

# **JOINT DEVELOPMENT CONTROL COMMITTEE - CAMBRIDGE FRINGES**

## **Membership**

**Cambridge City Council:** Cllrs Blencowe (Vice-Chair), Avery, Baigent, Dryden, Price and C. Smart, Alternates: Herbert, Gawthrope, Pippas and Tunnacliffe

**Cambridgeshire County Council:** Cllrs Ashwood, Hipkin, Orgee and Kenney, Alternates: Dent, Nethsingha and Taylor

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

**Date:** Wednesday, 18 March 2015  
**Time:** 10.30 am  
**Venue:** Committee Room 1 & 2 - Guildhall  
**Contact:** Toni Birkin **Direct Dial:** 01223 457013

## **AGENDA**

### **Member Development Programme**

9.30 to 10.30 AM - **Committee Room One**

Affordable Housing Strategy: update

Alan Carter Head of Strategic Housing

#### **1 Apologies**

To receive any apologies for absence.

#### **2 Declarations of Interest**

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**

To confirm the minutes of the meeting held on 18<sup>th</sup> February 2015 as a correct record.

Minutes to follow

**All Committee Members may vote on this item**

### **4 14/1817/FUL Trumpington Meadows Development Site (*Pages 7 - 32*)**

Wildlife Trust and allotments

**All Members may vote on this item**

### **5 S/0164/15/FL Cambridge Airport, Newmarket Road, Cambridge, CB5 8RX (*Pages 33 - 44*)**

**All Members are welcome to attend update briefing**

### **6 07/0620/OUT Member Briefing Note: Affordable Housing Tenure Split at Clay Farm (*Pages 45 - 48*)**

**All members are welcome to attend the pre application briefing**

### **7 Developer pre application briefing, M1/M2, North West Cambridge - Hill Residential**

Proposed 244 market units forming part of the North West Cambridge site

### **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).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

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

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

**Public Participation** Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

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

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

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

Further information about speaking at a City Council meeting can be found at;

<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

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

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.

**Filming, recording and photography** The Council is committed to being open and transparent in the way it conducts its decision making. The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

Anyone who does not want to be recorded should let the Chair

of the meeting know. Those recording meetings are strongly urged to respect the wish of any member of the public not to be recorded.

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

**Facilities for disabled people** Level access to the Guildhall is via Peas Hill.  
A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

Accessible toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk).

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

**General Information** Information regarding committees, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk/>

**Mod.Gov App** Modern.gov offer an app that can be used to ensure you always have the latest meeting papers for the committees you are interested in.

<http://www.moderngov.co.uk/our-solutions/tablet-app-paperless-meetings>

This page is intentionally left blank

<b>Application Number</b>	14/1817/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	14 November 2014	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	13 February 2015		
<b>Ward</b>	Trumpington		
<b>Site</b>	Trumpington Meadows Development Site		
<b>Proposal</b>	Erection of offices and maintenance accommodation for the Wildlife Trust, together with the provision of allotments, associated landscape planting and ancillary development.		
<b>Applicant</b>	Universities Superannuation Scheme (USS) Ltd and Grosvenor		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"><li>1) The proposed building for the Wildlife Trust and allotments is appropriate development in Green Belt and consistent with the Trumpington Meadows outline permission.</li><li>2) There will be no material harm to the character and appearance of the Conservation Area or the setting of Listed Buildings.</li><li>3) An appropriate quantum of car parking is provided to serve the development.</li></ol>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot sited in the north east corner of Trumpington Country Park, part of the Trumpington Meadows development. It is a 1.46 Ha site adjacent to Grantchester Road.
- 1.2 To the east is Anstey Hall Farm, which comprises a collection of former agricultural buildings. The tallest building is a former threshing barn of timber structure, which is highly visible from Grantchester Road. It is listed Grade II and has a strikingly bold form and high ridge line. Other buildings on the

Anstey Hall site are curtilage listed, mainly brick in construction and form a series of enclosed yards.

- 1.3 The eastern boundary of the site adjoins a mature tree belt which abuts the Anstey Hall Farm site. Across Grantchester Road, to the north, is a tree belt identified in the Local Plan to be of Local Nature Conservation Importance.
- 1.4 To the southeast is the Trumpington Meadows residential development, with Parcels 6 and 7 currently being constructed. The north west corner of Trumpington Meadows closest to the application site is the 'Village Quarter', with two storey properties facing the boundary to the western edge of the country park.
- 1.5 The application site is entirely within the Cambridge Green Belt. The Trumpington Meadows development to the south east is allocated proposals site 9.08 in the Cambridge Local Plan 2006. Within the Draft Cambridge Local Plan 2014 Trumpington Meadows is allocated an area for major change, proposals site R42b.
- 1.6 The north east corner of the site falls within the Trumpington Conservation Area.
- 1.7 The site lies wholly within the City Council boundary.

#### Site Background

- 1.8 In October 2009 outline planning permissions were granted by Cambridge City and South Cambridgeshire District Councils for 1200 dwellings, a country park, primary school, community facilities, informal and formal play space and associated infrastructure at Trumpington Meadows.
- 1.9 Reserved matters approval was granted in December 2010 for the Country Park which is a 58 hectare area of informal open space delivered as part of the Trumpington Meadows development. Full planning permission is required for the Wildlife Trust accommodation because outline approval was not given for a building on the site.
- 1.10 The outline consent established the requirement and location of 0.9 ha of public allotments on the Country park site, at the north end. Under Schedule 10, Part E of the Section 106 a specification for the allotment site is listed which includes the requirements that should be provided on site (See appendix A).

## **2.0 THE PROPOSAL**

- 2.1 Permission is sought for the erection of a new building to accommodate an office, workshop and machine store for use by the Wildlife Trust, who will manage Trumpington Meadows Country Park.



- 2.2 The proposed building has a rectangular shaped footprint measuring 238 sq m in area. It has an eaves height of 3.5m and an overall ridge height of 6.5m. The building will be finished with black timber cladding and a tiled roof.
- 2.3 The development includes allotments set out within rectangular plots. Approximately 25% of the allotments are accessible raised beds. Allotment facilities (storage and toilets) will be shared with the Wildlife Trust in the main building.
- 2.4 The development incorporates part of the scheme for public art for the overall Trumpington Meadows development; one of six commissions, which will be accommodated in a central shared open space.
- 2.5 The proposal includes a pedestrian/cycle link from the Country Park to Grantchester Road.
- 2.6 The application is accompanied by the following supporting information:
1. Planning, Design and Access Statement
  2. Flood risk statement and drainage details
  3. Public Art concept document 'digging and dining'
  4. Ecology Statement
  5. Arboricultural statement
  6. Transport Statement
  7. Landscape Management Plan
  8. Flood risk and Drainage Statement

#### **Amended plans and additional information**

- 2.7 The following additional information has been submitted:
- Revised site plan resiting the proposed Wildlife Trust building 8m to the west. This is to avoid an Anglian Water main running through the site not previously identified on the survey.
  - Revised Flood Risk Assessment and Foul Water Drainage Strategy.
  - Revised Adoption plan.
  - Revised street scene visualisations.
  - Further details of service yard fencing.
  - Bat and bird box enhancements.
  - Ground gas contamination update.
- 2.8 Neighbouring residential properties and consultees have been notified of these amendments.

### 3.0 SITE HISTORY

Reference	Description	Outcome
08/0048/OUT	Demolition of existing buildings and structures, redevelopment for approximately 600 dwellings, two new accesses onto Hauxton Road, recreation/leisure uses including change of use from agriculture to public open space, with associated parking, infrastructure and earthworks.	Approved
S/0054/08/O (SCDC)	Demolition of existing buildings and structures, redevelopment for approximately 600 dwellings. And for a Primary School, Recreation/Leisure Uses including change of use from agriculture to public open space, community and other local facilities with associated parking, infrastructure and earthworks.	Approved
10/0695/REM	Formation of Country Park	Approved
S/1113/10 (SCDC)	Formation of a Country Park	Approved
S/0233/12/VC (SCDC)	Formation of a Country Park - Variation of conditions 3 (Public Art Strategy, Shepherd Cottage Project) and 11 (Details of Viewing Platform) of S/1113/10/RM to vary dates for implementation.	Approved

### 4.0 PUBLICITY

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

### 5.0 POLICY

5.1 Relevant Development Plan policies:

PLAN	POLICY NUMBER
Cambridge Local Plan	3/1 3/2 3/3 3/4 3/6 3/7 3/11 3/12

2006	<p>4/1 4/10 4/11 4/13</p> <p>8/1 8/2 8/4 8/6 8/10</p> <p>9/5</p>
------	--

## 5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations:

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>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.</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p>
Supplementary Planning Guidance	<p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Public Art (January 2010)</p> <p>Southern Fringe Area Action Plan 2008 (SCDC)</p>
Other Guidance	Cambridge Southern Fringe Area Development Framework (2006)
City Wide Guidance	<p>Arboricultural Strategy (2004)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Cambridge City Nature Conservation Strategy (2006)</p>

	Cambridge Walking and Cycling Strategy (2002)
	Trumpington Conservation Area Appraisal (2010)

### 5.3 Status of Proposed Submission – Cambridge Local Plan:

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

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

Policy 55: Responding to Context

Policy 56: Creating Successful Places

Policy 59: Designing Landscape and the Public Realm

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 The layout of the access is acceptable in principle, subject to detailed design. Some concerns that the proposal has potential to generate parking on the Grantchester Road. This would introduce a hazard due to the alignment of the road. The proposal will require introduction of a Traffic Regulation Order controlling on-street parking.

### **Head of Refuse and Environment**

- 6.2 No objection in principle, subject to conditions relating to construction impact related conditions, noise insulation and contaminated land.
- 6.3 Clarification of the size of the recycling, waste storage area and bin size is required. Waste collection from Grantchester Road is acceptable.
- 6.4 Contaminated Land – The proposed allotments were investigated previously as part of the wider Trumpington Meadows application. The investigation confirmed the absence of significant soil contamination. No soil will be imported into the site, so a soil management plan is not required. As the proposals include the office and maintenance building, risks from ground gas ingress into the buildings need to be adequately assessed and mitigation measures provided if required.

## **Urban Design and Conservation**

### Original application as submitted

- 6.5 The application is supported.
- 6.6 The proposed building has an agricultural character, is of appropriately simple design and suitable materials of construction. Providing that the brickwork, timber boarding and roof tiles are controlled via a condition they should have relatively low visual impact in terms of the setting of the Listed Buildings and Conservation Area.
- 6.7 Palisade fencing with anti-intruder topping needs to be sensitive to the location. Any lighting should be carefully considered.

### Application as amended

- 6.8 No objections to the resiting of the building.

## **Landscape and Streets and Open Spaces**

### Original application as submitted

- 6.9 The application is supported.
- 6.10 Concerns regarding the robustness of the proposed fence to deter deer and rabbits. A minimum 1.5m high weld mesh is required with no top rail to reduce its visibility impact from the country park.
- 6.11 It is understood that general access to the site will remain open at all times, due to cycle access through the site. More details of security considerations should be provided.

### Application as amended

- 6.12 No objections to the resiting of the building.

## **Nature Conservation Officer**

- 6.13 The application is supported. The new build workshop offers ideal potential for a purpose built bat loft to benefit a number of species known to use the river corridor and adjacent buildings and habitats. Whilst recognising this would not be required as mitigation for the development, it is an enhancement that should be explored within the application.

## **Drainage Officer**

### Comments on application as submitted

- 6.14 Proposals not supported. Given site is a large greenfield site there is space for numerous creative SuDs features and a discharge to the public sewer is not an acceptable solution. Further details of the sewage treatment should be provided to ensure there is adequate provision of foul drainage.

Comments on application as amended

- 6.15 The high level detail and principles of the revised drainage strategy plan is acceptable. There is now a greater commitment to infiltration. A swale is also proposed to the side of the access road to connect into the pond. Foul drainage will connect to the foul network instead of using a packaged treatment station. Final detailed calculations can be required by condition.

**Public Art Officer**

- 6.16 The submission of the Public Art Delivery Plan (PADP) for the Trumpington Meadows allotments is supported. The artist commissioning process has been overseen by a project steering group, which includes members of the local community. The approach outlined in the PADP complies with the approved Trumpington Meadows Public Art Strategy. The proposal will forge strong links with the wider community and aid the integration of new and existing communities.

**Access Officer**

- 6.17 Wheelchair access to raised beds supported.
- 6.18 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

**7.0 REPRESENTATIONS**

- 7.1 No representations have been received.

**8.0 ASSESSMENT**

- 8.1 From the consultation responses and from my inspection of the site and the surroundings, it is considered that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Highway safety
4. Disabled access
5. Drainage
6. Public Art
7. Residential amenity
8. Car and cycle parking
9. Planning Obligation Strategy

## **Principle of Development**

- 8.2 This is a full planning application. This notwithstanding, the principle of the provision of allotments has been established through the outline planning permission for Trumpington Meadows. This is secured through the Section 106 which requires that 0.9 ha of allotments are provided in association with Trumpington Meadows. Although the country park was approved as part of the original outline permission, it remains designated Green Belt.
- 8.3 The approved parameter master plan for the outline consent includes the allotment site and requires a pedestrian/cycle link from the north east corner of the Country Park from Grantchester Road to the south. The proposal complies with these requirements. The Wildlife Trust building is not proposed within the outline parameter plan, but was indicated within the Country Park reserved matters approval as safeguarded land for that purpose.

### Impact on Green Belt

- 8.4 The Government attaches great importance to Green Belts. The NPPF requires the protection of Green Belts to prevent urban sprawl and to preserve the setting and special character of historic towns. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Green Belt serves five purposes:
1. to check the unrestricted sprawl of large built-up areas;
  2. to prevent neighbouring towns merging into one another;
  3. to assist in safeguarding the countryside from encroachment;
  4. to preserve the setting and special character of historic towns; and
  5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 8.5 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 8.6 The NPPF requires the local planning authority to regard the construction of new buildings within the Green Belt as inappropriate development. Exceptions to this are:
- buildings for agriculture and forestry;
  - provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
  - the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - the replacement of a building, provided the new building is in the same

- use and not materially larger than the one it replaces;
  - limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
  - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 8.7 Policy 4/1 of the Cambridge Local Plan (2006) aligns with the NPPF advice and states that the purposes of Green Belts are to preserve the unique character of Cambridge, maintain its setting, and prevent communities and environs merging.
- 8.8 When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In the view of officers the proposed Wildlife Trust building is an essential component for the associated management and day to day running of the country park and is entirely appropriate in design for this purpose. For these reasons, the proposed development does not constitute inappropriate development and will have minimal impact on the openness of the Green Belt.
- 8.9 The outline planning consent and Design Code identified this part of the Trumpington Meadows site for the allotments. As part of that allocation it is reasonable to assume some ancillary structures or a maintenance building to be required. The proposed Wildlife Trust building is modest in size and ancillary to the open nature of allotments, which will become the new urban edge to Trumpington village. The proposed building is unobtrusive, and will have minimal impact on the openness of the Green Belt, which has been demonstrated through the visualisations submitted with the application.
- 8.10 Co-locating the proposed Wildlife Trust building with the allotments has a number of operational benefits. Utilising an existing access and sharing facilities such as toilets and storage with the allotment site reduces the need for additional development elsewhere in the Green Belt. In taking this approach the amount of buildings and structures on the site is minimised.
- 8.11 Given the required need for the proposed Wildlife Trust building to maintain the country park; the proposed unobtrusive location of the building adjacent to the urban edge of Trumpington Meadows, and its unobtrusive design, it is considered fully in accordance with the NPPF and Policy 4/1 of the Cambridge Local Plan 2006. The merits of the scheme within its context adjacent to the Trumpington Meadow Conservation Area and Listed Buildings of Anstey Hall are discussed in the design subsection below.

### **Context of site, design and external spaces**



- 8.12 The key design issue is the design and appearance of the proposed new building in its setting within the Green Belt, Trumpington Conservation Area and in close proximity to Listed Buildings.
- 8.13 The flank of the building would be partially visible when travelling east along Grantchester Road and its end gable would be seen when approaching the bend in the road heading westwards. Because of the relatively low eaves and dark timber clad appearance, officers do not consider there to be significant harm to the rural street scene or any adverse impact on the character and appearance of the Conservation Area.
- 8.14 The single storey design of the proposed building will not be unduly prominent or disruptive to the composition of farm buildings, some of which are Listed, within Anstey Hall to the east. The building would not compete visually with the prominent Grade 2 Listed main barn within Anstey Hall.
- 8.15 The form and siting of the proposed rectangular agricultural style building minimises its visual impact from the country park to the south. The building will not therefore detract from northerly views within the county park.
- 8.16 The revised siting of the building is necessary because of an Anglian water main under the site. The building will be marginally more visible from the street compared with the original submission, but officers consider the additional impact minimal.
- 8.17 The proposed agricultural style building is utilitarian in design, but materials must be high quality and appropriate for their context. The proposed timber cladding and tiled roof is considered appropriate and will give an unobtrusive appearance. Final materials samples can be agreed through the discharge of condition 2.
- 8.18 The applicant has provided details of bird and bat boxes to be attached to the exterior of the building, as requested by the Council's Nature Conservation Officer. Biodiversity has been satisfactorily addressed in accordance with Cambridge Local Plan (2006) Policy 3/2.

#### *External Spaces*

- 8.19 The landscaped setting of the building is also important to its visual impact. The proposed design minimises the extent of hardstanding within the entrance yard and the front thresholds of the building have grass landscaping. The landscape design relates to the character and function of the spaces and surrounding buildings, and is therefore in accordance with Cambridge Local plan 2006 policy 3/11.
- 8.20 The proposed allotments are set out in an attractive and inclusive layout, which integrates the scheme for public art, with a central meeting area/shared meeting area. Tree planting and landscaping will largely screen the allotments from Grantchester Road which will ensure the rural character of the area is maintained.

- 8.21 The southern boundary treatment needs to provide a robust barrier to deer and rabbits, whilst being visually attractive. A more substantial boundary than the proposed 1.2m post and wire fence will be needed. The fencing will need to be an appropriate unobtrusive design, appropriate to its rural Green Belt context. This can be adequately ensured through the discharge of condition 3.
- 8.22 The scheme incorporates cycle pedestrian link through the site, which is a requirement of the outline planning permission. The self binding gravel surface through the yard area is appropriate for this context.
- 8.23 External lighting is intended to be low level, appropriate for this rural context. Details of external lighting can be adequately controlled through the discharge of condition 4.

### **Highway Safety**

#### *Site Access*

- 8.24 The proposal provides vehicular access to the site via the existing access off Grantchester Road. The existing gate to the access will be moved back further into the site to allow for larger vehicles such as a car with trailer to pull off the highway should the gate be closed. The Highways Authority are content with the design of the access from Grantchester Road.
- 8.25 Access arrangements between the allotment holders and the Wildlife Trust is to be finalised but it is likely that the gate will be open when the Wildlife Trust staff are on site, and a keypad/padlock provided for allotment holders.

#### *Car Parking and Grantchester Road*

- 8.26 The Highway Authority has concerns that there would be potential parking on Grantchester Road (which is currently unrestricted), which has the potential to introduce a hazard for motorists. The introduction of a Traffic Regulation Order is recommended to address this issue.
- 8.27 The requirement for a TRO on Grantchester Road would not be reasonable to address the impact of this development. This is because the outline approval (08/0048/OUT) and later Country Park reserved matters approval (10/0695/REM) did not seek to secure a Traffic Regular Order (TRO) on Grantchester Road in relation to visitor parking.
- 8.28 The highway impact of this development has already been assessed through the outline permission. The outline consents restrict by condition (Condition 49) any means of vehicular access to Grantchester Road for emergency vehicles and allotment use only, for reasons of highway safety. It would not therefore be reasonable to apply a requirement at this stage for the applicant to fund a TRO on land not within the applicants control.

- 8.29 The proposal will provide 13 car parking spaces associated with the allotments and the Wildlife Trust office, which is considered appropriate. There are no specific standards within the Cambridge Local Plan for allotments. It is envisaged that the majority of the visitors to the allotments would be from the local area and would use sustainable modes of transport. As there are a number of access points to the Country Park, visitors, if travelling by car, have the option to park at the Park & Ride or at Byron's Pool Nature Reserve to the west of the site. Further car parking on the site is not therefore considered necessary or appropriate.
- 8.30 The proposed pedestrian/gate entrance for the Country Park off Grantchester Road in the north east corner of the site is a requirement of the approved outline parameter plans and Design Code, to provide a link through to the Country Park. Its location is not considered to create any undue hazard for users or motorists travelling on Grantchester Road.
- 8.31 The applicant has confirmed waste will be collected from Grantchester Road which is considered acceptable by the Council's Waste Strategy Manager.
- 8.32 The proposal makes appropriate provision for car parking within the site. The potential for fly parking on Grantchester Road was considered under the outline approval and cannot be retrospectively controlled through this planning application. The proposal is therefore in accordance with Cambridge Local Plan (2006) Policy 8/2.

#### **Disabled access**

- 8.33 The proposed allotments are designed to be as accessible as possible. All the facilities provide step free access and pathways through the allotments are wide enough for wheelchair users. External spaces surrounding the raised planting beds are surfaced with 'hoggin path' which is suitable for wheelchair users. Two disabled car parking spaces are also provided.
- 8.34 In the view of officers appropriate provision is made for disabled people in accordance with Cambridge Local Plan (2006) Policies 3/11 and 3/12.

#### **Sustainable Drainage**

- 8.35 The Council's Sustainable Drainage Officer has raised some concerns with the incorporation of Sustainable Drainage Systems to mitigate the greenfield runoff rate.
- 8.36 An amended drainage scheme has been provided which demonstrates discharge to the porous paved storage yard based on the appropriate runoff calculations and now includes a swale to the side of the access road to connect into the proposed pond. Subject to final details and calculations being submitted and approved as required by Condition 9, the proposals are considered an acceptable sustainable drainage solution in accordance with Cambridge Local Plan (2006) Policy 3/1.

## **Public Art**

- 8.37 The public art proposals that are being developed for the allotments are in accordance with the approved Public Art Strategy for the Trumpington Meadows site. This was secured through the outline planning consent Section 106 agreement.
- 8.38 The proposals form part of the 'Urban Agriculture' theme of the strategy which total one sixth of the overall commission for Trumpington Meadows. The applicant has appointed a public artist to design the exact form of public art.
- 8.39 A key part of the public art programme will be engaging with the allotment community and local residents. The artist has consulted with the Wildlife Trust and the City Council which will be managing the allotments. It is envisaged that the art could take the form of a permanent feasting table with the engagement process resulting in a final feast on site to mark the opening of the allotments. The proposal successfully integrates the relevant part of the site wide public art requirement and is compliant with Cambridge Local Plan (2006) Policy 3/7.
- 8.40 The development also includes apple tree planting which form a part of the South Fringe Apple Tree Project, a separate initiative funded through pooled S106 contributions across the Southern Fringe.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.41 The nearest properties to the site will be the new houses adjacent to the east within the new Trumpington Meadows development (phase 6). The proposed development is also in reasonably close proximity to the existing row of cottages on Grantchester Road to the west by Byron's Pool, and the new/converted buildings at Anstey Hall Farm to the north.
- 8.42 Given the low key activities associated with allotments it is considered that this use would not have an adverse impact on the amenity of neighbouring occupiers. Whilst the Wildlife Trust will have a machinery store and workshop, these will be activities associated with maintaining the Country Park and carried out by the Wildlife Trust staff during the day. The applicant has confirmed that there will be no operational plant within the Wildlife Trust building. The proposal is therefore considered compliant with Cambridge Local Plan (2006) Policies 3/4 and 3/12.

### Contaminated land

- 8.43 Under the outline planning consent, a contaminated land investigation was conducted for this area of the site. Intrusive investigations recorded increased CO<sub>2</sub> concentrations, which for allotment use, no mitigation measures are required. Some ground gas mitigation may be required for the building and it is recommended this is addressed through the imposition of condition 10.

- 8.44 The submitted soil investigation confirmed the absence of significant soil contamination. No soil will be imported into the site, so a soil management plan is not required. The site soils are considered to be productive for allotment growing. The proposal is in accordance with Cambridge Local Plan (2006) Policy 4/13.

### **Car and Cycle Parking**

#### Car Parking

- 8.45 As discussed above, a total of 13 spaces, with two suitable for disabled people, is provided for the allotments and Wildlife Trust accommodation. This provision is considered appropriate given the needs of site users and the balance of minimising hard standing in this rural context.

#### Cycle Parking

- 8.46 16 bicycle parking spaces are provided which is considered appropriate. (There are no specific Local Plan standards for allotments). The proposal is compliant with Cambridge Local Plan (2006) Policies 8/6 and 8/10.

### **Third Party Representations**

- 8.47 No neighbour representations have been received.

### **Maintenance and Management**

- 8.48 Through the Section 106 for the outline consent the allotment site will be transferred to the City Council on a long leasehold for no less than 125 years. The City Council will manage and maintain the site. The S106 Agreement also secures maintenance payments for 3 years (equivalent to the amount that would be secured over a standard 12 year maintenance period) upon date of transfer of the allotments to the City Council. The allotments will be transferred prior to occupation of the 350<sup>th</sup> dwelling as approved through the Phasing Plan under Condition 12 of the outline planning consent. Priority will be given to residents of the Trumpington Meadows site for a period of eight years after completion of the overall development as in accordance with the City Council Allotments Allocation Policy for Growth Sites (October 2014).

### **Planning Obligation Strategy**

- 8.49 Contributions have been secured under the outline permission 08/0048/OUT. A further contribution to public art is not required because in isolation from the allotments, the Wildlife Trust Building would not be a major planning application.

## **9.0 CONCLUSION**

- 9.1 The proposed allotments and Wildlife Centre will provide a valuable community facility for future residents, as part of the Trumpington Meadows development. The design of the Wildlife Trust building will not detract from the character and appearance of adjacent Listed Buildings, the setting of the Trumpington Conservation Area or the wider Green Belt. An appropriate quantum of car parking is provided. Approval is recommended.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following conditions:

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

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

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

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

3. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment (southern boundary only fronting the Country Park) to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

4. Prior to occupation of the building hereby approved details of external lighting shall be submitted to and approved to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in this rural context. (Cambridge Local Plan 2006 policy 3/4).

5. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

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

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

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

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

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

- 7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and structures (eg refuse or other storage units, lighting). Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

- 8. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

9. Prior to the commencement of the development full details of the drainage systems and calculations based on the revised drainage principles plan 1223-D29-SK227 RevA, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order that the development adequately mitigates run off by sustainable means. (Cambridge Local Plan 2006 policy 3/1).

10. Prior to commencement of development hereby approved the following shall be submitted to, and approved in writing by the local planning authority:

- a) A site investigation report for the area of land for the Wildlife Trust Building detailing that the relevant soil gas sampling has been undertaken to determine the nature and extent of any contamination and
- b) An appraisal of the remedial options, and proposals for the preferred option(s). The appraisal shall include a schedule setting out at what point of construction all remedial measures will be implemented.
- c) Prior to the occupation of the building a completion report demonstrating that the approved remediation scheme as required by clause b) has been fully implemented and that the land has been remediated to a standard appropriate for the end use.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately taken to secure full mitigation in the interests of environmental and public safety in accordance with Cambridge Local Plan Policy 4/13.

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

173601W/A/PL/006Rev A Location Plan  
1234-D29-SK-277 D Drainage Plan  
173601W/A/PL001 REV B Proposed site plan  
173601W/A/PL003 REV B Proposed building plan  
173601W/A/PL023 REV B Visual perspectives

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.

12. **INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).



## Contact details

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

Author's Name: John Evans

Author's Phone Number: 01223 457293

Author's Email: [john.evans@cambridge.gov.uk](mailto:john.evans@cambridge.gov.uk)

This page is intentionally left blank

## Appendix A

S106 outline consent 08/0048/OUT - Schedule 10, Part E

### **E. Allotments:**

Allotments are a significant component of the urban landscape and a valuable green sustainable open space that is highly beneficial to the wildlife of the city. They provide an important opportunity for people who live in flats or houses with small gardens.

To be provided in accordance with Cambridge City Council Open Space and Recreation Strategy and provide:

Land / soil cultivation and preparation management plan.

Pedestrian vehicular and cycle access to the site including drop-off and disabled parking space.

Hard-standing suitable for delivery vehicles (i.e waste skips or compost delivery).

- 101 -

Cycle parking provision (in accordance with Local Plan cycle parking standards)

Security – including fencing gates (including securable pedestrian and cycle access) and boundary hedging.

Water provision on site including grey water and rain water use to be fed to convenient locations on site.

Provision of paths.

Securable and vandal proof toilet provision on site preferably compost toilets.

Secure communal store with electricity and mains water.

Recycling (green waste) / compost areas.

Refuse provision / collection.

Notice boards and signage

Educational plots for group use

This page is intentionally left blank

## Page 29



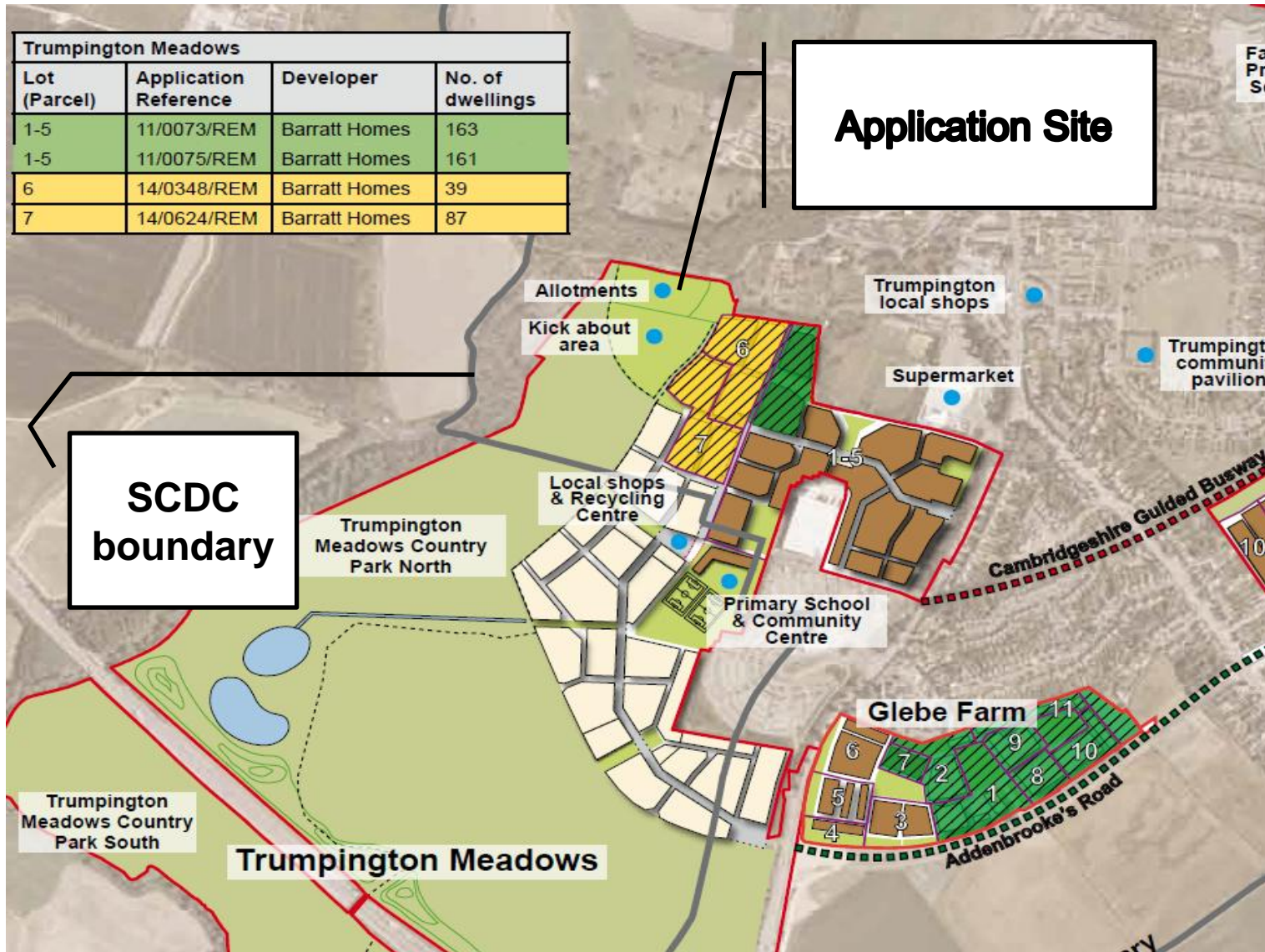
Based upon the Ordnance Survey Mastermap  
Topography with the permission of the Ordnance  
Survey on behalf of Her Majesty's Stationary Office, ©  
Crown copyright. Tervase O'Rourke Ltd. Licence No.  
AL100017025

Wildlife Trust Office  
Location Plan  
1736D1WW/PL/006RevA  
1-1250840  
June 2016

Terence O'Rourke  
Planning | Design | Environment

© Science Citation Index Ltd 2014. Do not write beyond this line.

# Location in context





# Site Layout



# Elevations – Wildlife Trust Building



East Elevation in Context

1:200@A3





## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

**Report by: Head of Planning Services**

**Date:**

---

<b>Application Number</b>	S/0164/15/FL	<b>Agenda Item</b>	
<b>Date Received</b>	20 <sup>th</sup> January 2015	<b>Officer</b>	Katie Parry
<b>Target Date</b>	21 <sup>st</sup> April 2015		
<b>Parishes/Wards</b>	Fen Ditton		
<b>Site</b>	699 Newmarket Road, Cambridge		
<b>Proposal</b>	Continued use of land for parking for cars, lorry chassis and goods vehicles for a period until 31 December 2022 (previous permission ref: S/1112/08/F.)		
<b>Applicant</b>	Mr Richard Oakley, Marshall Group Properties Limited.		
<b>Recommendation</b>	Approve subject to conditions		
<b>Application Type</b>	Major	<b>Departure:</b>	No

---

## Contents

	Para
Introduction	0.0
Site Description/Area Context	1.0
The Proposal	2.0
Relevant Site History	3.0
Publicity	4.0
Policy	5.0
Internal and External Consultations	6.0
Parish Council Comments and Neighbour Representations	7.0
Assessment	8.0
• Principle of Development	8.2
• Relationship with Wing	8.4
• Layout and Design	8.5
• Landscape	8.8
• Transport Matters	8.9
• Noise	8.10
Conclusion	9.0
Recommendation	10.0

## APPENDICES

Ref	Title
A	Location Plan
B	Relationship to the phases of the Wing development

### 0.0 INTRODUCTION

- 0.1 This is a full application that has been submitted as a stand-alone application. The site falls within the red line boundary of the Cambridge East (Wing) outline application area, which is currently pending consideration. It does not prejudice the wider objectives of the Wing development. The site is located to the north of Newmarket Road as shown on the location plan in Appendix A.
- 0.2 The application is being reported to the Joint Development Control Committee for determination as under the Terms of Reference / Scheme of Delegation and being non-residential development; it exceeds the development threshold that can be determined under delegated powers.

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

- 1.1 The site is currently used for the parking of vehicles, lorry chassis and heavy goods vehicles in association with the car showrooms and other businesses of the North Works site. This application is for the continued use of the land for this purpose. The site consists of 4.3 hectares of land and benefits from established and mature tree planting along the northern and western boundaries. The site is located at the rear of the North Works, north of Newmarket Road. The closest residential properties are approx. 40m to the west of the site in the Fison Road estate.
- 1.2 It is located outside of the Fen Ditton Development Framework and outside of the Cambridge Green Belt. The site is within Phase 1 (Wing) of the Cambridge East allocated site.
- 1.3 The long term re-development of the site is provided for within the first phase of Cambridge East Area Action Plan.

## **2.0 THE PROPOSAL**

- 2.1 The planning application seeks approval for the continued use of the site for the parking of cars, lorry chassis and heavy goods vehicles. The application seeks a temporary permission up to 31<sup>st</sup> December 2022. The previous permission expired on 31<sup>st</sup> December 2014 and therefore a new full planning application has been submitted to continue this use of the site.

## **3.0 RELEVANT SITE HISTORY**

- 3.1 **S/2682/13/OL** - Up to 1,300 homes, primary school, food store, community facilities, open spaces, landscaping and associated infrastructure and other development. – Pending Consideration.

**S/1112/08/F** – Variation of Condition 1 (temporary Period of Use for Vehicle Parking) of Planning Permission S/0272/07/F for a period until 31<sup>st</sup> December 2014. – Approved

**S/0272/07/F** – Use of Land for Vehicle Parking (Renewal of Time Period Consent S/0232/03/F) – Approved

**S/0232/03/FL** – Use of land for vehicle and chassis parking (renewal of previous consent S/0611/98/F – Approved.

**S/0611/98/F** - Use of Land for Vehicle and Chassis Parking - Approved

**S/1019/94/F** – Change of use of agricultural land to car parking.- Approved

## **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 Cambridge East Area Action Plan (February 2008)**

CE/1 The vision for Cambridge East

CE/2 Development Principles

#### **Core Strategy DPD (January 2007)**

#### **Development Control Policies DPD (July 2007)**

DP/1 Sustainable Development

DP/3 Development Criteria

DP/7 Development Frameworks

ET/5 Development for the Expansion of Firms

## **6.0 EXTERNAL AND INTERNAL CONSULTATIONS**

### **External Consultations**

Cambridge City Council (New Neighbourhoods Team) - No objections.

### **Internal Consultees**

Environmental Health Officer – No objection in principle to the proposal. Question raised about the relationship between the application and the pending application for the Wing development. Consideration should be given to how the application site would interact with future residents of Wing.

## **7.0 PARISH COUNCIL COMMENTS AND NEIGHBOUR REPRESENTATIONS**

Fen Ditton Parish Council

No Comment – 04 February 2015

## 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:

- Principle of Development
- 環境にやさしい 資源 節約 環境保全 環境問題
- 環境にやさしい 資源 節約
- 環境問題
- 環境にやさしい 資源 節約
- 環境問題

## Principle of Development

8.2 The application is a full planning application which falls within the Cambridge East Area Action Plan (CEAAP) area and within the red line boundary of the Wing outline application, currently pending consideration. The application site is located solely within South Cambridgeshire District Councils administrative boundary. This application has been considered within the context of the Development Plan, which is the legal starting point for the determination of planning applications. For this application the Development Plan consists of the CEAAP, SCDC Core Strategy DPD and SCDC Development Control Policies DPD. The National Planning Policy Framework is a material consideration in the determination of this application. The proposal is considered to be in accordance with the Development Plan.

8.3 The proposal involves continued, and previously authorised, change of use of the land from agricultural to storage for cars, lorry chassis etc. There is no built development as part of this application.

### Relationship with the Wing development

8.4 The site is covered by the outline application (S/2682/13/OL pending consideration) for the Wing development. The applicants have submitted the phasing plan to show how the site fits with the phasing the Wing development, see Appendix B. The majority of the application site is not required for phases 1-3. There is a small conflict in the south east corner of the site with phase 3 of the proposed Wing development. Marshall Group Properties (MGP) has confirmed that through some minor alterations to the parking layout and enacting their rights as landlord to serve notice on the occupiers. MGP are confident that they could acquire vacant possession whenever required.

## Layout and Design

- 8.5 The site lies to the North of the North Works, which is north of Newmarket Road. It is located outside of the Cambridge Green Belt and outside of the Development Framework.
- 8.6 The layout of the site will remain as existing. The site has had a number of temporary permissions since the mid-1990s, please see section 3.0.
- 8.7 Overall, the proposed layout is considered to be acceptable. The storage area proposed will accommodate 600 spaces.

### **Landscape**

- 8.8 The existing site will remain unchanged; it is currently screened by tree belts to the north and west of the site. The overall landscaping of the site and its surroundings are considered to be acceptable and will not have a detrimental impact on the surrounding area.

### **Transport Impact**

- 8.9 The use has been operating on the site since the mid 1990's, no changes are proposed to how the site is used or the number of spaces. No additional impacts will arise from the proposal to continue to use the site for the storage of cars, lorry chassis and good vehicles.

### **Noise**

- 8.10 The environmental health officer has raised a query regarding the relationship between the proposal and the future residents of the Wing development. The closest existing residential properties are approx. 40m from the western boundary of the site. As Wing is redeveloped residential properties could be in closer proximity to the site than the existing. As discussed previously in Para 8.4 the use of the land for parking vehicles etc. would coexist with the early phases of the Wing development, until such point as the North Works is relocated and the land redeveloped as part of this proposal.
- 8.11 As part of the Wing application, suitable restrictions can be put in place to ensure satisfactory noise levels are achieved to protect the amenity of residents. In addition as Marshall are landowners of both this application site and the Wing site they have adequate landlord and tenant controls to ensure the site can be vacated in a timely fashion. Taking account of all of the above, officers are confident that satisfactory controls can be imposed through the Wing development to ensure that the amenity of residents is not put at risk.

## **9.0 CONCLUSION**

- 9.1 The planning application seeks approval for the continued use of the land for vehicle, lorry chassis and heavy goods vehicles parking for a temporary period until 31 December 2022. It is not the intention of the current

proposal that it in anyway frustrates the future delivery of the Wing development. The proposal seeks no changes to the existing arrangement of the site other than to allow the established use to continue until 2022.

## **10.0 RECOMMENDATION**

**APPROVE S/0164/15/FL subject to the following condition and informative:**

1. The temporary use of the land for vehicle parking hereby permitted, shall be discontinued on or before 31<sup>st</sup> December 2022.

REASON: The approval of the proposal on a permanent basis would be contrary to the planned development of the area incorporated within the Local Development Framework Cambridge East Area Action Plan adopted 2008

## **INFORMATIVES**

This consent has been granted on the grounds that it would assist Marshall's operations in the interim period pending the redevelopment of the northern part of the North Works site for the wider delivery of the first phase of the Cambridge East Area Action Plan development.

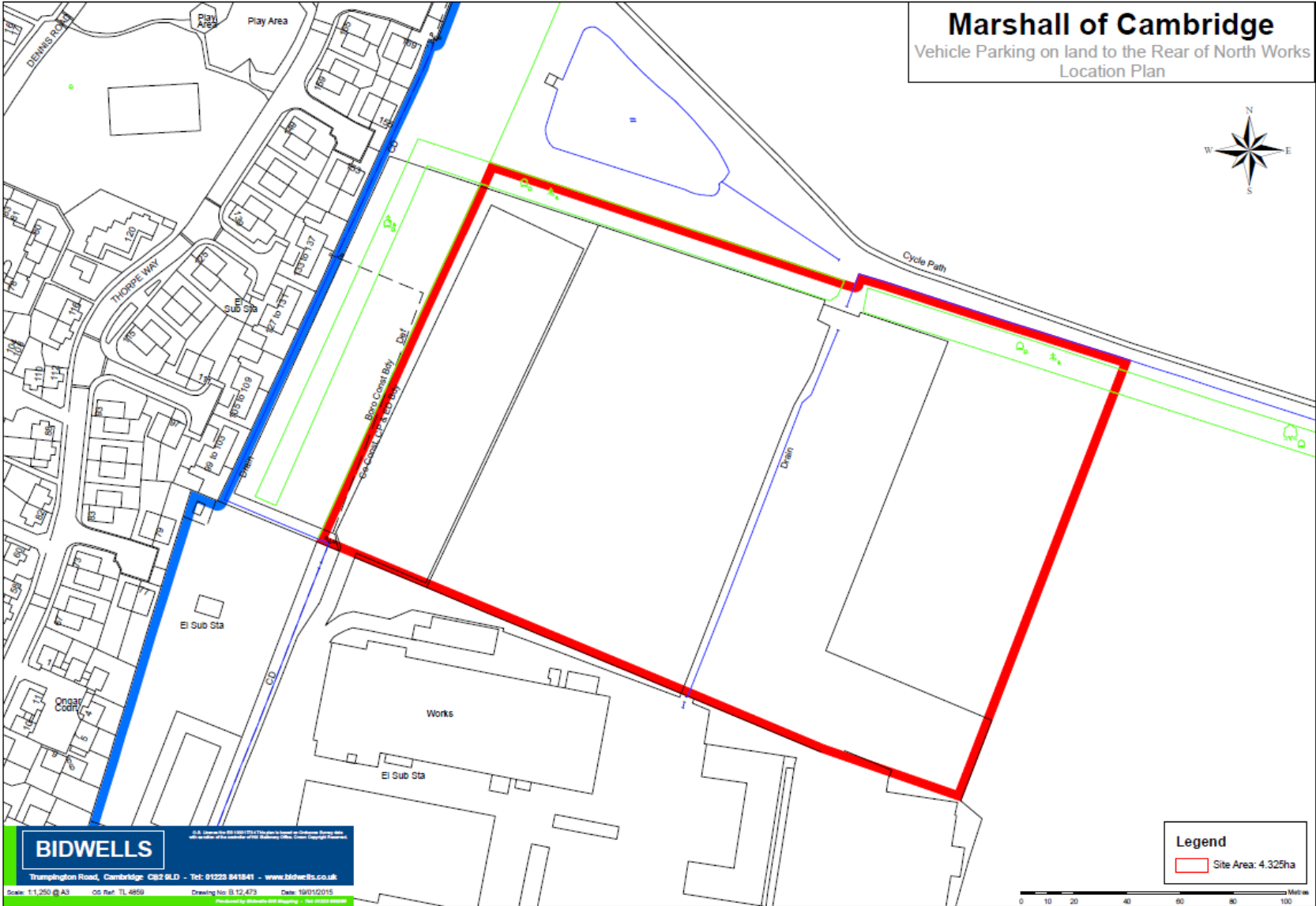
## **Contact details**

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

Author's Name:	Katie Parry
Author's Phone Number:	01954 713379
Author's Email:	Katie.parry@scambs.gov.uk



APPENDIX A – Site Location Plan



APPENDIX B – Relationship to the phasing of the Wing development.







This page is intentionally left blank

## **Member Information Briefing Note on Affordable Housing Tenure Split at Clay Farm on the Southern Fringe.**

### **Purpose of the Briefing Note**

To explain why it was agreed in 2011 that the Affordable Housing tenure split at Clay Farm is 60% Affordable Rent and 40% Shared Ownership as opposed to the preferred split of 75% Affordable Rent and 25% Shared Ownership.

### **Executive Summary**

This paper looks at the delivery of the Affordable Housing programme for the Strategic Growth Site of Clay Farm in the recent changing economic environment. As context, the Homes and Communities Agencies Affordable Housing Programme (AHP) capital spend for the 2008/11 was £8 billion to deliver 185,000 new Affordable Homes. In contrast, the 2011/15 National Affordable Housing Programme (NAHP) capital spend was reduced to £4 billion to deliver 150,000 new Affordable Homes.

Cambridge City Council and Bedfordshire Pilgrims Housing Association (BPHA) and the Homes and Communities (HCA) worked together using the cascade clauses in the section 106 planning agreement for the Clay Farm site to look at flexing the Affordable Housing tenure that would support a successful and viable capital funding bid by bpha to the HCA. The bid achieved a balance between keeping rents under the new Affordable Rent regime capped at the Local Housing Allowance rate and reflected the reduced capital grant funding.

Flexibility within the Affordable Housing tenure split has enabled the Local Authority to maintain the overall requirement for development to provide 40% Affordable Housing delivery across all of the Clay Farm housing parcels in line with the City Council's Affordable Housing Supplementary Planning Document (SPD) Adopted 2008.

### **National Picture**

- Country fell into economic recession and housing delivery largely came to a halt.
- Coalition Government came to power spring 2010
- The new Government's first Comprehensive Spending Review (CSR) significantly reduced government department's budgets in order to reduce public spending.
- Following the CSR, Government significantly reduced the HCA capital grant funding for affordable housing funding programme from £8 billion in 08/11 to a £4 billion funded programme for 11/15.
- Introduction of Affordable Rents allowed Registered Providers (RP's) to set rents at up to 80% of Open Market Value (OMV) to compensate for the reduction in capital grant funding.
- HCA confirmed no funding was available for section 106 sites for the 2011/15 programme

### **Local Picture**

- Major house building schemes were delayed due to the economic recession.

- Being mindful of growth sites taking 5 to 15 years to deliver and the ongoing economic challenges as well as the HCA capital grant funding changes and the introduction of Affordable Rent, the Strategic Growth site section 106 agreements were worded in such a way to allow the Council to be flexible with the tenure upon achieving certain criteria.

Extract below of signed Clay Farm section 106 agreement part 3 Affordable Housing (Clauses page 126) 6<sup>th</sup> August 2010

- 2.4 *Not to seek to vary the Affordable Housing Scheme other than in accordance with the following provisions:*
- 2.4.1 *If HCA funding is not available or following a change to the HCA funding for the provision of the Affordable Housing Units on a Phase the Approved AHP considers that provision of the Affordable Housing Scheme for a phase (as originally approved) is no longer financially viable; and*
  - 2.4.2 *Submission by the Approved AHP to the City Council of a statement together with appropriate evidence and financial appraisals explaining the need for the variation; and*
  - 2.4.3 *Submission by the Approved AHP to the City Council of any further information they require in order to determine such variation; and*
  - 2.4.4 *The city Council shall be under no obligation to agree to vary or change an affordable housing scheme for a Phase with will mean that less than 50% of the Affordable Housing Units will be used for Social Rented Housing and;*
  - 2.4.5 *Before the Owner or Approved AHP submits the application referred to above it will first have satisfied the City Council that it has used all reasonable endeavours to provide the Affordable Housing Units on that Phase in the percentages in the Affordable Housing Scheme for that phase as originally approved and;*
  - 2.4.6 *Subject to paragraphs 2.4.1 to 2.4.5 and in accordance with their general statutory function, the City Council's approval will not be unreasonably withheld.*

### **What happened next?**

- Rents at 80% of OMV are high in the Cambridge region and exceed the Local Housing Allowance (LHA) cap for Housing Benefit payments.
- Despite the HCA confirming no funding would be available for section 106 sites, following lengthy negotiations between Cambridge City Council (CCC), South Cambridgeshire District Council (SCDC) and bpha the HCA agreed to provide capital grant funding for the Southern Fringe sites for the 2011/15 programme. However, not at the originally higher grant rates that would support the Affordable Housing SPD tenure split of 75% rented and 25% intermediate. (Note – bpha is the HCA, CCC and SCDC preferred provider of Affordable Housing for the strategic growth sites including Northstowe and was selected through the 'Cambridge Challenge' in 2007/08.)
- Discussions at a senior level between BPHA, Council Officers (Housing) from both CCC and SCDC and the HCA took place early in 2011 to find a solution for delivering the Affordable Housing on strategic sites with reduced grant rates and rents no greater than LHA rates, BPHA demonstrated that the Clay Farm schemes would not be viable with a 75% Affordable Rent and 25% Shared Ownership tenure split. To ensure rents no greater than LHA rates were charged, in conjunction with the lower capital grant rates it was essential to consider the ability to flex the tenure to ensure a viable scheme build that would meet the needs of the local housing market.
- BPHA provided financial appraisals to the City Council Housing Strategy team on a number of scenarios including varying rent levels, varying grant levels



and varying tenure levels in order that they would be able to submit a grant application to the HCA for the 2011/15 funding programme that would be acceptable within the new capital grant regime.

- HCA funding round was for a four year period 2011/2015. This required Affordable Housing Providers to submit to the HCA a 4 year Affordable Housing development programme of deliverable affordable housing schemes even though some of those schemes may not be delivered until much later.
- Agreement was reached by Council Officers (Housing), BPHA and the HCA, that allowed capital grant to be secured, and rents in line with LHA to be charged. However, this could only be achieved with a tenure split of 60% Affordable Rented and 40% Shared Ownership.

Table below confirms the tenure split changes agreed across the site, on a parcel by parcel basis.

<b>Parcel</b>	<b>Developer</b>	<b>Number of Affordable Rent 60%</b>	<b>Number of Shared Ownership 40%</b>
1A, 3 & 4	Skanska/Crest	66	44
1B, 2 & 5	Countryside	55	37
6 & 7	Countryside	40	26
8A & 8B	Countryside	TBA	TBA
9a & 9b	Cala	Pre- app	Pre- app
10, 11 & 12 B & C	Countryside	73	49
12A, 13 and 14	Countryside	32	22
15, 17 & 18	Bovis	71	47
16 & pt 17	Bovis	25	16
19 & 20	Skanska	31	20

#### **Potential issues into the future**

- Grant rates have not risen for the 2015/18 HCA funding programme and Affordable Housing Providers are expected to maximise their assets, including disposal, to financially support delivery of new homes.
- HCA continuing not to grant fund section 106 sites
- LHA rates locally have not increased in line with the high Cambridge rental market and 80% rents at OMV still exceed the LHA rates.
- Greater demand for mixed tenures as working households are priced out of the Cambridge housing market.

End

Author of Report – Sara Lyons, Housing Development Officer , Cambridge City Council and South Cambridgeshire District Council

March 2015

This page is intentionally left blank