

Application Number	11/0008/FUL	Agenda Item	
Date Received	20th December 2010	Officer	Mr Tony Collins
Target Date	21st March 2011		
Ward	West Chesterton		
Site	Cambridge City Football Ground Milton Road Cambridge Cambridgeshire CB4 1FA		
Proposal	Proposed residential development of 148 dwellings incorporating affordable housing, open space and landscaping, car and cycle parking and access work.		
Applicant	Cambridge City Football Ground LLP (CCFG) And C/O Mr. Garth Hanlon Savills (L&P) Ltd Unex House 132-134 Hills Road Cambridge CB2 8PA		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site occupies land to the north-west of the Westbrook Centre, and south-east of Chesterton Community College. It is set away from main street frontages in an area bounded by Victoria Road, Milton Road, and Gilbert Road. The site is made up of a playing pitch, stands and ancillary buildings and facilities, used by Cambridge City Football Club, which lie on the west side of the site, and a large tarmac car parking area, which lies to the east. The site is reached via the Westbrook Centre access road, which turns off Milton Road a short distance beyond Mitcham's Corner.
- 1.2 The site is listed as No. 5.05 in the Proposals Schedule of the Cambridge Local Plan (2006), which is allocated for residential development subject to certain provisos. The site is within the area of the Mitcham's Corner Strategic Development Brief (2003).
- 1.3 The site is not within any conservation area. None of the buildings is listed.

- 1.4 There are no protected trees on the site. There is a TPO protecting a walnut tree in the rear garden of 46 Green's Road which is close to the western boundary of the site. There are a large number of substantial trees just beyond the north-western edge of the site in the grounds of Chesterton Community College. These trees are not subject to TPOs.
- 1.5 The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is for the erection of 147 residential units, 59 of which would be affordable. The accommodation would consist of 90 flats, in four blocks, 47 maisonettes, in a further six blocks, and ten semi-detached houses.
- 2.2 The design of the scheme as a whole is based on an access point at the eastern corner, where the present access to the football ground car park leaves the access road around the Westbrook Centre. From this point, a main street would run south-west, intersecting with two further streets running SE-NW. The residential accommodation and open space would be arranged around this street pattern
- 2.3 The flats, all but six of which would have two bedrooms, would be grouped in four blocks (D, E, F and G around a central open space in the centre of the site. These four flat-roofed blocks would all be of four storeys, rising to 10.7m above ground at the parapet, and 12m at the highest point above ground, with recessed and projecting bays providing significant articulation. Most of the units would be primarily single-aspect, either facing inwards to the central open space, or outwards towards the surrounding green spaces and the access roads. Some units would have a secondary side aspect towards other blocks, and some would run through the blocks enjoying windows towards both the central court and the exterior. Blocks D and E would contain 24 units each, and in both cases, 12 of these would be affordable. Each of the two stair cores in each of these two blocks would serve some affordable units. Block F would contain 22 flats, nine of which would be affordable, while Block G would contain 20 units, six of which would be affordable. Communal bins would provide storage for waste and recycling in stores within the ground floor envelope of each block.

- 2.4 The maisonettes would be within three blocks on the north-eastern edge of the site (A, B and C) and three in the southern corner (H, J and K). All would have flat roofs. All these blocks would be of four storeys, the same height as Blocks D, E, F and G. They would have very similar articulation to the flat blocks. Each maisonette would extend over two floors: each of the upper maisonettes in each block would have a roof terrace, and most of the lower maisonettes would have a small private garden. Maisonettes with gardens would have cycle and waste bin storage within them. Bin storage for the upper maisonettes would be within the buildings; cycle storage would be divided between interior and external stores. All the maisonettes would be dual-aspect, with 'fronts' overlooking the access streets, and 'backs' facing towards the north-eastern, south-eastern or south-western boundaries of the site.
- 2.5 Block A would contain eight market units, Block B, 12 market units, and Block C, 5 affordable units. At the southern end, Block H would have 12 maisonettes (all affordable), Block J, six market units, and Block K, four units, two of which would be affordable.
- 2.6 On the south-western side of the site there would be a row of ten semi-detached town houses, three storeys high, with flat roofs at 8.8m above ground. The houses would have a broad resemblance to the other blocks, with large projecting bays at first-floor level above the front and garage doors. The southernmost of these houses would be affordable, the remaining nine would be market units. All would have private gardens.
- 2.7 A basement beneath Blocks D-G reached by a vehicle ramp from the street, and by stairs and cycle-wheeling ramps inside Block F, would provide car and cycle parking space, including disabled parking spaces. Lifts would rise to the ground floor of Blocks D and E from the car park.
- 2.8 Communal open space would be provided within the space encircled by blocks D-G, to the north-west of the site adjacent to the tree belt which separates it from Chesterton Community College, and alongside the eastern street, to the north-east of Blocks E and G.

2.9 The original application was accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Transport Assessment
4. Travel Plan
5. Sustainability Statement
6. Energy Statement
7. Flood Risk assessment
8. Foul Sewerage Assessment
9. Surface Water Drainage Assessment
10. Utilities Information
11. Phase 1 Habitat and Scoping Survey Report
12. Tree Survey
13. Arboricultural Method Statement
14. Tree Protection Plan
15. Tree Constraints Plan
16. Geo-environmental Assessment
17. Proposed external lighting layout
18. Public Art Strategy

2.10 Following concerns raised by the Sustainability Officer, amendments to the scheme were submitted under a covering letter of 27th April 2011. The original proposal to employ air-source heat pumps was deleted, and a scheme for photo-voltaic panels on roofs was substituted.

2.11 Following concerns raised by consultees and other third parties, and discussion with officers, amendments to the scheme were submitted under a covering letter of 6th July 2011. A revised Design and Access Statement and amended drawings were included. The principal changes were to the layout and elevations of the townhouses, fenestration, hard surfaces, landscaping and tree species, the ramps, entrances, stairs and lifts to the basement car park, and the distribution of affordable units. The receipt of this amendment was notified to all the original consultees and neighbours.

2.12 Following further discussions with officers, a revised statement on planning obligations was submitted by the applicants on 15th February. This statement suggested that contributions be made by the applicants to the enhancement of recreational open

spaces elsewhere in Chesterton. The details are discussed below. This amendment was also notified to all consultees and neighbours.

3.0 SITE HISTORY since 2000

Reference	Description	Outcome
00/0769	Telecoms equipment	Approved with conditions
01/1188	Telecoms equipment	Approved with conditions
02/0563	Safety netting	Refused
02/0705	Floodlight	Refused
03/0699	Telecoms equipment	Approved with conditions
06/0438	Residential development	Withdrawn
08/0827	Change of use from restaurant to medical centre	Approved with conditions
08/0828	Signage	Returned

4.0 PUBLICITY

- 4.1 Advertisement: Yes
Adjoining Owners: 15.01.2011 (initial application)
17.08.2011 (following amendments to design)
06.03.2012 (following revised planning obligation submission)
- Site Notice: Yes
DC Forum Yes (meeting of 28th September 2011):

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)
Planning Policy Statement 3: Housing (2006):

Planning Policy Statement 3 (PPS3): Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to

prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

Planning Policy Guidance 13: Transport (2001)

Planning Policy Statement 22: Renewable Energy (2004)

Planning Policy Guidance 24: Noise (1994)

Planning Policy Statement 25: Development and Flood Risk (2006)

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

Circular 05/2005 - Planning Obligations:

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

5.2 **East of England Plan 2008**

SS1: Achieving Sustainable Development

H1: Regional Housing Provision 2001 to 2021

H2: Affordable Housing

T1: Regional Transport Strategy Objectives and Outcomes

T2: Changing Travel Behaviour

T9: Walking, Cycling and other Non-Motorised Transport

T14 Parking

ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WM6: Waste Management in Development

5.3 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

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

5.4 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/6 Ensuring coordinated development
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/2 Protection of open space
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
6/1 Protection of leisure facilities
8/1 Spatial location of development
8/2 Transport impact
8/6 Cycle parking
8/10 Off-street car parking
8/16 Renewable energy in major new developments
8/18 Water, sewerage and drainage infrastructure

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
3/12 The Design of New Buildings
4/2 Protection of open space
5/14 Provision of community facilities through new development
8/3 Mitigating measures
10/1 Infrastructure improvements

5.5 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:
Cambridge City Council (January 2008) - Affordable Housing:

Cambridge City Council (March 2010) – Planning Obligation Strategy

Cambridge City Council (January 2010) - Public Art

5.6 **Material Considerations**

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

City-wide Guidance

Cambridge Walking and Cycling Strategy (2002)

Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004).

Modelling the Costs of Affordable Housing (2006)

Strategic Flood Risk Assessment (2005)

Cambridge City Council (2006) - Open Space and Recreation Strategy.

Balanced and Mixed Communities – A Good Practice Guide (2006)

A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)

Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

Area Guidelines

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

Mitcham's Corner Area Strategic Planning and Development Brief (2003)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Joint use of the Westbrook access road by commuters and residents would not be ideal. Lay-bys and service bays on the access road would need improvement in order to improve the pedestrian environment. Features of the development layout would prevent adoption of streets as it stands.
- 6.2 Junction layout at Milton Road is not ideal, but no significant accident history. Not possible to demonstrate significant adverse impact from the development. Pavement parking issues here are a matter for enforcement.
- 6.3 If Westbrook access road is to be adopted, it would require complete rebuilding.

Cambridgeshire County Council (Transport)

- 6.4 No objection. NCATP contribution of £163,989 required. Contribution of £2000 towards amendment of Mitcham's Corner traffic signals required. Residential Travel Plan required with a target of 39% single occupancy vehicles.

Head of Environmental Services

Ground contamination

- 6.5 Results of site investigation noted. Gas protection measures required. Protection of car park from gas ingress required. Further intrusive investigation required. Condition required.

Air Quality

- 6.6 No air quality assessment submitted. Transport assessment data suggest no measurable impact on air quality. Will have neutral impact compared to existing use.

Environmental protection

- 6.7 Noise assessment required because of artificial turf pitch at Chesterton Community College. Mitigation measures should be secured through S106 agreement. Noise assessment condition

also required with respect to car park ventilation and possible electricity substation. Conditions also required regarding construction and demolition noise, and dust suppression. Concerns about location of bedrooms above bin stores.

Waste storage

- 6.8 Tracking diagram required. Adoptable standard roads required. Liability disclaimer with respect to impact of waste collection vehicles. Some carrying and pulling distances too great. Waste storage condition required to resolve these issues.

Conclusion

- 6.9 Conditions required with respect to: contaminated land, noise assessment, noise insulation, construction hours, construction deliveries, construction noise and vibration, contractors' operations, dust suppression, waste storage.

Joint Urban Design Team and Principal Landscape Officer

- 6.10 First advice (10.03.2011): Concerns raised regarding open space, failure to deal with the challenges of this density, usability of central space, disappointing landscaping, insufficient trees, domination of ground level by car parking, boundary definitions, limited amenity spaces, air-source heat pumps. Proposal not supported
- 6.11 Second advice (03.10.2011) – following amended drawings: Revised car and cycle parking and bin stores welcomed. Challenge of high density now met in these respects. Improved use of balconies to provide private amenity space welcomed. Improved landscaping and tree planting welcomed. Improvements to threshold definition supported. Elimination of air-source heat pumps strongly supported. Some remaining disappointment at lack of balconies in Block G, but concerns generally resolved. Conditions required on landscaping.

Sustainability Officer

- 6.12 First advice (01.02.2011): Concerns raised regarding cycle parking, disability access, passive solar design, measures to enhance biodiversity, and climate change adaptation. Particular concern raised about use of air-source heat pumps, both

because of the questionable contribution they would make to sustainability, and because of the visual and noise impacts of the pumps themselves. Proposal not supported

6.13 Second advice (13.05.2011) – following additional information on 27.04.2011: Cycle parking now clarified and acceptable. Disability access now clarified; 15% Lifetime Homes and 37% level access welcomed. Use of natural ventilation welcomed. Measures for biodiversity enhancement welcomed. Approaches to climate change adaptation welcomed. Change of renewable energy strategy to solar hot water on houses and maisonettes, and photovoltaic panels on flats is strongly welcomed.

6.14 Third advice (31.08.2011) – following amended drawings: Satisfied with the location of solar panels.

Strategic Housing Manager

6.15 First advice (24.01.2011): Percentage of affordable housing in accordance with policy, but concerns as follows.

- Breakdown of affordable housing tenure not supplied
- Size mix in affordable housing (80% 1- or 2-bed) not in accordance with Annexe 2 of SPD
- Size mix in affordable housing does not reflect that of whole development
- Affordable housing over-concentrated in flats
- Blocks F and G insufficiently integrated
- Upper maisonettes not suitable for families with small children
- No information regarding floor areas of affordable housing
- Not all affordable housing to Lifetime Homes Standards
- No evidence that 2% of affordable housing is fully wheelchair accessible and 8% provided to meet other specialist needs

Cycling and Walking Officer

6.16 Principle of cycle parking acceptable.

Environment Agency

6.17 Conditions required regarding ground contamination and surface water strategy.

Anglian Water

- 6.18 Capacity is available for the surface water flows from the development. Capacity is available for the foul flows from the development. The flood risk assessment is acceptable. Condition required with respect to surface water strategy.

Sport England

- 6.19 First advice (07.02.2011): Sport England opposes loss of playing fields unless one of five exceptions applies. Exception E4 is the only one which could apply in this case; it requires replacement by an equivalent or better quantity of equivalent or better quality.
- 6.20 Ground-sharing not considered to be an adequate replacement except as a short-term interim solution. Only provision likely to meet requirements of exception E4 is the proposed Cambridge Community Stadium. Uncertainty about this project and any CCFC role in it mean it cannot form a basis for the exception at present. Permission should only be given subject to a restrictive condition preventing development on the application site unless a replacement facility had been secured.
- 6.21 Support for use of S106 contributions toward community sport provision off-site for future occupiers.
- 6.22 Second advice (21.03.2012): Accept that proposed contributions will lead to significant improvement in community sports provision, but believe exception E4 can only be satisfied by the provision of a stadium capable of hosting the level of football currently played at the application site, including enclosure, changing facilities, floodlighting, spectator accommodation and car parking. Contribution of at least £1.1m would be required to deliver a project of that standard.
- 6.23 Maintain objection to the proposal.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.24 First advice (19.01.2011): Objection on basis of entrances to town houses being hidden down side passageways. Also recommend lighting on approach road to meet highways

standards, CCTV on approach road, rear boundary fencing at least 1.8m high, rear footpaths and bin stores to be gated, underground car park to be to Safer By Design standards, car park ramp to be controlled, laminated ground-floor windows, and Safer By Design cycle parking.

- 6.25 Second advice (23.08.2011): Following discussion with the architects, and amended drawings, all concerns have been addressed.

Cambridgeshire County Council (Education)

- 6.26 Contributions required for educational provision at pre-school, primary, secondary and life-long levels.`

Cambridgeshire Fire and Rescue Service

- 6.27 Provision of fire hydrants required via condition or S106 agreement.

Design and Conservation Panel (Meetings of 17th March 2010, 9th June 2010 and 1st September 2010)

Meeting of 17th March 2010

- 6.28 CONCLUSION: This is a problematic proposal in a less than ideal location. With the only access being from the busy Milton Road junction, permeability for pedestrians with links to Greens Road and Chesterton will be crucial to the success of the development. The proposal makes little attempt to connect in with the College or create additional links to Milton Road. Despite the high density no indication was given as to the density of the scheme. More effort needs to be made into integrating the building forms and bulk into the existing context. The central amenity space is unresolved and needs to provide more than simply a green cover to the underground car park – the approach to which is unsafe. The architecture is disturbingly fragmented and aggressive.

- 6.29 VERDICT – RED (unanimous)

Meeting of 9th June 2010

6.30 CONCLUSION: Panel saw a clear improvement in the presentation, but concerns persisted in terms of the height, scale, massing and form. There is no doubt that the site poses challenges with its proximity to the Westbrook Centre and land-locked nature. However, this slightly amended proposal remains unconvincing. The urban analysis appeared to be a post-rationalisation and justification for the proposed built form. The heavily overshadowed – and unresolved – central courtyard and the aggressive architecture of the Blocks A, C and G form a very large question mark at the heart of the site. What alternative layouts have been considered? The provision of open space needs resolution in terms of planning policy. Further efforts should be made to establish some connectivity to the surrounding area – rather than relying in the single existing entrance route.

6.31 VERDICT – RED (unanimous)

Meeting of 01.09.2010

6.32 CONCLUSION: Panel welcomed the progress that the design team had made since the last presentation and the reduction in the number of units that allowed the team to address some of the Panel's principal concerns. The Panel recognises the constraints imposed by the City Council's policy on Protection of Open Space but wishes to see more made of the linkages to the surrounding community. Overall, the Panel considered the scheme to be a 'work in progress' and wondered whether the issues that still need resolution might be best addressed by a further reduction in density.

6.33 VERDICT:AMBER (unanimous)

6.34 The full relevant minute of the panel meeting of 1st September 2010 is attached as Appendix A

Disability Consultative Panel (Meeting of 1st June 2011)

(These comments are on the amended scheme, but before it was formally submitted)

- 6.35 Welcome the addition of apartments built to Lifetime Homes standard, there are many flats not accessible by lift.
- 6.36 Ambulant disabled also have to walk some distance to reach public transport. Panel accept that local residents and the University were against proposals to make the site any more accessible, as this would have security implications. A resting point for use by ambulant disabled entering/leaving the site is recommended every 50 meters.
- 6.37 No visitor parking. Although the Panel understand this is restriction of the City Council's parking guidance, this would have a significantly negative impact on visiting professionals, particularly carers, possibly making late night visits. Visitors would be advised to park on the main road or use public transport. The nearest bus stop is some distance away and any use of the main road would have to include the introduction of parking restrictions.
- 6.38 Public staircases and passageways to front doors. The Panel welcome the inclusion of double hand rails and levels compatible with the needs of the ambulant disabled. These spaces would also need to be appropriately lit, as would the rest of the development. Key pad access. Any touch pads should include tactile information for the visually impaired.
- 6.39 Basement lift. Although this only provides access to the basement parking area, this would still need to be DDA compliant. As a means of fire escape, a secondary power supply is required.
- 6.40 Conclusion: Although there is some debate regarding the merit of Lifetime Homes, the Panel welcome their inclusion here, as they seem well considered and designed to a high standard. The absence of visitor parking remains a concern however, as the alternatives proposed will be unrealistic for many.

Cambridge City Council Access Officer (comments before amendment)

- 6.41 15% lifetime homes required.

6.42 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 Representations have been received from the owners/occupiers of the following addresses:

9 Albert Street
13 Albert Street
199 Chesterton Road
10 Gilbert Road
19 Gilbert Road
21 Gilbert Road
27 Gilbert Road
35 Gilbert Road
32 Greens Road
47 Greens Road
4 Mayfair Court
25 Milton Road
167 St Matthew's
Gardens
1 Victoria Homes
2 Victoria Homes
6 Victoria Homes
15 Victoria Homes
16 Victoria Homes
19 Victoria Homes
20 Victoria Homes
21 Victoria Homes
22 Victoria Homes
24Victoria Homes
28Victoria Homes

and also from

- the asset managers of the Westbrook Centre
- a commercial occupier of premises in the Westbrook Centre
- a resident of Gilbert Road, employed at Miller Sands in Regent Street
- the cycling promotion charity, Sustrans
- The Football Association
- The Trustees of Victoria Homes, and
- the Friends of Mitcham's Corner

7.2 The representations can be summarised as follows:

Principle of development

- too intensive
- burden on local infrastructure
- perpetuate anti-social behaviour
- loss of recreation ground
- loss of open space

Affordable Housing

- insufficient family housing
- affordable housing should not be concentrated in one part of the site
- affordable housing should not be let through Housing Associations

Context of site, design and external spaces

- too high
- dominate the cityscape
- not in scale with the area
- no play area
- insufficient on-site open space
- blocks too close together
- too dense
- too many flats; not enough houses
- unrealistic landscaping
- underground car parking is not a sustainable solution
- car park vents will pollute open space areas
- landscaping overshadowed

- inappropriate materials
- illegal pathway through Victoria Homes likely to be created

Residential amenity

- overshadowing
- overlooking
- boundary fence insufficient
- impact of construction work
- noise

Highway safety

- danger to highway safety

Transport issues

- increased congestion
- access road inadequate
- layout will foster car rather than cycle usage
- insufficient cycle and pedestrian links

Car and cycle parking

- insufficient car parking
- loss of the car parking area

Planning obligations

- more school places needed
- new drainage and sewerage facilities needed

Other issues

- moving of existing mobile phone antenna
- disruption from construction

7.3 A representation has also been received from Chesterton Community College, suggesting three projects, a sensory and wildlife garden (which would be adjacent to, and accessible from, the development), a climbing wall, and a community learning and sustainability hub, which the College feels would qualify as providing for community and open space needs

generated by the development, and would therefore be eligible to be funded by the contributions sought..

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

8.0 ASSESSMENT

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

1. Principle of development: residential development
2. Principle of Development: loss of open space
3. Affordable Housing
4. Context of site, design and external spaces
5. Open space provision on site
6. Public Art
7. Renewable energy and sustainability
8. Disabled access
9. Residential amenity
10. Refuse arrangements
11. Highway safety and transport
12. Car and cycle parking
13. Third party representations
14. Planning Obligation Strategy

Principle of Development: residential development

- 8.2 The Proposals Schedule of the Local Plan states that site 5.05 should be developed in accordance with the provisions of the Mitcham's Corner Development Brief. The Brief identifies the preferred future use of the CCFC site as:

Residential with on-site open space to meet the Council's adopted standards.

It also notes:

In addition to on-site open space, the Council would not wish to grant permission for redevelopment involving the loss of the existing recreational facility unless an

equal/improved facility can satisfactorily be provided elsewhere in the City.

- 8.3 The Cambridge Local Plan (2006) makes provision for an increase of approximately 6500 new dwellings within the existing urban area of the city over the period 1999-2016. Allocated site 5.05 is one of the specific sites identified in the local plan to meet this target. The connected issue of open space and the loss of the existing playing surface is addressed in the next section. In my opinion, the principle of residential development is acceptable and in accordance with policy 5.1 of the Cambridge Local Plan (2006) and with the Proposals schedule of that plan and the Mitcham's Corner Development Brief 2003.

Principle of Development: loss of open space

- 8.4 This proposal has exceptional implications for open space provision, in that it involves the loss of a significant element of existing open space, in the form of the Cambridge City FC playing pitch. I note and accept the applicants' submission that this pitch is at present subject to very limited use other than by the club's own team, and consequently plays only a very limited role in the broader provision for recreation in the city. Nonetheless, it is my view that regardless of its present use, the pitch must be regarded as an asset to the city, which has the potential to be used in a broader sense, as it has at times in the past. In my view, therefore, the loss of the playing pitch can only be reconciled with the provisions of policy 4/2 of the Cambridge Local Plan (2006) and the requirements of the Mitcham's Corner Development Brief, if the facility can be satisfactorily replaced elsewhere.
- 8.5 The planning issue at question here is not the provision of a home ground for Cambridge City Football Club, but the replacement of the open space provision made by the existing playing pitch. The club has negotiated a ground-share for future seasons with Newmarket Town FC, but this is a contractual and commercial matter, which in my view has no weight in the determination of the planning application.
- 8.6 The applicants have investigated the possibility of replacing the ground with a facility at another site in the city or at a site outside, but relatively close to, the city boundary. It has proved

impossible to do this, even when the possibility of sharing a ground with another club, within or outside football was brought into consideration. I have accepted the applicants' assertion that it is very difficult to see how a replacement facility on anything approaching the scale of the present ground could be created within, or even close outside, the city boundary. I have therefore taken the view that the loss of the playing pitch can only be regarded as acceptable if some alternative open space provision of a different sort is made. I note the most recent objections to the proposal made by Sport England, maintaining their earlier contention that the loss of the pitch can only be regarded as acceptable if like-for-like replacement elsewhere occurs. In my view, this is an unrealistic stance on the issue. The local planning authority cannot compel the owners of the site to continue to use it for football at this level, or for sport at all, and there appears to be no opportunity to create a new ground of this sort within the city. There is a risk in my view that the present ground could go out of use completely without any kind of replacement unless a realistic approach to the term 'replacement' is adopted

- 8.7 Following a series of discussions with officers, the applicants submitted a new proposal for open space contributions on 15th February 2012. This proposal seeks to replace the CCFC pitch by providing significant upgrades to two other areas of open space within Chesterton, at Chesterton Recreation Ground, and Logan's Meadow. The upgrading at Chesterton Rec. would involve improvements and an extension to the existing pavilion, and pitch improvements, while at Logan's Meadow, a new pavilion and changing facilities would be provided, together with pitch improvements. The level of contribution necessary to bring about these improvements is detailed below under the heading of planning obligations.
- 8.8 The upgrading at Chesterton Rec. and Logan's Meadow will not create a discrete facility of the same standard as the present CCFC ground. However, in my view, the issue of replacement must be considered in practical terms. The present ground is an asset to the city and the footballing community in theory, but in practice its role in recreational activity for the community is very limited (a fact which is acknowledged in the Mitcham's Corner Development Brief), and, given that it is in private ownership, the Council has no avenue through which to increase its use. The upgrading to Chesterton Recreation Ground and Logan's

Meadow, however, would represent a significant enhancement to the recreational facilities actually available to people in the Chesterton area, and these new facilities would have a major community role from the start. On this basis, it is my view that the February 15th proposal by the applicants would result in a very significant net gain for open space and recreation in Chesterton, and that this proposal should therefore be regarded as a satisfactory replacement for the CCFC ground.

- 8.9 In my view, the proposed contributions to enhancing recreational facilities at Chesterton Recreation Ground and Logan's Meadow would create a satisfactory replacement for the existing playing pitch at CCFC, and the proposal is therefore in accordance with policy 4/2 of the Cambridge Local Plan (2006).

Affordable Housing

- 8.10 It is proposed that 59 of the 147 residential units are affordable. This equates to 40.1% of the total, which is in accordance with the requirements for affordable housing provision as set out in the Local Plan.
- 8.11 The affordable units are distributed throughout the site in clusters. Affordable units are included in all the blocks except for A, B and J, and therefore appears in all the most prominent parts of the site, including all four of the blocks around the central space, and the first blocks which are evident on entering the site. The maximum number of affordable units accessed from a single stairwell is 9, in Blocks D and E. This is below the guideline maximum of 12 set in the Affordable Housing SPD. In my view, the clustering pattern is fully in accordance with the advice in Paragraph 23 of the SPD.
- 8.12 Annex 2 to the Affordable Housing SPD states that as a guide (allowing for variations from site to site as permitted by Local Plan policy 5/10), the unit size mix in new affordable housing should be
- 50% 1 and 2 bedroom dwellings, but with no more than 10% 1-bedroom dwellings
 - 50% 3 bedroom or larger dwellings, but with no less than 20% 3-bedroom dwellings

- 8.13 The proposal for affordable housing comprises 8% one-bedroom, 58% two-bedroom, 32% three-bedroom, and 2% four-bedroom. This mix is well within the maximum limit for one-bedroom units and the minimum limit for three-bedroom units contained in Annex 2. The overall proportion of one- and two-bedroom units proposed, at 66%, is higher than that suggested in the guidance. However, Annex 2 suggests that the 50/50 split between one-and-two bedroom units and larger units should be 'provided in the urban extensions to Cambridge and on other sites as appropriate to their location and site area'. In my view, the slightly larger proportion of small units proposed here is reasonable for a site of this size in this location. The detail of the affordable housing scheme can be secured through a Section 106 Agreement.
- 8.14 In my opinion the affordable housing element of the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008)

Context of site, design and external spaces

Density

- 8.15 The total site area, including the access road, is given as 1.91ha. Since the application proposes 147 residential units, the gross density is approximately 77 dwellings per hectare (dph). The access road must be excluded from the calculation to give a net density figure. No net density figure is given in the application, but I estimate that the area of the access road from the Milton Road junction to the present gates into the football club car park is approximately 3400m². This suggests an area of approximately 1.6ha for the actual CCFC site, and a net density of about 92dph. The Mitcham's Corner Development Brief 2003 provides guidance that residential development on the main sites in the Brief area should be in the range of 75-100dph. The proposal thus has a density towards the upper level of the range recommended. The shortcomings in provision for car parking, cycle parking, bin storage and amenity space which were evident in the initial application submission may have arisen partly because of this density. However, following the amendments to the scheme, the JUDT advice is that these initial concerns have been resolved, and that the proposal

successfully manages the challenges of this density figure. I concur with this view.

Scale and massing

- 8.16 The buildings proposed here are predominantly of four storeys. Although there are smaller, two-storey residential buildings in many of the areas around the site, it is my view that this site is distinct from those areas, and sufficiently far from the houses concerned that the scale proposed here is appropriate. It is of note that the site is set appreciably lower than most of its surroundings, and these falls in level will tend to diminish the visibility and impact of the buildings proposed.
- 8.17 Where the proposed development comes closest to smaller-scale buildings, adjacent to the end of Greens Road, the scale proposed is limited to three storeys, and in my view, this is appropriate. I recognize that the Development Brief refers to 'a more traditional two-storey scale where development backs on to existing properties in Greens Road'. However, there is a fall in level from the Green's Road properties to the application site of between 1.5 and 2m, and the effect of this is that the rear elevation of the town houses (at 7.8m above ground level on the application site) would be no higher than the flat roofs of the two-storey houses in Green's Road. The front part of the roofs of the town houses would be 1m higher, but notwithstanding this, I do not consider that there is any significant discrepancy in scale between the proposed development and the neighbouring houses in Green's Road. A concern about the scale of development is prominent in the representations received, but in my view the scale of what is proposed responds appropriately to the context and conforms to the requirements of the Development Brief.

Layout

- 8.18 The layout of the proposed development is based on a framework of three streets and a series of linked spaces: alongside the eastern street, within the perimeter formed by the four blocks of flats, and adjacent to the tree belt along the north-western boundary. In my view this basic framework is a coherent and legible design. The way in which these streets and spaces would function has been improved by the amendments to the scheme, and in my view, the layout would

provide the satisfactory hierarchy of routes, attractive frontages, safe and usable spaces, and natural surveillance required by policy 3/7 of the Cambridge Local Plan (2006), and would not inhibit future occupiers from using cycles as a key element in travel. The Mitcham's Corner Development Brief identifies the need for a satisfactory separation between the proposed development and the existing Westbrook Centre. The nearest maisonettes have a distance of 22m between their rear elevation and the nearest part of the Westbrook Centre. I am of the view that this is acceptable.

Public Realm and Landscape

8.19 The Joint Urban Design Team and the Principal Landscape Architect (PLO) were initially concerned that the public realm proposals were over-engineered and too dominated by hard materials. The amendments to the scheme have addressed this issue by improving the layout and character of landscaped areas and increasing the planting. Suitable landscape buffers around the ground-floor apartments are also provided. In my view, the updated landscape strategy is successful. It features extensive tree planting along all three of the streets, an informal, mainly grassed, area on the northwest side, a central space which has clear routes through it, but is also suitable for a variety of uses, considerable use of shrubs in the eastern open space to create a strongly green effect and deter inappropriate car parking, and the planting of three Cambridge oaks at the entrance to the site. In my view these last will be successful in creating a sense of arrival. I acknowledge that the height of the buildings will cause some areas to be shaded for a significant proportion of the day and year, but I do not consider this to prevent the implementation of acceptable landscaping. The PLO has not objected to the scheme on this basis. The PLO still has some concerns about the locations of trees, species selection, boundary treatments and other details, but I am of the view that these can be addressed by condition.

Detailed building design and materials

8.20 The Joint Urban Design Team are of the view that the restrained architectural approach taken has the potential, if high quality materials are used, to create well-mannered buildings. I concur with this view. In June 2010, an earlier iteration of this scheme was put before Design Panel. That scheme employed a

heavily articulated and asymmetric treatment of the apartment blocks. Panel discouraged this approach, recommending that the simpler, more classical approach then employed only on the maisonettes should be extended throughout the scheme. The submitted scheme follows this advice, and in my view, the calmer design, in which a strong vertical emphasis and bold articulation are achieved through more regularly aligned bays, is successful in combining visual interest and coherence across the scheme. The application site is largely separate from the surrounding areas, and I am of the opinion that the design has successfully exploited the opportunity this provides (as identified in the Mitcham's Corner Development Brief 2003) to create a distinct character for the development.

- 8.21 The opportunity has been taken to provide private amenity space outside at ground floor level for all the lower-level maisonettes, and additional amenity space for many of the upper floor units has been created by the use of substantial balconies.
- 8.22 A restrained palette of materials is proposed, mainly buff brick with grey-brown brick in the lowest courses, pre-patinated copper for bays, and a limited amount of timber boarding. Given this decision, the choice of brick will be especially important to the overall appearance. I am of the view that, subject to conditions, the selection of materials will be successful in creating a distinctive character, and having a positive impact in this setting.
- 8.23 Design and Conservation panel last reviewed this proposal in October 2010, shortly before the application was submitted. At that time Panel gave a unanimous verdict of AMBER. The specific concerns raised were as follows.
- (a) High density
 - (b) No links to surrounding areas
 - (c) Insufficiently coherent open space strategy for the whole site
 - (d) Solar energy needs to be integral to the design
 - (e) Ventilation of underground parking
 - (f) Alternating of pitched and flat roofs unsatisfactory
 - (g) Refuse and cycle parking space insufficiently dispersed
 - (h) Needs some escape from orthogonal geometry

8.24 Design development prior to the submission, and in the amendments of July 2011, have in my view addressed the concerns at (c), (d), (f) and (g) above. I have indicated above that although the scheme remains at a residential density towards the upper end of the range suggested in the Development Brief for the area, the design has been amended so that it deals successfully with the practical challenges of accommodating thin density. Item (b) above is an issue which cannot be addressed by the applicants. Furthermore, the establishment of such links is a matter which is generally not supported by neighbouring residents and institutions. Appropriate ventilation of the car park is an issue which I consider must be addressed through the Building Regulations. I note Panel's wish for a less rigid geometry in the development, but I consider that the layout of spaces and landscaping will mitigate the impact of this feature on those living in and using the development. Strongly orthogonal geometry does not in itself prevent a development from being of high quality. Other successful development in the city follow such a framework, and I do not consider this a defect of the scheme.

8.25 In my opinion the proposal achieves good interrelations between buildings, routes and public spaces, creates attractive built frontages, and promotes natural surveillance. It would provide an attractive, high-quality, accessible, stimulating, socially inclusive and safe living environment, and would be compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, and 3/12.

Open space provision on site

8.26 Private gardens are provided for the ten proposed town houses and all but one of the ground-floor maisonettes (32 dwellings in total). In addition to this provision communal open space is provided in five locations on site. The applicants have given these spaces colour references to ease identification. They are as follows.

- A landscaped area between Blocks D and E and the tree belt beyond the north-west boundary – Green. (1400m²)
- The central courtyard between the four flat blocks – Yellow (712m²)

- A children's play space between Block E and Block G – Blue (215m²)
- A landscaped space on the west side of the eastern street, along the east face of Blocks E and G – Orange (602m²)
- An area along the southern boundary of the site, to the east of the surface car parking spaces for Block H – Purple (427m²)

8.27 The purple space is a narrow strip of land between the southern boundary and the main street of the development. It has a pedestrian route through the centre, is immediately adjacent to car parking spaces, and is shown as having visitor cycle parking hoops within it. In my view it is not a space which could have any real recreational use for any age group. I acknowledge that if properly landscaped, it could make a valuable contribution to the greening and softening of the development as a whole, but I do not consider that it should be counted as usable on-site open space. If this is discounted, the total provision made is 215m² of space for children and young people, and 2714m² of informal open space.

8.28 Open space requirements are calculated on the basis of the number of people to be accommodated in a development, each unit being assumed to accommodate one person per bedroom, except that single-bedroom units are assumed to accommodate 1.5 people. The total assumed population of the development would therefore be 346 people. The Planning Obligation Strategy 2010 and the City's Open Space Standards state that informal open space is required at the rate of 18000m² per thousand people and space for children and young people at the rate of 3000m² per thousand people. On this basis, the proposed development generates a need for 6228m² of informal open space, and 1038m² of space for children and young people. The on-site provision proposed is therefore 43% of the total requirement for informal open space, and 21% of the total requirement for space for children and young people.

8.29 The open space proposed on site in the application forms a substantial part of the total need for informal open space, and a

significant part of the need for children's space. The Planning Obligation Strategy 2010 states that

The City Council will normally expect all appropriate development to contribute to meeting the additional demand for open space it creates, either on site, or through a commuted payment to provide new open space or improve existing open space provision in the vicinity of the development

8.30 In my view, the level of on-site open space in these two categories proposed in the application is an acceptable contribution, which should be supplemented, as I explain below under the heading of Planning Obligations, by a financial contribution to the enhancement of provision elsewhere. I acknowledge that comments in representations take a different view on this, but in my opinion, it would not be reasonable to expect a larger proportion of open space to be provided on-site in the constrained circumstances which prevail here.

8.31 In my view, subject to appropriate contributions elsewhere being secured through a Section 106 agreement, the provision of informal open space and space for children and young people on site in the scheme is acceptable, and in accordance with policy 3/8 of the Cambridge Local Plan (2006), the Planning Obligation Strategy 2010 and the City Council's Open Space Standards.

Public Art

8.32 A public art consultant was engaged at a very early point in the design process and a public art strategy for the site, entitled Kickstart, was developed and presented to Public Art Panel in May 2010. The strategy was supported by the Public Art Co-ordinator, and approved by Panel.

8.33 In my opinion the Kickstart strategy provides a sound basis for public art in connection with this proposal, and is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8 and Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Renewable energy and sustainability

- 8.34 The initial proposal showed air-source heat pumps. The Senior Sustainability Officer did not support this proposal, for a number of reasons. Her concern about the noise implications of this solution was endorsed by the Environmental Health team. Following further discussions, the scheme has been amended to use photovoltaic panels on roofs. The Sustainability Officer is satisfied that this is a satisfactory solution which will generate the required proportion of energy. I accept this advice.
- 8.35 Following the submission of additional information on 27th April 2012, the Sustainability Officer has expressed satisfaction with the proposals with respect to cycle parking, disabled access, passive solar design, biodiversity, and climate change adaptation. She does not object to the principle of an underground car park. I accept her advice that the application should be supported with respect to sustainability. In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.36 The application proposes 22 units to Lifetime Homes standard: 16 maisonettes in Blocks B, C, H and J, and six flats in Blocks D and E. This represents 15% of the total number of units in the scheme, and is in accordance with policy 5/9 of the Cambridge Local Plan (2006).
- 8.37 The scheme facilitates accessibility in the following ways:
- level and even thresholds to all houses and lobbies
 - level access to 37% of units
 - stairs designed for ambulant disabled and visually impaired
 - disabled car parking spaces located close to block entrances and car park lifts
 - no gradients of over 20%
- 8.38 In my opinion the proposal shows appropriate consideration for the needs of those with disabilities, and complies with or exceeds the requirements of Cambridge Local Plan (2006) policies 3/7, 3/12 and 5/9.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.39 Most of the site is separated from other residential properties by some distance. Issues of neighbour amenity might be considered to arise in three areas: with respect to houses at the north end of Greens Road, with respect to Victoria Homes, and with respect to the rear of houses on the southwest side of Gilbert Road. I do not think that in any of these cases, noise generation from the development would be an issue; I consider it likely that, there will be a reduction in noise when compared to the existing use, albeit that at present the noise generation is on relatively few occasions.

Greens Road

- 8.40 The rear elevations of the proposed town houses would be at a distance of between 12m and 28m from the rear elevations of the houses at 32-46 Greens Road. The houses would not be significantly higher than the existing stand which occupies the southern part of this pace at present, but the row would extend more to the north-west than the stand does. There is some planting in the gardens of 38-46 Greens Road, and a tree within the application site at this point which it is proposed to remove.
- 8.41 I do not consider that the proposed town houses would cause significant overshadowing of the Green's Road houses; they lie to the north-west, and are not of sufficient height. Equally, because of their height, I do not consider they would create any unacceptable sense of enclosure.
- 8.42 The proposed houses would not be aligned with the rear elevations in Green's Road, so there would not be direct window-to window overlooking. However, the distances between these houses would be limited, and even given the angle of view, it is my view that the first and second floor bedroom windows in the six town houses in the centre of the row could pose a significant threat to the privacy of the occupiers of 32-46 Greens Road. It is my view, however, that this is an issue which could be resolved by altering the configuration of these two windows in each house. Projecting visibility screens or canted windows are possible solutions. In

my view, although this is a significant issue, it is one which could be addressed by an appropriate condition, which I recommend.

Victoria Homes

8.43 Considerable concern has been expressed by residents of Victoria Homes about the impact of the proposal on their amenity, but I do not consider that there would be any significant impact in the direction. Rear windows in Blocks J and K and the town houses do not face directly towards Victoria Homes. The bungalows on the west side of Victoria Homes are at a distance of 60m from the nearest new unit, and those on the eastside, while closer, would be at a very oblique angle. I do not consider that this relationship would lead to any overlooking nor any sense of enclosure. The security of the common boundary between the application site and Victoria Homes would be only marginally less robust than at present, and this would be more than compensated for by the much higher level of activity and natural surveillance in the rear gardens of the maisonettes compared to the empty football ground. I do not think it at all likely that Victoria homes would be used as an illegal pedestrian route to reach the proposed development.

Gilbert Road

8.44 The maisonettes in Blocks B and C are close to the common boundary with the rear gardens of N^{OS}. 11-27 Gilbert Road. The separation between these houses and the nearest proposed units is in all cases at least 50m. Residents of these houses have suggested that the proposal unreasonably exploits their gardens as a buffer between their houses and the proposed maisonettes. I note and understand this viewpoint, but I must assess the application in terms of its actual impact on amenity. These Gilbert Road gardens are long and in most cases also contain significant planting. Any overlooking opportunities would be confined to the rearmost parts of these gardens, and any impact of sunlight from the south-west would be confined to times when the sun is very low in the sky. In neither case would this impact be significant enough to warrant refusal of the application.

8.45 In my opinion, subject to condition, the proposal adequately respects the residential amenity of its neighbours and the

constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.46 I am satisfied that all the units proposed would enjoy reasonable levels of privacy and light. Private amenity space is provided for all the houses, almost all the maisonettes, and top floor flats.

8.47 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

8.48 All town houses and maisonettes are provided with an individual store for three bins. In Blocks D, E, F and G, communal stores accommodating larger bins are provided. The overall strategy, and the space provided for town houses and maisonettes are acceptable. Concerns remain over the following matters:

- confirmation that refuse trucks can negotiate the street network
- need for streets to be constructed and maintained to adoptable standard without Council liability
- excessive pulling distances for residents when putting out bins in six units across Blocks B, F H and J
- excessive pulling distances for collection staff at one store in Block E
- excessive carrying distances for residents in the western half of Block E

8.49 I am of the view that all these matters can be resolved by conditions. Subject to such conditions, I am confident that, with respect to waste and recycling, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.50 The highway authority raise a number of issues about the layout of the roads within the development and the configuration of the

access road, suggesting that any proposal to adopt either would involve significant issues. The authority does not, however, object to the proposal. The Lead Development Control Engineer, in his advice, specifically addresses the question of the junction between the Westbrook Centre access road and Milton Road, which is raised in a number of representations. He notes the proximity of the bus stop raised as a concern by some respondents, and acknowledges that it is not ideal. However, he also notes that there is no significant associated accident history, and states that it would not be possible to demonstrate significant adverse effect on the safety of highway users in comparing the proposed development with the existing use. The highway authority suggests that the access road would only require rebuilding if it were to be adopted, and does not raise any issues, other than planning obligation commitments, with regard to the transport impact of the proposal.

8.51 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.52 The proposal includes on-site car parking provision on the following basis.

Block	Units	Surface spaces	Basement spaces	Total spaces
A	8		8	8
B	12	8	4	12
C	5	5		5
D	24		24	24
E	24		24	24
F	22		22	22
G	20		20	20
H	12	12		12
J	6	6		6
K	4	4		4
Town houses	10	20		20
visitors	-	3	0	3
Total	147	58	102	160

- 8.53 The application provides one space for each flat, two spaces for each town house, and three additional spaces for visitors. This provision does not exceed the maximum levels set out in the Councils Car Parking Standards, and is therefore in accordance with local plan policy.
- 8.54 A number of representations suggest that the car parking provision made is insufficient. In my view this concern is not well-founded. National statistics show that a significant proportion of households in one- and two-bedroom flats in urban areas typically do not own a car. In my view it is unlikely that any significant demand for car parking space outside the site would be generated by the development.
- 8.55 Representations also raise concerns that since the present car park on the site is used during the day as car parking space by people coming into the city to work, the cars accommodated will be displaced to on-street spaces nearby, increasing the pressure for space which already exists in the area. I accept that there is the possibility that this may happen. However, it is City Council policy to promote lower levels of private car parking in order to promote modal shift, particularly with respect to non-residential uses and where good public transport accessibility exists. In my view, given the pressure on on-street car parking in the vicinity, the elimination of the football ground car park is likely to promote the use of other means of transport, which is in accordance with the sustainability aims of the local plan. Increased designation of residents-only parking in the future might help to secure these objectives whilst retaining space for local occupiers.
- 8.56 Cycle storage space is provided for the town houses within the envelope of the building at ground floor level. Cycle storage for the maisonettes is provided either in enclosures in the rear gardens or in secure communal stores within or adjacent to the relevant block. Cycle storage for the flats is provided in the basement car park within secure enclosures. Access to the basement is by steps with a wheeling ramp on each side so that cycle users can pass in both directions. A total of 358 cycle parking spaces for residents are proposed. This exceeds the minimum requirements of the City Council's Standards, because the town houses are provided with four spaces each, rather than three. A total of 50 visitor spaces are also proposed, in seven different locations around the site.

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

Third Party Representations

8.58 I have addressed the majority of the issues raised in the paragraphs indicated in the following table:

too intensive	8.15
burden on local infrastructure	8.61-8.84
loss of recreation ground	8.4-8.9
loss of open space	8.4-8.9
insufficient family housing	8.11-8.13
affordable housing should not be concentrated in one part of the site	8.11
too high	8.16-8.17
dominate the cityscape	8.16-8.17
not in scale with the area	8.16-8.17
no play area	8.26-8.31
insufficient on-site open space	8.26-8.31
blocks too close together	8.18
too dense	8.16-8.17
too many flats; not enough houses	8.11-8.13
unrealistic landscaping	8.19
underground car parking is not a sustainable solution	8.35
car park vents will pollute open space areas	8.24
landscaping overshadowed	8.19
inappropriate materials	8.22
illegal pathway through Victoria Homes likely to be created	8.43
overshadowing	8.41 and 8.44
overlooking	8.41, 8.43 and 8.44
boundary fence insufficient	conditions
impact of construction work	conditions
noise	8.39
danger to highway safety	8.50
increased congestion	8.50
access road inadequate	8.50
layout will foster car rather than cycle usage	8.18

insufficient cycle and pedestrian links	8.24
insufficient car parking	8.53-8.54
loss of the car parking area	8.55
more school places needed	8.73-8.75
new drainage and sewerage facilities needed	6.17, 6.18 and condition
disruption from construction	conditions

8.59 The only issues not addressed relate to the issue of anti-social behaviour, letting of affordable homes, and the removal of a mobile phone antenna.

8.60 I do not consider that the development would lead to an increase in antisocial behaviour. To restrict affordable housing on the site to key worker purchase only would be at odds with the Council's Affordable Housing policies. The reduction in mobile phone reception which might result from the moving of the current antenna is not a material planning consideration.

Planning Obligation Strategy

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

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

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

Open Space

8.62 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. This requirement covers outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers.

8.63 The application proposes the erection of ten four-bedroom houses, 45 three-bedroom maisonettes, 86 two-bedroom flats and six one-bedroom flats. No residential units would be removed, so the net total of additional residential units is 147. 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 children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357	6	2142
2-bed	2	238	476	86	41412
3-bed	3	238	714	45	30702
4-bed	4	238	952	10	10472
Total					84728

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	6	2421
2-bed	2	269	538	86	46806
3-bed	3	269	807	45	34701
4-bed	4	269	1076	10	11836
Total					95764

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	6	2178
2-bed	2	242	484	86	42108
3-bed	3	242	726	45	31218
4-bed	4	242	968	10	10648
Total					86152

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0	6	0
2-bed	2	316	632	86	54984
3-bed	3	316	948	45	40764
4-bed	4	316	1264	10	13904
Total					109652

- 8.64 The application proposes areas of open-space provision on-site. As I have indicated above, I do not consider that the 'purple area' to the west of the entrance to the site should qualify as open space. The 'yellow', 'orange' and 'green' areas identified above provide a total of 2714m² of informal open space, and the 'blue' area provides 215m² of children's play space.
- 8.65 The total informal open space required by the development (at a rate of 1.8ha per thousand inhabitants, is 6228m². The on-site provision proposed would be 43.5% of that total. Consequently, only 56.5% of the above contribution to informal space provision elsewhere is required. The total space for children and young people required by the development, at a rate of 0.3ha per thousand inhabitants, is 1038m². The on-site provision proposed would be 20.7% of that total. Consequently, only 79.3% of the above contribution to space for children and young people elsewhere is required.

8.66 I am of the view that the contributions proposed towards upgrading facilities at Logan's Meadow and Chesterton Rec. would provide for outdoor sports facilities which would be used by the inhabitants of the development. I do not consider that seeking an additional contribution for such provision would be justified.

8.67 The Open space contributions sought therefore, are as follows:

- Informal open space: £48676 (56.5% x £86152)
- Indoor sports facilities: £95764
- Outdoor sports facilities: £0
- Facilities for children and young people £87173(79.5%x £109652)

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

Community Development

8.69 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects, with contributions calculated by formula. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution produced by the formula in this case would be as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	6	7536
2-bed	1256	86	108,016
3-bed	1882	45	84,690
4-bed	1882	10	18,820
Total			219,062

8.70 The applicants have suggested that since the enhancement of facilities at Chesterton Rec. and Logan's Meadow which they propose to fund will include space which can be used for a

variety of community activities, as well as for sport, that this contribution provides the additional community facilities which the Planning Obligation Strategy requires. I concur with this view. Subject to the completion of a S106 planning obligation to provide the improvements at Chesterton Recreation Ground and Logan's Meadow, I am satisfied that those improvements will secure the requirements of the Planning Obligation Strategy (2010) with respect to community facilities. I am satisfied that an additional contribution of £219,062 is not required, and that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Waste

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

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	10	750
Flat	150	137	20,550
Total			21,300

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

Education

- 8.73 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an appendix to the Planning

Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

- 8.74 In this case, 147 additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand over all four stages of education. Contributions are not required for pre-school education, primary education and secondary education for one-bedroom units. Contributions are therefore required on the following basis.

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0	6	0
2+-beds	2		810	141	114,210
Total					114,210

Primary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0	6	0
2+-beds	2		1350	141	190,350
Total					190,350

Secondary education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0	0	0
2+-beds	2		1520	141	214,320
Total					214,320

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	6	960
2+- beds	2		160	141	22,560
Total					22,560

8.75 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Affordable Housing

8.76 The development is required to make provision for affordable housing and I have assessed the proposals for affordable housing in paragraphs 8.10 to 8.14 above. The detail of the Affordable Housing Scheme can be secured through a Section 106 Agreement.

8.77 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008).

Transport

8.78 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Northern Corridor Area Transport Plan where the contribution sought per trip is £399.

8.79 The Highway Authority has made an assessment of the proposal, and on that basis requires a contribution of £163,989 to the Plan, A contribution of £2000 towards improving the Mitcham's Corner traffic signals.

8.80 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1, P9/8 and P9/9 and Cambridge Local Plan (2006) policies 8/3 and 10/1.

Public Art

8.81 The development is required to make provision for public art. A strategy for this provision, entitled *Kickstart*, has been submitted to the local planning authority and approved by Public Art Panel. As I have indicated above, I accept the advice of Panel and the Public Art Co-ordinator that this strategy provides the basis for appropriate public art provision to be made in respect of this proposal. The development and implementation of a specific scheme of public art needs to be secured by the S106 planning obligation.

8.82 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8 and Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Conclusion

8.83 I have considered carefully the planning obligation proposals put forward by the applicants in the light of the legal requirement that any planning obligation be necessary, directly related to the development and related fairly and reasonably in scale and kind to the development.

8.84 The proposals put forward do not provide a separate financial contribution for community facilities or outdoor sports facilities in line with the total produced by the standard formula used by the Council for these categories. I have explained above why I consider that the proposals for enhancements to Chesterton Rec. and Logan's Meadow should be regarded as fulfilling these obligations as well as meeting the need for open space to replace the CCFC playing pitch. I am satisfied that this properly reflects the need generated by the development. I am of the

view that without this 'overlapping' of contributions, the Planning Obligation might fail the test of fairness and reasonableness set by the Community Infrastructure Levy (CIL) Regulations 2010. As it stands, I am satisfied that the obligation passes this test and the other two tests set by the CIL regulations

9.0 CONCLUSION

- 9.1 When this application was submitted, there were a significant number of design issues which made it impossible for me to support it. In addition, no provision was made in the application for the replacement of the present playing pitch.
- 9.2 In my view, the revised strategy for renewable energy, brought forward in April 2011, and the amendments to layout, building design, landscaping, and affordable housing made in July 2011 have resolved the design issues to the extent that the application can now, subject to conditions, be supported in this respect.
- 9.3 Furthermore, it is my view that the proposal for planning obligation contributions brought forward in February 2012 are a satisfactory response to the issue of the loss of the present playing pitch. In my view this resolves the conflict with policy 4/2 which would otherwise exist.
- 9.4 As a result of these changes to the original proposal, I recommend approval.

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. Before starting any external brick or stone work, or any external render or timber, 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 parapet detailing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework/render/timber and jointing and parapet detailing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

4. No development shall take place until a traffic management plan for the demolition phase has been submitted to and approved in writing by the local planning authority. Demolition shall proceed only according to the approved plan.

Reason: To avoid an unacceptable transport impact. (Cambridge Local Plan (2006) policy 8/2)

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

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

6. 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)

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

Reason: To protect the amenity of neighbours. (Cambridge Local Plan (2006) policies 4/13 and 6/10)

8. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228 'Noise and Vibration Control On Construction and Open Sites', especially Part 1: 1997 'Code Of Practice (COP) for basic information and procedures for noise and vibration control', Part 2: 'Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance' and Part 4: 'COP for noise and vibration control applicable to piling operations', (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.

Reason: To protect the residential amenity of neighbours, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

9. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228 : Part 4: 'COP for noise and vibration control applicable to piling operations', Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended. Consent for piling will only be granted where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: To avoid pollution. (Cambridge Local Plan (2006) policy 4/13)

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

Reason: To protect the amenity of neighbours and highway users, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4, 4/13 and 8/2)

11. Confirmation or not that an on site concrete crusher will be used during the demolition stage will be required. If not, confirmation of an appropriate alternative procedure that will be used will be required.

Reason: To protect the residential amenity of neighbours, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

12. No development shall take place until details of site lighting during the construction period have been submitted to and approved in writing by the local planning authority. Lighting shall be installed only according to the agreed details.

Reason: To protect the residential amenity of neighbours, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

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

(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.

(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 what waste materials have been removed from site.

Reason: To avoid adverse effects of pollution. (Cambridge Local Plan (2006) policy 4/13)

14. No development shall commence until a surface water drainage scheme for the site, which shall include maintenance and adoption agreements, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To avoid pollution. (Cambridge Local Plan (2006) policy 4/13)

15. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. 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 commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure satisfactory waste storage. (Cambridge Local Plan (2006) policy 3/12)

16. 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; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); full engineering construction details of spaces above car parking; and proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); where relevant. 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. The submission shall provide full details of the arrangements to allow for extensive root growth of trees within the public highway.

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)

17. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

18. 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)

19. A landscape management plan, including long term (20 year) design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic spaces, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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)

20. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

21. The residential accommodation hereby approved shall not be occupied until a gate or other means of securing the entrance to the basement car park, has been erected/introduced to the site in accordance with details which have previously been submitted to and approved in writing by the local planning authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the gate shall not thereafter be altered without the express permission of the local planning authority.

Reason: To ensure that the appearance of the gate is appropriate, and no hazard to highway safety is created. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 8/2)

22. Prior to the commencement of the development works a noise report prepared in accordance with the provisions of PPG 24 'Planning and Noise', and the World Health Organisation (WHO) 'Guidelines for Community Noise: 2000', that considers the impact of noise of the ATP at Chesterton Community college upon the proposed development shall be submitted in writing for consideration by the local planning authority

Following the submission of a PPG 24 noise report and prior to the commencement of the development works details of measures for protecting the proposed dwellings from noise from the ATP shall be submitted to and approved in writing by the Local Planning Authority. The required works shall be completed before the occupation of any of the approved dwellings.

Reason: To protect the amenity of future residents Cambridge Local Plan 2006 policies 3/4 and 4/13

23. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant 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 and the scheme as approved shall be fully implemented before the use permitted is commenced.

Reason: to protect the amenity of nearby properties (Cambridge Local Plan 2006 policies 3/4 and 4/13)

24. No development shall take place until a revised design for rear first and second floor windows to the proposed town houses, which eliminates the possibility of unacceptable overlooking of houses in Greens Road, has been submitted to, and approved in writing by, the local planning authority. Development shall take place only in accordance with the approved details.

Reason: To protect the residential amenity of neighbours (Cambridge Local Plan 2006 policies 3/4 and 3/12)

25. The streets within the development shall be constructed and permanently maintained to adoptable standard.

Reason: To ensure acceptable access for waste collection vehicles (Cambridge Local Plan 2006 policy 3/12)

26. No development shall take place until an agreement on liability for damage to the carriageways within the development has been reached between the applicants and the City Council.

Reason: to ensure satisfactory arrangements for the collection of waste and recycling (Cambridge Local Plan 2006 policy 3/12)

27. No occupation shall take place in any block until the renewable energy equipment, as specified in the application for that block, has been installed and tested, and a scheme for future maintenance has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure appropriate means for the generation of renewable energy are in place (Cambridge Local Plan 2006 policy 8/16)

INFORMATIVE: To satisfy the noise insulation condition, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) (i.e. the rating level of the plant needs to match the existing background level). 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), 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.

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 when assessing potentially contaminated sites. An electronic copy can be found on the City council's website.

<http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>

Hard copies of the guide can also be provided upon request.

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).

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

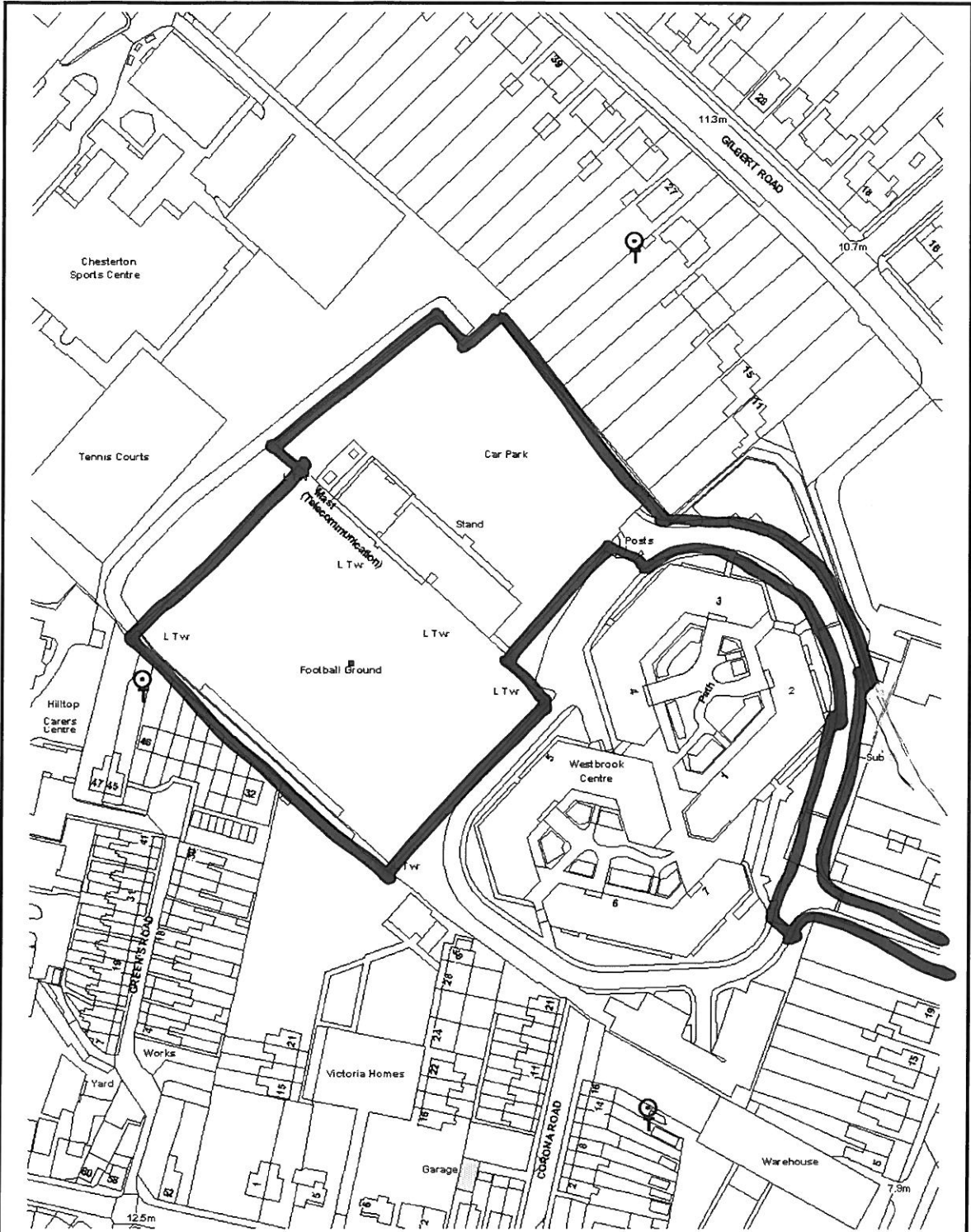
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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

These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



**11/0008/FUL
Cambridge City Football Ground Milton Road Cambridge**

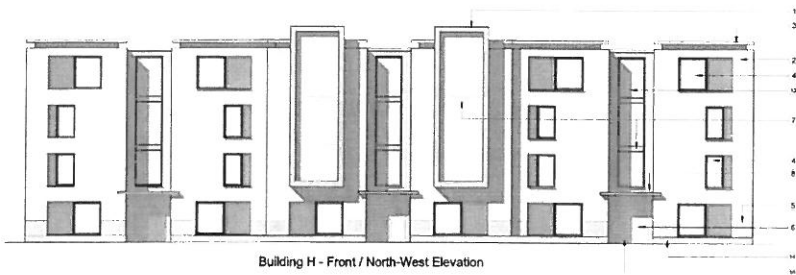


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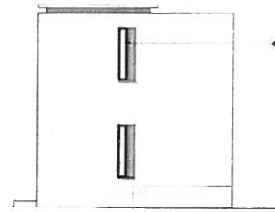
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REVISION	
CCFG LLP	
Proposed Redevelopment	
Milton Road Cambridge	
Block Plan as Proposed	
23326 / P / 101	B
Sep 2010 1:250 @ A1	

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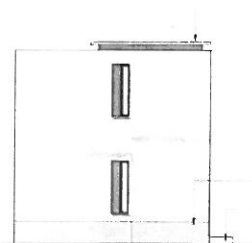
Building H - Front / North-West Elevation



Building H - Side / South-West Elevation



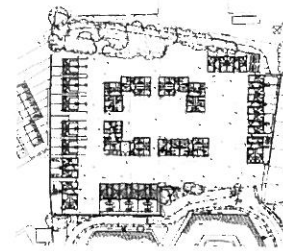
Building H - Rear / South-East Elevation



Building H - Side / North-East Elevation

Materials Key:

1. Pre-patinated copper cladding to feature bays
2. Hand-made cambridge gault / buff brickwork
3. Flat roof with feature eaves and powder coated gutter
4. Thin framed grey powder coated aluminium windows with integral hardwood timber panels / louvres
5. Handmade / stock brickwork (grey browns)
6. Grey powder coated glazed doors with stainless steel ironmongery
7. Powder coated profiled infill panel
8. Feature canopy
9. Stainless steel balustrading
10. Hardwood timber panel with stainless steel letter boxes
11. Powder coated louvered ventilation doors with access control
12. Grey powder coated aluminium framed glazing
13. Glazed doors with integral hardwood panel
14. Low level gault brick retaining wall to raised defensive planting beds
15. Stainless steel grates to basement parking ventilation outlet
16. Horizontal open boarded timber clad balconies



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REVISION	
1	CCFG LLP
2	Proposed Redevelopment
3	Milton Road Cambridge
4	Building H as Proposed Elevations
5	23326 / P / 237
6	A

Sep 2010 : 1:100 @ A1

CAMAL

ARCHITECTS DESIGNERS

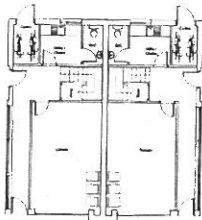
35 CAMBRIDGE PLACE CAMBRIDGE CB2 3RQ

Phone 01223 770400

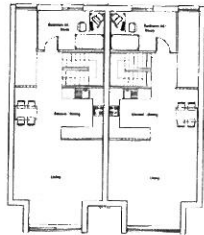
Fax 01223 781669

Email mail@camalarch.com

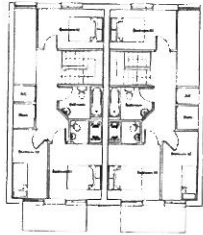
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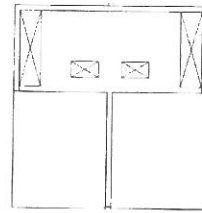
Ground Floor +0000



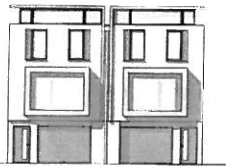
First Floor +2700



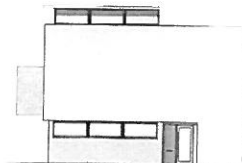
Second Floor +5400



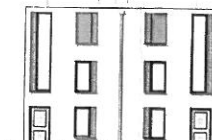
Roof Plan



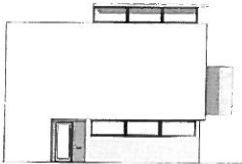
Front / North-East Elevation



Side / North-West Elevation



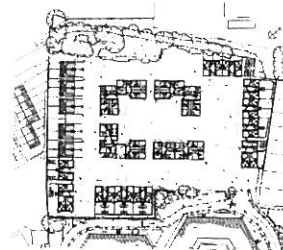
Rear / South-West Elevation



Side / South-East Elevation

Materials Key

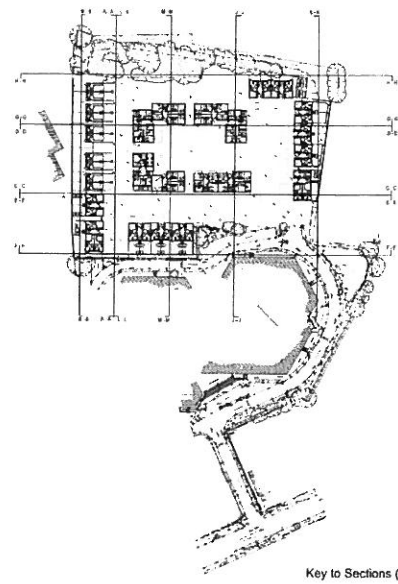
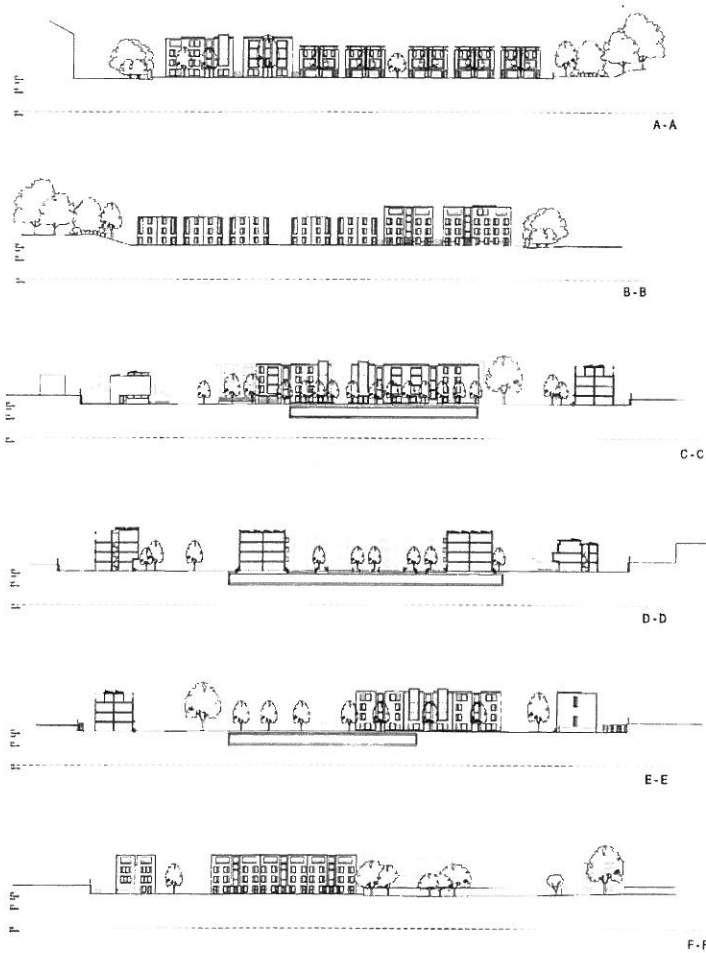
1. Pre-painted copper cladding to feature steps
2. Horizontal carriage panel / half brickwork
3. Flat roof with powder coated aluminium window & doors
4. Thin framed grey powder coated aluminium window with integral horizontal timber panes - louvers
5. Red multi locking bit locks
6. Grey powder coated glass doors with stainless steel frame/hardware
7. Clear/obsidian under cover louvre insect screen
8. Polished timber roof parapet doors
9. Horizontal louvre panels permitting ventilation to upper balconies to avoid overheat
10. Horizontal timber panel with stainless steel side bar
11. Thin framed grey powder coated aluminium windows



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Project Name	Proposed Redevelopment
Client	CCFG LLP
Location	Milton Road Cambridge
Project Type	Town Houses as Proposed Plans & Elevations
Scale	23326 / P / 250
Date	Sep 2010
Sheet	1 of 10 (A1)
Revision	B

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Project Name	Proposed Redevelopment
Client	Cambridge City F.C.
Address	Milton Road, Cambridge
Sheet	Site Sections as Proposed Sheet 1 of 2
Project No.	23326 / P / 300
Date	Sep 2010
Scale	1:500 @ A1

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