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<b>Application Number</b>	12/1078/OUT	<b>Agenda Item</b>	
<b>Date Received</b>	21st August 2012	<b>Officer</b>	Miss Sophie Pain
<b>Target Date</b>	16th October 2012		
<b>Ward</b>	Trumpington		
<b>Site</b>	Adjacent To The Oak Building & Former Regional Seat Of Government And Adjacent To Corner Of Kingfisher Way & Gilpin Road Accordia Cambridge Cambridgeshire Ajaent To CB2 8DA		
<b>Proposal</b>	Construction of a wooden footbridge across Hobson's Brook with sections of path at each end, connecting Accordia with the public footpath network west of the brook.		
<b>Applicant</b>	Dr Nigel Harris 53, Aberdeen Avenue Cambridge Cambridgeshire CB2 8DL UK		

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SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposed footbridge would not cause harm to the setting of the Green Belt and is in accordance with guidance as set out in the National Planning Policy Framework (2012) and policy 4/1 of the Cambridge Local Plan;</li> <li><input type="checkbox"/> A limited amount of cycle usage will be inevitable along the existing footpath, but I consider that this does not outweigh the benefit that the link will provide for pedestrians in accordance with policy 8/4 of the Cambridge Local Plan 2006; and</li> <li><input type="checkbox"/> I find that on balance the benefits of</li> </ul>
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	the bridge outweigh the concerns raised by residents and that in my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located in the south west corner of the Accordia development, which is a residential development of some 350 properties. The site lies to the north of the Grade II listed building, which was the former Government Bunker, also known as the Regional Seat of Government. To the east and north of the site is public open space that is bordered by residential blocks of flats known as The Oak and Steel Buildings.
- 1.2 To the west is Hobson's Brook, which is a historic watercourse and on the west bank of the Brook is a public footpath with Empty Common allotments and Clare Wood bordering it.
- 1.3 The area is residential in appearance with tranquil settings created by the Brook, which is set in land designated as Green Belt. There are no tree preservation orders, but mature trees and hedgerow do provide a boundary between the Accordia site and the Brook.

## 2.0 THE PROPOSAL

- 2.1 The applicants seek outline planning permission for a 5 m long by 1.2 m wide pedestrian bridge across Hobson's Brook between Accordia and Empty Common. The proposed location of this bridge is in the south west corner of the site, to the north of The Bunker, which is presently vacant.
- 2.2 The application has been submitted with all matters reserved for subsequent reserved matters application excluding the siting with only indications of design, landscaping and external appearance submitted.

2.3 It is proposed that the path link to the bridge on the Accordia side will be constructed in permeable rolled hoggin with edging to match the existing paths in Accordia. All construction would be above the root protection areas of the trees. The east end of the bridge will be level with the existing path and on the west side there will be a modest fall to the level of the existing footpath.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Tree Survey

### 3.0 SITE HISTORY

3.1 No specific site history in connection with this proposal.

### 4.0 PUBLICITY

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

### 5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 SS7 T2 T9 ENV1 ENV2 ENV3 ENV6 ENV7 WAT 2 WAT 4
Cambridge Local Plan	3/1 3/4 3/7 3/9

2006	4/1 4/4 4/6 4/10 8/2 8/4 8/5
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### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary Planning Documents	Sustainable Design and Construction
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Arboricultural Strategy Cambridge City Wildlife Sites Register Protection and Funding of Routes for the Future Expansion of the City Cycle Network

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

- 6.1 The width of the proposed footbridge would make its use suitable only for pedestrians and wheelchair users.

Whilst there may be an aspiration to use the path by cyclists, its benefits to the wider cycling public would seem relatively small, and so whilst a small increase in cycle movements would be

likely, the geometry of the link would deter through cycling for any but leisurely cyclists.

It should be considered, however that aspirations for improvement of the link, once established, may be engendered.

In terms of pedestrian connectivity, however, the route would seem to have significant advantages for residents of the site.

### **Nature Conservation Projects Officer**

- 6.2 The proposed location for the pedestrian bridge confers minimal ecological impact with the loss of only a short section of overgrown bramble and species poor grassland. However, consideration of the impacts of construction on adjacent vegetation and trees is required. Any requests for lighting should be resisted as the Hobsons Conduit provides a route for foraging bat species. To this end a suitable condition preventing future lighting of the bridge might be appropriate.

### **Environment Agency**

- 6.3 No objection.

### **Hobson's Conduit Trust**

- 6.4 The Trust have rights of access to the banks of Hobson's Brook and the design of the bridge should not ensure that access is not obstructed. Neither should the structural integrity of the brook, its banks and bed, be compromised in any way.

The design of the bridge has potential for cycle access and are concerned that the bridge will increase cycle usage along the banks of the Brook, which is opposed too.

Opposition to any loss of the sense of semi-rural tranquillity on the western edge of the Brook and that a new pedestrian access could endanger that sense, particularly if cycle traffic increases.

The Trust are not opposed to the principle of a bridge, but have major reservations on the likely impacts that the introduction of a bridge shall bring.

### **Sustainable Drainage Officer**

- 6.5 No overall objection, although further details will be required at the detailed design stages.

### **Arboricultural Officer**

#### First Response 18<sup>th</sup> September 2012

- 6.6 While there is no objection in principal to the installation of the footbridge, further information is required in order to assess the impact on nearby trees.

There are significant trees within the footprint of the site that could be affected by the installation therefore we require a plan showing the location of the bridge in relation to existing trees and a Tree Survey Schedule in accordance with BS5837:2012. The plan should indicate the location and extent of trees' root protection areas (RPA).

Should outline consent be given, an arboricultural method statement, also in accordance with BS 5837:2012, will need to be submitted with detailed plans where there is any breach of the RPA for either construction or access.

#### Second response 23<sup>rd</sup> October 2012

Following receipt of the tree survey I am satisfied that, provided appropriate tree protection methods are adopted and adhered to, the Accordia bridge can be constructed without material damage to adjacent trees.

There is therefore no arboricultural objection subject to the imposition of an appropriate condition.

### **Architectural Liaison Officer (Cambridgeshire Constabulary)**

- 6.7 To my mind, I would certainly think about what opening the footpath up would mean in terms of permeability. Firstly, I am

not aware of any problems associated with the Hobson's Brook footpath or Accordia itself. I would also view closely what is beyond the Accordia site e.g. Newton Road/Bentley Road etc and how residents would feel about this link being opened up. From a policing perspective, crime and disorder is low across both areas. Whilst I don't feel able to support the application, there are no grounds from a crime reduction or community safety perspective to object to the proposal. I would again state that from my view Option 3 provides the best option in terms of surveillance.

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

## **7.0 REPRESENTATIONS**

- 7.1 Councillor Blackhurst has requested that if Officers are minded to approve the application that South Area Committee be given an opportunity to consider whether the bridge can be constructed in the preferred location, without undue disruption to the amenity value, vegetation and wildlife value of the Hobson's Brook boundary, and in particular whether the proposal is consistent with the objectives in policy 3/9 of the Local Plan to "c. maintain and enhance the biodiversity of the watercourses and other bodies of water and their margins;".

Given the concerns expressed by other residents, it would also be useful if the Committee could take a view on the proposal's compliance with the Local Plan's requirement (3/7 h) that designs "avoid the threat or perceived threat of crime, avoid insecurity and neglect and contribute to improving community safety".

- 7.2 The owners/occupiers of the following addresses have made representations objecting to the application:

**B**  
11 Bentley Road  
19 Bentley Road  
29 Bentley Road  
41 Bentley Road  
43 Bentley Road

**C**

5 Clarendon Road  
17 Clarendon Road  
10 Copse Way  
13 Copse Way

**D**

2 Diamond Close  
4 Diamond Close  
5 Diamond Close  
7 Diamond Close

**G**

22 Gilpin Road

**H**

3 Henslow Mews  
13 Herbert Street  
29 Hertford Street

**K**

The Copper Building, Kingfisher Way  
2 The Glass Building, Kingfisher Way  
3 The Glass Building, Kingfisher Way  
5 The Glass Building, Kingfisher Way  
7 The Glass Building, Kingfisher Way  
8 The Glass Building, Kingfisher Way  
9 The Glass Building, Kingfisher Way  
The Oak Building, Kingfisher Way (9)  
11 The Oak Building, Kingfisher Way (2)

**M**

7 Morland Terrace

**N**

Applecourt, Newton Road  
16 Applecourt, Newton Road  
20 Newton Road  
25 Newton Road  
26 Newton Road  
28 Newton Road  
36 Newton Road  
39 Newton Road  
40 Newton Road (2)



46 Newton Road

**R**

1 Rayleigh Close

2 addresses withheld.

7.3 The representations can be summarised as follows:

- Children may be tempted to venture further afield out of the safety of the Accordia site;
- Security of the site would be breached and it would provide easier access for thieves;
- It will create a pedestrian and cycling throughfare, which will cause disturbance for the residents living alongside the brook;
- Hobson's Brook is a green corridor and provides a unique habitat for a variety of wildlife and the increase in the level of traffic through this sensitive location would put this natural habitat at risk;
- The footbridge would invite people to cross over and potentially enter the allotments, which are private;
- The privacy of occupants in the Oak Building would be significantly harmed by the opening up of the Brook; and
- The bridge will result in vandalism of Clare Woods on the west bank of the Brook.

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

**A**

77 Aberdeen Avenue  
1 Aberdeen Square  
3 Aberdeen Square  
7 Aberdeen Square  
8 Aberdeen Square  
9 Aberdeen Square

**H**

23 Henslow Mews

**K**

The Copper Building,  
Kingfisher Way  
13 The Copper Building,  
Kingfisher Way  
The Oak Building, Kingfisher  
Way (3)  
9 The Steel Building,  
Kingfisher Way  
29 Kingfisher Way

**C**

1 Copse Way

**L**

3 Lennox Walk

**M**

2 Morland Terrace (2)

8 Morland Terrace

1 address withheld

7.5 The representations can be summarised as follows:

- Encourage people to walk and cycle and would make the green space or path accessible to everyone;
- Easier and safer access to allotments;
- Consideration that the safety/security issue may be unfounded;
- The route would provide a safer and more attractive route and allow users to avoid the south side of Brooklands Avenue which is dangerous and unpleasant during commuter times;
- Enhancement of security as at times the area is too private leading to anti social behaviour; and
- Improved links with the wider City.

7.6 The owners/occupiers of the following address has made a representation neither supporting nor objecting to the application:

- The Copper Building, Kingfisher Way

7.7 The representations can be summarised as follows:

- If the proposal is supported, the footbridge and Hobson's Brook footpath should be for pedestrians only

7.8 Representations neither supporting or objecting to the proposal have been received from the following organisations;

Cambridge Group of the Ramblers Association  
Empty Common Allotment Society  
Bentley and Newton Roads Residents' Association

7.9 The representations can be summarised as follows:

- The structural integrity of the brook, its banks and bed, must not be compromised in any way and the current application lacks this detail;
- There is concern about the potential for cycle access across the bridge and that this will increase cycle usage along the banks of the Brook, which is deeply opposed;
- Opposition to any loss of the sense of semi rural tranquillity on the western edge of the brook and the increase in traffic could endanger this; and
- There is a restrictive covenant prohibiting the making of a bridge across the Brook in this area.

7.10 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. Impact upon the Green Belt
2. Cycle usage and disabled access
3. Trees
4. Ecology
5. Drainage and Flooding
6. Impact upon the listed building
7. Residential amenity
8. Third party representations

### **Impact upon the Green Belt**

8.2 The site is located within the Green Belt and a site of Local Nature Conservation Importance. For these reasons, it is a sensitive site that has considerations for ecology, trees and hedgerows and protection of the Brook.

8.3 The designation of the Green Belt preserves the setting and special character of the area as well as providing an

environment for wildlife. Paragraph 81 of the National Planning Policy Framework (2012) states that;

‘...local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.’

- 8.4 I consider that this proposed development would address each of the above opportunities except for improvement to damaged or derelict land, as this is not the case.
- 8.5 Paragraph 87 goes on to say that inappropriate development in the Green Belt is by definition development that is harmful to the Green Belt. The Framework goes on to give examples of development that may be acceptable, one of which is the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 8.6 I believe that the provision of a footbridge that is level to the existing ground and could be constructed of wood and set within the natural environment of the Hobson Brook continues to preserve Green Belt and does not conflict with the purposes of the land around it. The proposed bridge provides the ability for the local community to engage with the recreation that the footpath and the Brook provides.
- 8.7 I consider that the principle of the proposed development is acceptable and does not cause significant harm to the setting of the Green Belt and is in accordance with guidance as set out in the National Planning Policy Framework 2012 and Cambridge Local Plan 2006 policy 4/1.

### **Cycle usage and disabled access**

- 8.8 The introduction of the bridge is in order to improve the connection of Accordia with the wider area, as access is taken from a single entrance/exit on Brooklands Avenue. Hobson's Brook and the associated footpath on its west bank run along the length of the Accordia development and provides links from

the City Centre to Long Road. The applicants seek to utilise this link and to improve access to the allotments on the west bank of the Brook by installing a bridge from the residential site.

8.9 Policy 8/4 of the Cambridge Local Plan 2006 states that;

To support walking and cycling, all developments will be designed to;

- a) give priority for these modes over the car;
- b) ensure maximum convenience for these modes;
- c) be accessible to those with impaired mobility; and
- d) link with the surrounding walking and cycling network.

8.10 I consider that the principle of this development does consider each of these criteria and that there is no objection to the proposed development in connection with policy 8/4.

8.11 The footbridge has been designed to such a width that it allows pedestrians, pushchairs and the disabled to use the bridge. There are concerns that such a design will encourage cyclists to use the bridge and to increase cycle usage along the footpath. The footpath is narrow with a slight gradient in places towards the Brook that does not allow for pedestrians and cyclists to pass with ease.

8.12 To restrict the proposed bridge in some way, such as using pram arms to deter cyclists from using it will result in a bridge that is unusable to wheelchair users and pedestrians with pushchairs. As such, with the construction of the proposed bridge comes the potential for additional cycle usage along the footpath. The view of the Highway Authority is that the benefits that this bridge would bring to the wider cycling public would be relatively small. This is because the geometry of the link would deter anyone but leisure cyclists. I consider that a limited amount of cycle usage is inevitable but I do not consider this outweighs the benefits of the link for pedestrians.

8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/4.

## **Trees**

- 8.14 There are significant trees within the footprint of the site and in close proximity to it. For this reason a Tree Survey Schedule was requested and produced as part of the application process. This was in order to ensure that the proposed development could be accommodated within the existing constraints of the site.
- 8.15 The Arboricultural Officer has assessed the tree survey and considers that none of the trees close to the site would be adversely impacted by the proposed development, providing that appropriate conditions are imposed in order to oversee the construction techniques of the bridge.
- 8.16 Subject to the imposition of conditions to ensure the protection of the trees during construction, the proposed development is acceptable in terms of outline permission and in accordance with Cambridge Local Plan 2006 policy 4/4.

## **Ecology**

- 8.17 This section of the Brook along with Clare Woods on the west bank are a wildlife haven and in its totality Hobson's Brook is designated as a City Wildlife Site. The Nature Projects Officer considers that the introduction of the pedestrian bridge will have little ecological impact with only a short section of bramble removed.
- 8.18 The section of vegetation that spans along the west boundary of Accordia, along with the public open space adjacent is managed by the City Council. The Nature Projects Officer is involved with this boundary management and its role, which plays a part of a wildlife habitat.
- 8.19 In order to ensure that wildlife is protected during the stages of construction, full details will need to be submitted prior to development. This can be secured through an appropriate condition.
- 8.20 The Nature Projects Officer has requested that a condition is imposed so that floodlighting cannot be installed. This is because the Brook provides a route for foraging bats. I consider it reasonable to impose such a condition.

8.21 Subject to the imposition of conditions to ensure the protection of the wildlife during construction, I am confident that the proposals represent an enhancement to the City Wildlife Site and that the proposed development is acceptable in terms of outline permission and in accordance with Cambridge Local Plan 2006 policy 4/6.

### **Drainage and Flooding**

8.22 The site is located within a flood zone, given the presence of the watercourse. There is no objection in principle from the Drainage Officer as the proposed development will not increase the flood risk or drainage of the area. They recommend a condition is imposed for further details relating to its construction.

8.23 Subject to the imposition of conditions to ensure that the proposed development does not increase the risk of flooding, the proposed development is acceptable in terms of outline permission and in accordance with Cambridge Local Plan 2006 policy 4/3.

### **Impact upon the listed building**

8.24 To the south of the site is the Bunker, which is owned by the University and is a grade II listed building. However, given the construction and appearance of the bridge I do not consider that it will have an adverse impact upon the setting or character of the listed building.

8.25 The proposed development is compliant with East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/10.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

8.26 The proposed location of the bridge is in the south west corner of the site, closest to The Oak Building, which is a block of 24 flats. Moving northwards along this boundary of the site, there is The Steel Building, The Copper Building and The Glass Building. Between the Steel and Copper Building is a children's

play area. I believe that the proposed development has the greatest potential to affect the occupants of The Oak Building and secondly The Steel Building.

8.27 Occupants facing the Brook have a single aspect, which is towards the west across the public open space. Within the public open space there is an existing gravel footpath used by residents which runs north to south between the flats and the Brook.

8.28 The presence of surface water drainage features (swales) in the public open space provide a buffer between the existing gravel path and the rear elevation of The Oak and Steel Buildings. These features assist in defining the public and private spaces and provide distinction between the two areas. The distance from the gravel footpath to the rear elevation of the Buildings is 6 m at its closest point and 18 m at its furthest point. Given these distances, the existing use of the public open space and the presence of users on the opposite bank, I do not consider that the introduction of the proposed bridge will significantly increase the number of trips to such a level that it would detrimentally harm the amenity of the occupants of The Oak Building. This matter aside, the balconies of the Oak and Steel Buildings have been orientated so that they overlook public open space, they are not private gardens and as such, there is already mutual interlooking, whether the bridge is constructed or not.

8.29 I observed from the west side of the Brook that the flats on the first floor are at eye level because of the difference in ground levels. However, given the presence of trees and hedgerows, views are limited, particularly from oblique angles. I appreciate that the introduction of a bridge is going to increase the number of trips that people take around The Oak Building. It is difficult to gauge at this stage, how popular the route may be.

8.30 The proposed footpath on the side of Accordia will lead to the southern elevation of the Oak Building, with users who are entering residential properties within the residential development most likely to use this route. Those who are traveling towards the children's play area in the north of the site may be more likely to use the existing gravel path that runs behind The Oak and Steel Buildings. Given the car park at ground floor level, the open space is on a lower ground level



than the first floor of residential accommodation. Although users of the bridge will be able to see onto the balcony of these units, given the shading that the balconies provide, it is difficult to obtain views into the flats. Furthermore, as already has been established, the area is public and therefore overlooking of these balconies will occur already.

- 8.31 Other residents are concerned about the potential for crime and disorder to increase if a new access point is opened. I understand that crime has been reported and that this is mainly in connection with damage to cars and bicycle theft, which occurs within the car parks that exist under the buildings along the west boundary.
- 8.32 In my opinion the more well used a space is, the less likely that crime will occur and that there would be an improvement in community safety on this site as a consequence of the proposed development. At present, relatively few people walk around the public open space behind the buildings. However, if there is a purpose to the footpath, then naturally the usage will increase, not necessarily to a level that causes adverse impacts, but to a level that will improve the safety and surveillance of the area to the benefit of the wider community on Accordia.
- 8.33 The Architectural Liaison Officer correctly describes the Accordia site as impermeable, which I understand makes it more susceptible to petty crime. By opening up the site and making it a permeable development, it will bring the benefit of improved security and surveillance. The view is that an alternative option (3) would provide the best option in terms of surveillance but that there are no grounds from a crime reduction or community safety perspective to object to the proposal.
- 8.34 Residents are concerned that the opening up of the site will encourage children to venture across the bridge and onto the footpath, where they may be in danger and that the bridge may provide an opportunity for unwanted visitors to be in close proximity to the children's play area. With additional users of this area there will be added surveillance. The children's play area is gated and I would not expect unsupervised access by children to the bridge to occur.

8.35 Representations have been received both supporting and opposing the proposed development. In light of these comments, I find that on balance the benefits of the bridge outweigh the concerns raised. In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.

### **Third Party Representations**

8.36 The remaining concern that has been raised by the representations is the presence of a covenant upon the Brook that prevents the construction of a bridge. The granting of planning permission does not negate the need to address a legal covenant and this would require the assistance of a solicitor and is not a material consideration for this planning application.

## **9.0 RECOMMENDATION**

**APPROVE** subject to the following conditions:

1. Details of the appearance, means of access, layout and landscaping (hereinafter referred to as the 'reserved matters') shall be submitted to the local planning authority. No part of the development shall commence until the reserved matters have been approved in writing by the local planning authority. The development shall be carried out as approved.

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/1, 3/4, 3/7, 3/9, 4/1, 4/4, 4/6, 8/2, 8/4, 8/5).

2. Application for approval of the last of the reserved matters shall be made to the local planning authority before the expiration of 2 years from the date of this permission.

Reason: In accordance with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 (as amended).

3. The development pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter to be approved.

Reason: In accordance with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 (as amended).

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

Reason: To protect the health and welfare of the trees on the site (Cambridge Local Plan 4/4)

5. No floodlighting shall be installed in connection with the approved development.

Reason: To protect the wildlife corridor and the species that use it for foraging (Cambridge Local Plan 2006 policy 4/6)

6. Any reserved matters application for design of the development shall include the following details;

- That there is no intrusion into the profile of the watercourse;
- That the soffit of the bridge must be higher than the 1 in 100 year floor level + 20% for climate change with a minimum freeboard of 300 mm;

That there must be sufficient distance between the edge of the watercourse and any bridge foundations so there is no compromise of the integrity of the clay lining of the watercourse.

The development shall be provided in accordance with the approved details and shall thereafter be retained unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development does not have an adverse impact upon drainage and flood risk in the area (Cambridge Local Plan 2006 policy 4/3).

### **Reasons for Approval**

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008:

SS1,SS7,T2,T9,ENV1,ENV2,ENV3,ENV6,ENV7,WAT2,WAT4

Cambridge Local Plan (2006):

3/1,3/4,3/7,3/9,4/1,4/3,4/4,4,4/10/6,8/2,8/4,8/5

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

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

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

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

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

5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

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