Code and to match Hobson’s Square– see item 88 below
37	Landscape – Trees in parking areas	Tree species have been selected in line with the suggestions in the Design Code e.g. lime trees and silver birch.. These will be planted to achieve the minimum girth sizes and maximum spaces set out in the Design Code.
41	Youth and Children’s Play strategy	Provision is made for young people and children throughout the community centre.
42	Surface Water Drainage	The drainage design will be in line with CIRIA C697 The SuDS Manual and will ensure that there is no flooding for all events up to and including the 100 year event + 30% climate change.
44	Waste and Recycling:	Apartments and Non-residential uses – provision for refuse and recycling storage will be provided in well designed and ventilated accommodation.
45	Utilities	All utilities will be enclosed within the building accessed directly from the outside and will not be located in prominent locations and services are to be concealed where possible.
46	Sustainable Development	Flats will meet CFSSH level 4 and the community centre is to achieve a BREEAM Excellent rating. The flats will meet the Lifetime Homes standards.
	CHARACTER AREA - HOBSON SQUARE	
76	Building design principles	The principles used to generate and develop the community centre building are: - Creating a building form which engages with the community square - Referencing materials defined in the Design Code; glass, steel, architectural concrete as a reference to dressed stone. Timber is proposed as a sustainable, lightweight material at the upper floors.
78	Key Parameters	The density for the proposed development is 70 dwellings per hectare fitting with design code principles and provides a landmark building in keeping with its context. The proposed maximum height of the community centre is 18350mm. Within this, the parapet height is 17.150m and the stair enclosure and plant/ rooflight height, positioned away from the building edge, is 18350mm.
	SUB-CHARACTER AREA – MID BROOK	
80	The buildings should be more prominent here than any other character area within the site.	The five storey building will reflect the scale required for a public building community, contrasting with the domestic scale of the residential areas.
84	Community Square Key Spaces and Frontages	The building will provide a focal point to the square; a destination itself but also providing a route through to connect the two sides of the community, drawing on the natural axis of the diagonal archaeological line of the community square.
86	Building Plots and typologies	The building relates to the plot widths defined in the Design Code (50m x 30m) with community uses at the lower floors and residential areas above.
88	Streets, Public realm and landscape	Hard landscaping materials will meet the requirements for visually impaired users and satisfy guidance within 'Manual for Streets' and the Cambridgeshire Design Guide and the County Council's Housing Estate Road Construction Specification will match or be complementary to those selected for the community square to provide a consistent materials palette for the external space around the buildings. The car parking area is proposed as a shared surface to reinforce the 'urban square' feel to the space with textured clay pavers to match those of the community square.

APPENDIX J: CAMBRIDGESHIRE QUALITY PANEL COMMENTS

CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Clay Farm Community Centre

Date: 28th August 2013

Venue: Room 3B1/3B2, Castle Court, Cambridgeshire County Council

Time: 13:00 – 16:00

Quality Panel Members

John Worthington (Chair)

Simon Carne

David Prichard

Canda Smith

David Birkbeck

Panel secretariat and support

Antony Proietti (Cambridgeshire County Council)

Judit Carballo (Cambridgeshire County Council)

Local Authority Attendees

Jonathan Brookes (Cambridge City Council)

Applicant and Representatives

Jenny Page (Beacon Planning)

Fiona Gwilliam (ADP Architecture)

Karen Turnbull (ADP Architecture)

Bob Senior (KJ Tait – M&E Engineers)

Fiona Gwilliam (ADP Architecture)

Jenny Page (Beacon Planning)

Julian Adams (Customer and Community Services – Cambridge City Council)

Christine May (Head of Libraries, Archives and Information – Cambridgeshire County Council)

Dr Simon Owens (Trumpington Street Medical Practice)

1. Scheme description and presentation

Architect/Designer ADP Architecture

Applicant Beacon Planning

Planning status Pre application stage

2. Overview

The Community Centre will be located in Hobson's Square within the Clay Farm development. It will be a multi use community facility to primarily serve the new Trumpington Meadows and Clay Farm developments but will also provide a new facility for the wider Trumpington area and existing residents.

The building will accommodate a reception area, café, library, and multi use community hall on the ground floor, police touchdown, social services touchdown, youth area, and community meeting rooms on the first floor with a medical centre on the second floor and 20 affordable residential units over the third and fourth floor. External to the building will be cycle parking, waste storage, and hard and soft landscaping with a car park accommodating 23 parking bays for visitors to the centre and essential staff to the north. There will be no parking provided for the residential units, which will be allocated as car free.

It is scheduled to be built by summer 2015 and proposed that Cambridge City Council will manage the building.

The Clay Farm Design Code sets out the high level principles for the Hobson's Square character area, which includes the Community Centre. This includes integration with Hobson's Square in terms of circulation space, CGB Stop and Bus Gate.

3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed reviewing the proposals for the Community Centre and noted that it was good see such positive joint working between a number of organisations. The scheme is ambitious and has moved forward a long way, particularly considering the size and varied nature of the group.

The Panel would have ideally liked to have seen the proposals earlier in the design process, including the consideration of options, to understand the design principles at the earliest possible stage.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the close session discussions.

Community

Many activities and complex functional relationships make this project particularly challenging. Working within a four sided island building having no obvious front and back is a particular challenge, hence the comment on seeing options at an early stage.

The long term working of the building and the business planning for its operation requires very careful scrutiny and review.

Detail aspects affecting the community included:

- Eurobins located on the access route from disabled parking to the building
- Shared use of access cores, which threaten to create tension between uses and users.
- Publicly accessible service and refuse spaces for the Community Centre – potentially catering for parties and other functions.
- Shared access for patients visiting the doctors' surgery, Library, Community facilities and residential accommodation.
- Location and size of external features and activities (story telling area, bike and buggy stores) require further consideration.

In relation to the management of the building and the business plan underpinning its functions, the Panel pointed to the potential problems for residents living above a party venue.

The Panel also noted the significance of this scheme in building and developing the community in not just Clay Farm but the wider Southern Fringe area. It will be an important mechanism for bringing together new and existing residents.

The Panel questioned whether the scheme has been future-proofed. For example, if the medical centre needs to be expanded is there flexibility for them to expand onto the first floor?

Connectivity

The Panel questioned how the many entrances to the building would work. Where was the 'front door' for the residents? It is important that residents know and can direct visitors to their front door. The Panel recommended that there was clear distinction and separation of residents and other users. One suggestion would be one lift/stairwell for residents (eastside) and the other for other users (medical centre, touch down and community facilities) (westside).

The relationship between and flow of spaces, one to another helps to generate activity and a sense of place. For example, the management and movement of people to the main hall were questioned, as were its links to the café/foyer area. Stairs and voids are important spaces and the panel considered the opportunities to make these spaces work had not been realised. In addition, the Panel queried whether the disabled access through the building had been clearly thought through.

Character

The Panel considered that there is a need to create enjoyable, attractive and appropriate places within the building's different functional areas. The Panel

urged the applicant to make spaces (both big and small) that people will want to do things in.

Externally, the Panel questioned the character of the northern car park. The design is more representative of a private car park as opposed to a public space. This has the opportunity to be a fitting entrance where activities, parking and landscape are integrated.

The Panel acknowledged that the brief is complex, but there were concerns that accommodating all activities was compromising quality. A number of spaces are not particularly generous, and whilst the Panel welcomed the idea of having flexible/adaptable spaces, for this principle to work there needs to be sufficient storage for different groups using the building, which did not seem to be the case.

Currently there are a large number of doors proposed on the ground floor. This could be confusing. Dependency on a signing strategy is generally a sign that the design has not been fully resolved.

Analysis needs to be undertaken on the 'furniture' that is required. For example space planning and seating layouts should be prepared for a variety of different uses, the number of people and their requirements (e.g. kitchen/catering). This information can then be used to help inform the business plan.

Spilling out from the building to Hobson's Square is an important quality. The Panel considered that this activity should be integrated with the street and the Square's design. The Panel noted that traffic in the street between the building and the rest of the Square may prove problematic.

It was agreed that technology could assist the working between the foyer on the ground floor and medical centre foyer on second floor.

The business plan behind the scheme, in particular the running and maintenance costs would be carried largely by the rent from the medical centre. Affordable residential units would not be able to contribute significantly to the maintenance costs. lift provision is generous for a RSL 'offer'. The Panel welcomed hearing that there was demand for the Community space from the existing Trumpington residents. This should be built on and the existing community involved further. In addition, although the capital costs are known the business plan needs to be robust for running costs and legacy fund. The apartments are a major factor in driving the management costs.

The Panel considered that the business plan for this complex facility should be rigorously re-assessed. The scheme can then be pushed and pulled to accommodate this review. This review should:

- Determine the fixes and identify the areas of flexibility.
- Interrogate the design within the constraints of the building's layers.
- Look for efficiencies in planning, corridors, voids, and means of introducing natural lighting.
- Review the apparent extravagances of the design - lifts, numerous double height external doors, transfer structural design and consider the FM role in detail.
- Determine a more manageable access strategy within a complex building.

- Ensure that this facility is not displacing other local facilities in the area, but complementing them.
- Analysis of other existing halls (both in terms of the size of them, type of use and frequency of use). If already undertaken then this information needs to be shown.

The Panel welcomed the composition of the building, the bold, simple elevations and the use of brick as a solid base. The durability and maintenance of timber at a high level and the provision of balconies on the north elevation were queried. The Panel considered that given its prominent location there was no need for an extrovert building.

The Panel welcomed the shared palette of materials with Hobson's Square and commended the use of the archaeological delineation, which runs from the Square and through the building. This helps to provide a sense of place, integrating inside and outside.

Climate

The Panel questioned the use of only single aspect flats throughout, due to the lack of natural light and absence of through ventilation. This may be acceptable if storey heights are sufficient, though this should be verified.

The Panel considered that the sustainability proposals for the scheme were strong. However, it was considered that savings generated could be lost through the excessive use of lifts.

4. Conclusion

The Panel noted that this was a key scheme, which would help to integrate new and existing communities. There are a number of positive elements including its integration with Hobson's Square, provision of potentially flexible/adaptable spaces, a mixed use building of a solid undemonstrative character and a good example of joint client working.

The Panel made the following recommendations (further details of which can be found above):

- A detailed design review and redesign of the external spaces and entrances needs to be carried out.
- Analysis and description of different internal activities, circulation, storage capacity and use of public spaces is required.
- The review internally needs to address the spatial requirements of structure, servicing fixes and opportunities to introduce top-lighting to internal spaces.
- Single aspect and particularly north-west facing flats should be checked for daylight and ventilation performance.
- These should be done in conjunction with the assessment of the management of the building and the business plan supporting it.

CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Clay Farm Community Centre

Date: 6th February 2014

Venue: Room 128, Shire Hall, Cambridgeshire County Council, Cambridge

Time: 13:00 – 14:35

Quality Panel Members

Robin Nicholson (Panel Chair)

Simon Carne

Canda Smith

Nick James

Steve Platt

George Hazel

Panel secretariat and support

Judit Carballo – Cambridgeshire County Council

David Carford – Cambridgeshire County Council

Local Authority Attendees

Kirsty Carmichael – Principal Planning Officer, Cambridge City Council

Jonathan Brookes – Principal Urban Designer, Cambridge City Council

Applicant and Representatives

Jenny Page – Beacon Planning

Fiona Gwilliam – ADP Architects

Alan Carter – Head of Strategic Housing, Cambridge City Council

Dr Simon Owens – Trumpington Street Medical Practice

Andrew Roberts – Trumpington Residents Association

Christine May – Head of Community and Cultural Services, Cambridgeshire County Council

1. Scheme description and presentation

Architect/Designer ADP Architecture

Applicant Cambridge City Council/Housing Strategy Team

Planning status Pre determination stage (reserved matters)

2. Overview

The community centre will be a multi-use community facility to primarily serve the new Trumpington Meadows and Clay Farm developments but will also provide a new facility for the wider Trumpington area and medical centre. The building will accommodate a reception area, café, library, flexible community hall and spaces for youth on the ground floor, police touchdown, social services touchdown, and community meeting rooms on the first floor with a medical centre on the second floor and 20 affordable residential units over the third and fourth floor. External to the building will be cycle parking, waste storage, and hard and soft landscaping with a car park accommodating approximately 23 parking bays for visitors to the centre and essential staff to the north. There will be no parking provided for the residential units which will be allocated as car free.

Proposals for this scheme were previously presented to the panel on 28th August 2013. The Panel highlighted a number of positive elements including its integration with Hobsons Square, provision of potentially flexible/adaptable spaces, a mixed use building of a solid undemonstrative character and a good example of joint client working. The Panel also made the following recommendations:

- A detailed design review and redesign of the external spaces and entrances needs to be carried out.
- Analysis and description of different internal activities, circulation, storage capacity and use of public spaces is required.
- The internal review needs to address the spatial requirements of structure, servicing fixes and opportunities to introduce top-lighting to internal spaces.
- Single aspect and particularly north-west facing flats should be checked for daylight and ventilation performance.
- These should be done in conjunction with the assessment of the management of the building and the business plan supporting it.

Full planning application for the proposal was submitted to Cambridge City Council before this Quality Panel review took place.

3. Cambridgeshire Quality Panel views

Introduction

The Panel were delighted to see that the applicant had analysed and responded to the issues and recommendations received from the Quality Panel at the

previous Panel meeting. This continuing dialogue with the applicant, as part of an iterative design process, was welcomed. The Panel were very pleased that elements of the scheme had been simplified and the team were commended for creating such a distinctive building in Trumpington that works well in its context.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

Community

The Panel noted that the proposed health centre within the building will serve all of Trumpington's, existing and new residents.

The Panel were pleased that the Trumpington Residence Association was represented at the meeting and were able to ask whether the current residents were comfortable with the facilities proposed. The project team explained how the proposed facilities would complement the facilities already in existence. At the moment, Trumpington Pavilion and the existing village hall are managed by Trumpington Residents Association and there is strong co-ordination between the facilities for the benefit of the community. It is hoped that this arrangement could be extended to the new community facilities.

Trumpington Medical Practice are very pleased with the current proposals that meet their current and future needs. The two entrances to the medical centre were needed to allow patients and staff to access the building independently.

The Panel were pleased to see that applicants have been liaising with residents to create an accessible building with facilities that meet their needs. The proposals were well received, at the recent community forum. The attendees were excited about the building and what it can deliver for the residents.

The scheme looks good but the Panel discussed the challenges faced in maintaining the principles that have shaped the design once the building is open. The future management of the building being critical. It was suggested that the early appointment of the facilities management team would help meet this challenge.

The Panel noted that the land next to the proposed community centre is City Council owned allowing shared bin/waste collections.

In general, the scheme is well resolved, but the Panel asked about procurement and cost management. It was explained that the architects will be retained to ensure the design quality is retained.

The Panel welcomed the public competition decides the building name.

Connectivity

The Panel welcomed the one way route for waste collection but noted that the future management team will have to move some of the bins for collection.

The disabled car parking spaces are located near the community centre entrances and the medical centre has been allocated 12 parking spaces. Staff will be encouraged to park at the park and ride or use other sustainable modes to access the site. The Panel highlighted that the challenge will be to manage the remaining car parking spaces to discourage misuse.

Character

The Panel welcomed improved clarity to the front of the building, particularly around the entrances to the building. The previous permanent outside feature of the story telling area had been removed but temporary chairs, tables, etc. can be set up if an activity for outside events takes place.

The Panel were pleased that the external buggy storages had been moved indoors.

The following points have also been addressed since the last meeting:

- Additional tree planting.
- Cycling parking has been adjusted to single level from previous double stacked parking.
- The storage provision has been improved, and greater flexibility to ground floor functions introduced.
- Daylighting has been improved with roof lighting to the kitchens of the top floor flats introduced.

The Panel acknowledged that the medical profession is subject to change and queried how flexible the building will prove? The Panel noted the medical centre will be able to cope with over 10,000 residents should they choose to register with the practice and the medical facilities are flexible to adapt to future uses.

Climate

The Panel welcomed the sustainability proposals and noted that a combined system using natural ventilation with a limited amount of air conditioning for the medical consulting rooms is currently being developed.

The importance of effective management of systems within the building was highlighted and that this will be a key role for the facilities management team.

4. Conclusion

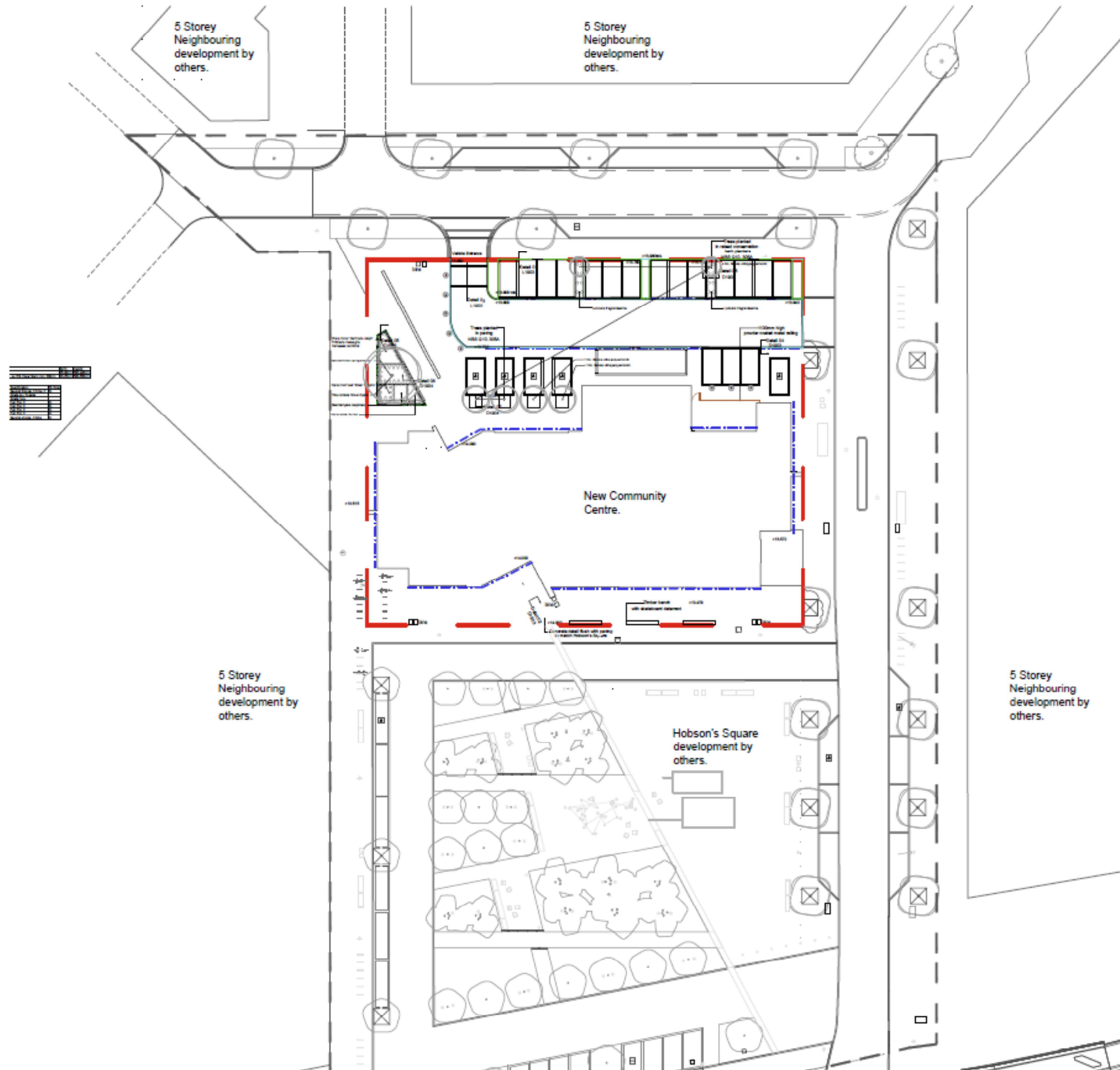
The challenge ahead is to ensure the management of the facility does not lose the vision which has shaped the design of the building up to this point. The Panel

stressed the importance of future monitoring and reviewing the success of the building and the systems within it together with the value it will bring to the community.

The Panel were very supportive of the scheme, which they believe creates an innovative approach to a new community building in Cambridge. Overall the Panel said it received a 'big tick' from them.

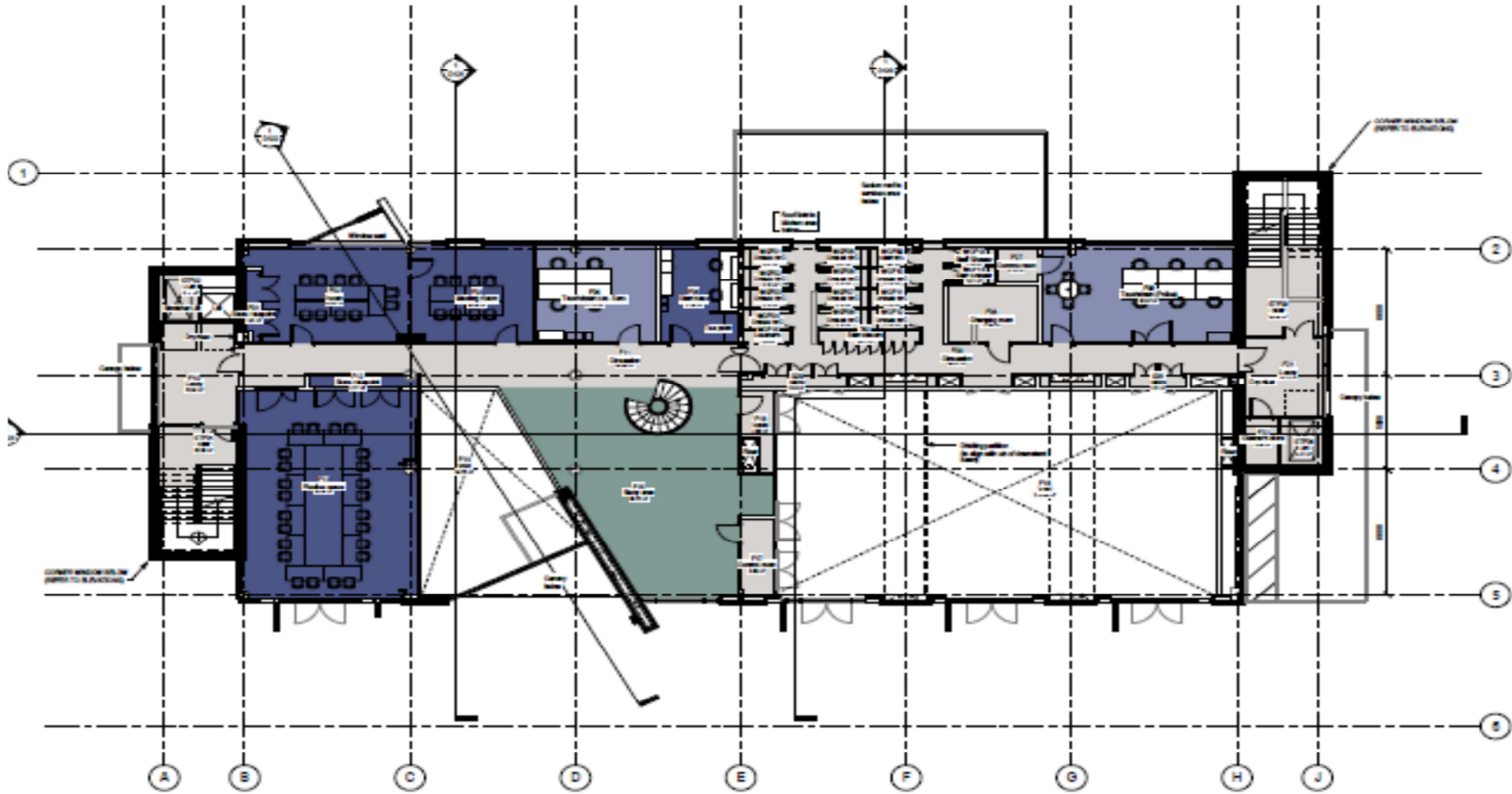
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**14/0093/FUL Clay Farm Community Centre -
APPENDIX K – SITE PLAN**



14/0093/FUL Clay Farm Community Centre –
First Floor Layout

Page 227



- Scheme 1 Legend
- External
 - Community Centre
 - Office
 - Hall
 - Reception

North Arrow

Room No.	Room Name	Area (sqm)	Volume (cu m)
1	Reception	15.0	45.0
2	Office	10.0	30.0
3	Hall	100.0	300.0
4	Community Centre	150.0	450.0
5	Office	10.0	30.0
6	Hall	100.0	300.0
7	Community Centre	150.0	450.0
8	Office	10.0	30.0
9	Hall	100.0	300.0
10	Community Centre	150.0	450.0
11	Office	10.0	30.0
12	Hall	100.0	300.0
13	Community Centre	150.0	450.0
14	Office	10.0	30.0
15	Hall	100.0	300.0
16	Community Centre	150.0	450.0
17	Office	10.0	30.0
18	Hall	100.0	300.0
19	Community Centre	150.0	450.0
20	Office	10.0	30.0
21	Hall	100.0	300.0
22	Community Centre	150.0	450.0
23	Office	10.0	30.0
24	Hall	100.0	300.0
25	Community Centre	150.0	450.0
26	Office	10.0	30.0
27	Hall	100.0	300.0
28	Community Centre	150.0	450.0
29	Office	10.0	30.0
30	Hall	100.0	300.0
31	Community Centre	150.0	450.0
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33	Hall	100.0	300.0
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35	Office	10.0	30.0
36	Hall	100.0	300.0
37	Community Centre	150.0	450.0
38	Office	10.0	30.0
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44	Office	10.0	30.0
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74	Office	10.0	30.0
75	Hall	100.0	300.0
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89	Office	10.0	30.0
90	Hall	100.0	300.0
91	Community Centre	150.0	450.0
92	Office	10.0	30.0
93	Hall	100.0	300.0
94	Community Centre	150.0	450.0
95	Office	10.0	30.0
96	Hall	100.0	300.0
97	Community Centre	150.0	450.0
98	Office	10.0	30.0
99	Hall	100.0	300.0
100	Community Centre	150.0	450.0

Clay Farm Community Centre

First Floor (2D Plan)

Project Information

Client: Clay Farm Community Centre

Address: Clay Farm, Claydon, Suffolk, IP11 2JG

Architect: acp

Project No: 14/0093

Date: 14/09/2014

Scale: 1:50

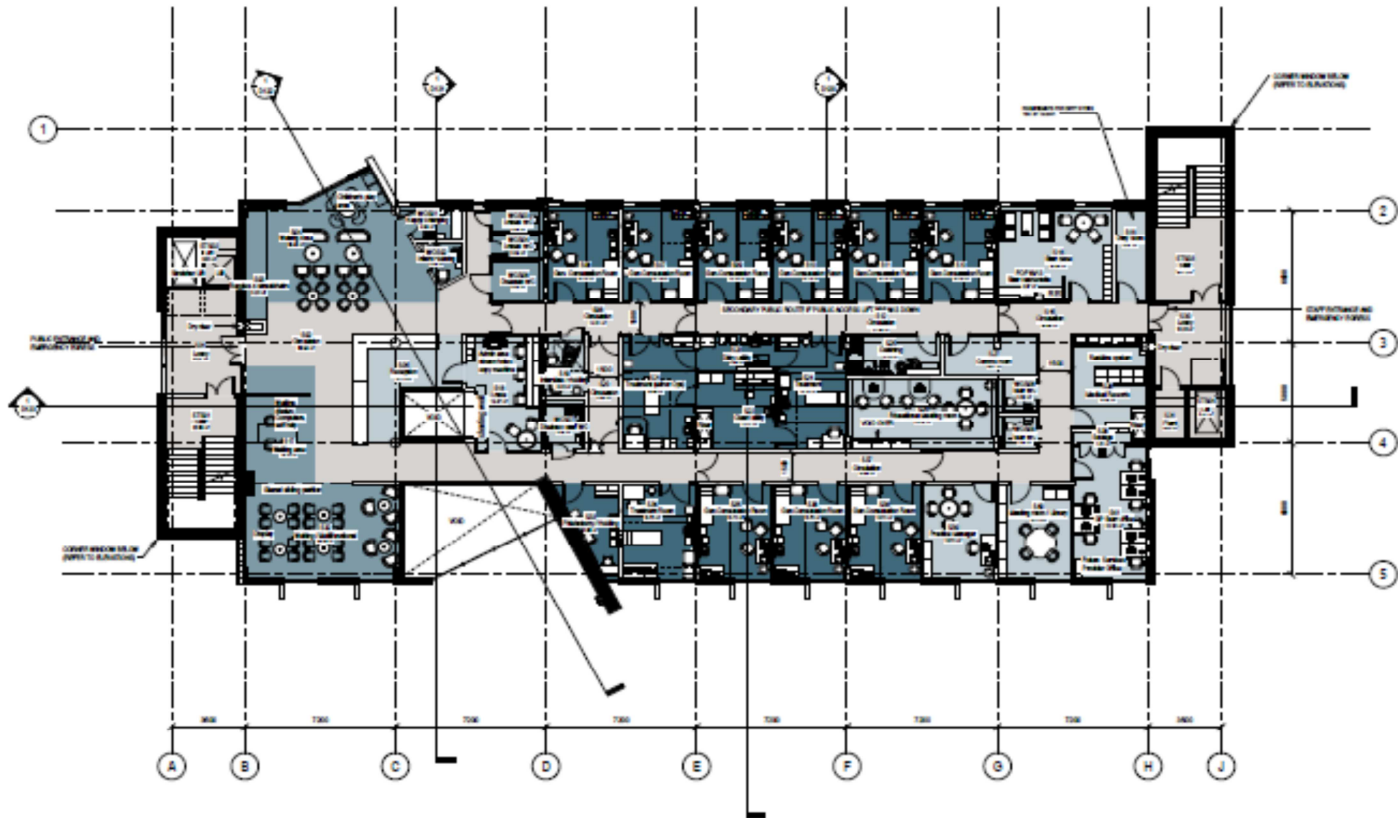
Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

14/0093/FUL Clay Farm Community Centre –
Second Floor Layout

Page 228



- Reference Legend
- General
 - Clinical
 - Non Public
 - Public

[North Arrow]

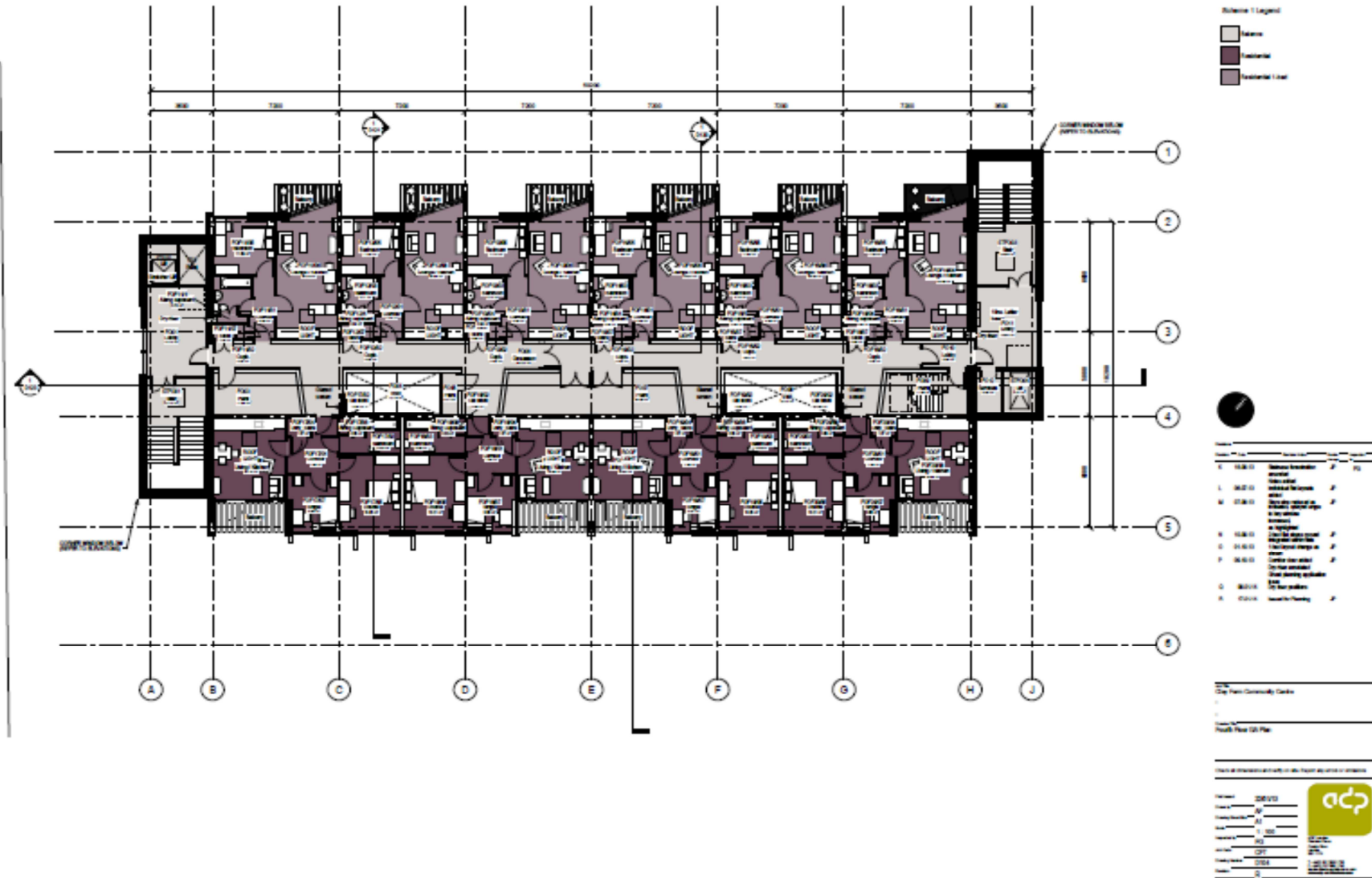
Room No.	Room Name	Area (sqm)	Volume (m ³)
1	Reception	15.0	45.0
2	Waiting Area	10.0	30.0
3	Consultation	20.0	60.0
4	Examination	15.0	45.0
5	Pharmacy	10.0	30.0
6	Storage	5.0	15.0
7	Staff	10.0	30.0
8	Public	15.0	45.0
9	Public	10.0	30.0
10	Public	15.0	45.0

Clay Farm Community Centre
 14/0093/FUL

acp
 Architectural & Construction Practice
 14/0093/FUL

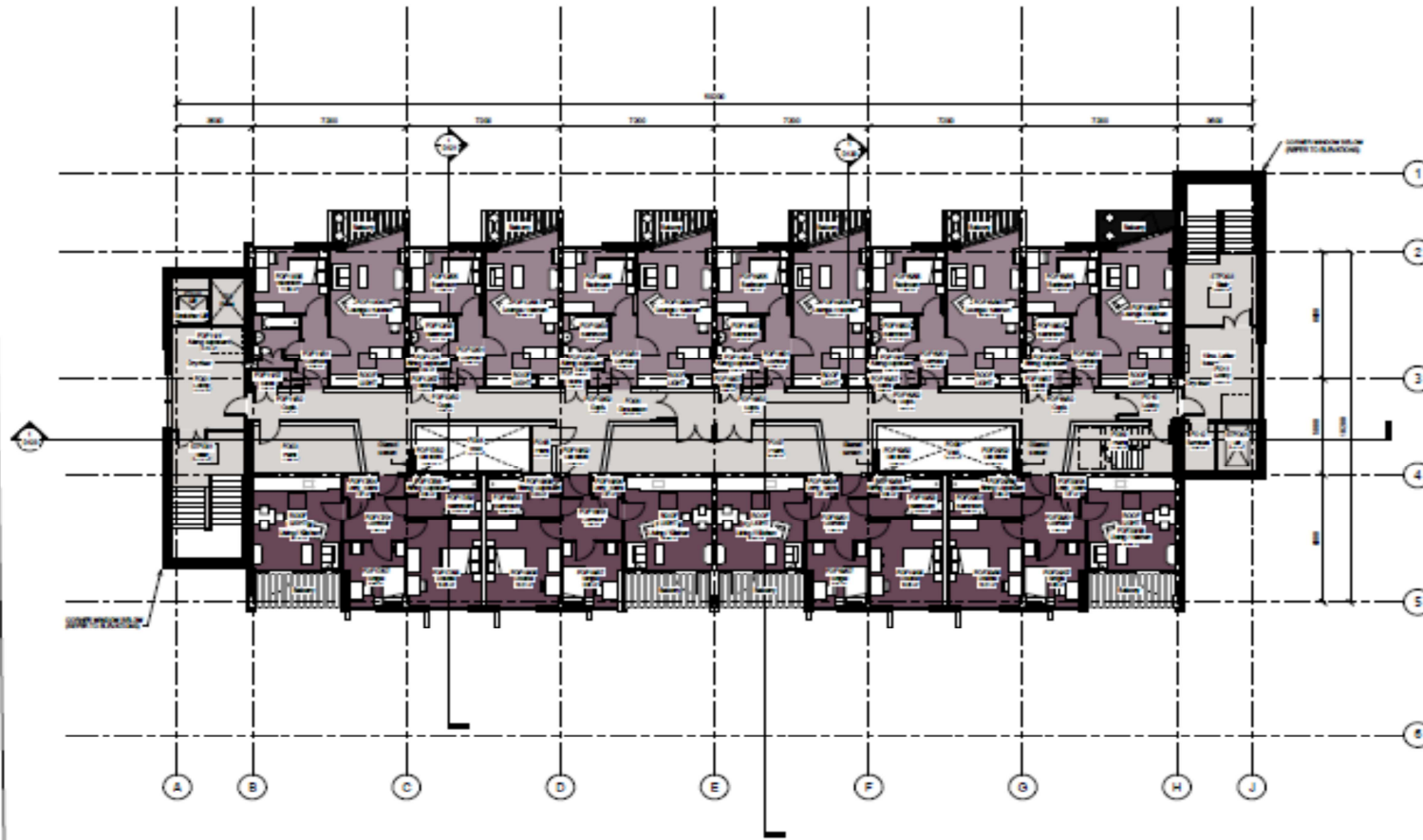
14/0093/FUL Clay Farm Community Centre –
Third Floor Layout

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14/0093/FUL Clay Farm Community Centre –
Fourth Floor Layout Plan

Page 230



- Reference Legend
- 1. Room
 - 2. Corridor
 - 3. Staircase



Room No.	Room Name	Area (sqm)
1.01.01	Office	12.5
1.01.02	Office	12.5
1.01.03	Office	12.5
1.01.04	Office	12.5
1.01.05	Office	12.5
1.01.06	Office	12.5
1.01.07	Office	12.5
1.01.08	Office	12.5
1.01.09	Office	12.5
1.01.10	Office	12.5
1.01.11	Office	12.5
1.01.12	Office	12.5
1.01.13	Office	12.5
1.01.14	Office	12.5
1.01.15	Office	12.5
1.01.16	Office	12.5
1.01.17	Office	12.5
1.01.18	Office	12.5
1.01.19	Office	12.5
1.01.20	Office	12.5
1.01.21	Office	12.5
1.01.22	Office	12.5
1.01.23	Office	12.5
1.01.24	Office	12.5
1.01.25	Office	12.5
1.01.26	Office	12.5
1.01.27	Office	12.5
1.01.28	Office	12.5
1.01.29	Office	12.5
1.01.30	Office	12.5
1.01.31	Office	12.5
1.01.32	Office	12.5
1.01.33	Office	12.5
1.01.34	Office	12.5
1.01.35	Office	12.5
1.01.36	Office	12.5
1.01.37	Office	12.5
1.01.38	Office	12.5
1.01.39	Office	12.5
1.01.40	Office	12.5
1.01.41	Office	12.5
1.01.42	Office	12.5
1.01.43	Office	12.5
1.01.44	Office	12.5
1.01.45	Office	12.5
1.01.46	Office	12.5
1.01.47	Office	12.5
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1.01.93	Office	12.5
1.01.94	Office	12.5
1.01.95	Office	12.5
1.01.96	Office	12.5
1.01.97	Office	12.5
1.01.98	Office	12.5
1.01.99	Office	12.5
1.01.100	Office	12.5

Clay Farm Community Centre
Fourth Floor (23) Plan

Client: Clay Farm Community Centre
 Date: 15/01/2014
 Scale: 1:500
 Drawing No: 14/0093/FUL-04-01
 Project No: 14/0093/FUL