

<b>Application Number</b>	12/1496/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	30th November 2012	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	1st March 2013		
<b>Ward</b>	Trumpington		
<b>Site</b>	Nuffield Hospital 4 Trumpington Road Cambridge CB2 8AF		
<b>Proposal</b>	Erection of new hospital with associated external works (includes demolition of existing buildings).		
<b>Applicant</b>	c/o Agent		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposal would provide a state of the art high quality replacement hospital which provides modern facilities;</li> <li>- The design, layout and scale of the proposed building, within this context, is considered to be acceptable and would not have a detrimental impact on the character of the area or on the residential amenity of the surrounding occupiers;</li> <li>- The proposal would make effective and more efficient use of this constrained site in terms of building layout, reuse of an existing building, car parking areas and amenity space provision;</li> <li>- The proposed development has received limited representation from local residents considering the scale of the redevelopment of the site.</li> </ul>
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

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

- 1.1 The application site is located on the eastern side of Trumpington Road 2 miles south from the city centre.
- 1.2 The site is surrounded by residential uses on 3 sides and St Faith's school site to the south.
- 1.3 The site area is approximately 1.2 hectares.
- 1.4 The western and southern boundaries of the site are defined by a band of mature trees and hedgerows, which limit views into the site from the public highway. The majority of trees along the western boundary are protected by Tree Preservation Orders.
- 1.5 To the north of the site is the Queenways development comprising 79 residential flats contained in 2no. three storey buildings, which are managed by Granta Housing Society. The flats appear to have been built in the 1970s. Access to the flats is via the shared bell mouth junction on Trumpington Road, which is also used by the existing hospital.
- 1.6 To the east of the site is a residential development known as Applecourt comprising 24 flats contained in 1 large, three storey building. It also includes car parking and a separate garaging area. This development is accessed off Newton Road. Applecourt is a private housing development.
- 1.7 To the south of the site is Newton Road and beyond this is the St Faith's School and playing fields. Newton Road continues past the Applecourt entrance and dips southeast where there is a leafy housing area accommodating a row of large semi-detached and detached private houses set back from the highway.
- 1.8 To the west of the site is Trumpington Road and opposite are the junctions of Southacre Close and Chaucer Road.
- 1.9 The hospital currently has 90 car parking spaces on site and further 23 off site parking spaces on the Queensway development which are rented from Granta Housing Society as overflow parking. The on-site spaces are arranged along the western and southern boundary of the site. There are also 8 cycle parking spaces.

- 1.10 The site does not fall within a designated Conservation Area although is located adjacent to the Southarce (west) and to Brooklands (north) Conservation Areas.
- 1.11 The site was originally occupied by a nursing home known as Evelyn Nursing Home and remained as a nursing home (with some hospital facilities) until it was sold to Nuffield Hospital in 2003.
- 1.12 The nursing home site has been incrementally extended over the years in order to meet demand, which is evident by the various architectural forms and extensions. The earliest part of the nursing home building is located closest to the main 'drop off' point, adjacent to the egress point, and comprises a Victorian building known as 'The Orchard' house. Adjoined to this is a building known as the Aston Webb building (1921). Another 3 phases of extensions were added over the following years. These comprised the Maurice Webb building (1924-5) followed by the Airspace Wing (1931) and then the 1990s addition, which is a 3 storey service wing on the eastern boundary.
- 1.13 There is also a detached building, known as Agnew Building (originally used as a hostel for Nurses), located close to the south-west corner of the site, which is a mid-1970s addition.
- 1.14 The existing building footprint sprawls west to east along the northern and down the eastern boundaries. The amenity area is located within the middle of the site.
- 1.15 None of the buildings within the site are Listed.
- 1.16 A section of the site is within Flood Zone 2 and 3.

## **2.0 THE PROPOSAL**

- 2.1 The proposal comprises the following elements:
- Demolition of all the buildings on site excluding the 1990s service wing;
  - A new 42 bed, three/two storey hospital building comprising a new main entrance, dedicated drop-off/pick up point; Out-patients Department; In-Patients; Oncology; Endoscopy;

Physiotherapy and three operating theatres with associated preparation and recovery areas;

- Two flat roof terrace areas for patients and staff;
- New dedicated 'services yard' with roundabout, ambulance access point, medical gas and waste/recycling storage areas;
- New pedestrian access from Trumpington Road;
- 102 car parking spaces (currently 90) including seven disabled spaces comprising dedicated visitor parking and separate staff parking;
- 20 dedicated cycle parking spaces (currently eight);
- Enhanced and landscaped boundary treatment and amenity areas;
- Retention of the existing protected trees at the western and southern perimeter of the site and replacement planting; and
- On site Public Art contribution (location and design to be confirmed);

2.2 In order to avoid closing the entire hospital, the applicant is proposing to continue to operate the existing hospital, whilst the new hospital is being developed. The facilities and operations would then be incrementally transferred to the new building. This represents a major challenge for Nuffield, which has influenced the design and layout of the building and site arrangements.

2.3 The new hospital building would extend off the existing 1990s wing and occupy a more central location within the site than the existing footprint. This would make more efficient use of the site by enabling better organisation and usability of visitor car parking areas, amenity spaces and hospital servicing than that currently offered.

2.4 The new hospital has been designed so that each side of the building (north, south and west) relates to a specific use and function. For example, the western side, which contains the main car parking area and main entrance would be the 'public face' of the hospital and accommodates most of the visitor and patient comings and goings. The southern side of the building would contain the main amenity area and outdoor seating for the café that patients, visitors and staff would be able to use. This would represent the 'leisure/relaxation side' of the building. The applicant is proposing to install a water feature in this area to add interest. The northern side of the building would perform

the 'servicing side' of the hospital building where goods would be delivered, stored and waste taken away. The main staff car and cycle parking area would also be located on this side of the building.

- 2.5 In terms of dimensions, the proposed building would be 14 metres to the top of the parapet and 16.5 metres to the top of the roof plant. The proposed scheme contains various levels and flat roof elements so these dimensions should be viewed in context. In comparison, the existing hospital is 11.5 metres at the tallest point, but again, contains various levels and roof top heights.
- 2.6 The proposed hospital would comprise a building of circa 7,038sqm together with a further 1,848sqm of the existing 1990s wing, which is to be refurbished (total of 8,886sqm). In comparison, the existing hospital is circa 7,082sqm. The proposal hospital would therefore represent an increased floor area of 1,804sqm.
- 2.7 The application is accompanied by the following supporting information:
  1. Design and Access Statement;
  2. Planning Statement;
  3. Statement of Community Involvement;
  4. Sustainability Statement;
  5. Heritage Statement;
  6. Pre-development Tree Survey;
  7. Arboricultural Method Statement;
  8. Ecology Report;
  9. Environmental Assessment (phase 1);
  10. Flood Risk Assessment (including Drainage Statement);
  11. Transport Statement;
  12. Travel Plan; and
  13. Noise Assessment.
- 2.8 The application is brought before Committee because this is a major planning application, which has received objections from local residents.

### 3.0 SITE HISTORY

Reference	Description	Outcome
08/0666/FUL	Alterations and extensions to provide new main entrance, new operating theatre, new stair core, new MRI room and new staff restaurant.	APPROVED 08.01.2009
C/97/1180	Erection of three storey out patient wing with associated landscaping and demolition parking following demolition of Agnew House (Phase I)	APPROVED 20.07.2001
C/97/1181	Erection of 3 storey health screening and treatment suite following the demolition of Orchard House (Phase II)	APPROVED 20.07.2001
C/92/0903	Extension to existing building to provide two new operating theatres and ancillary space and alterations to car park.	APPROVED 03.02.1993

### 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, 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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/3 3/4 3/6 3/7 3/11 3/12 3/14 4/3 4/4 4/15 8/1 8/2 8/4 8/6 8/7 8/9 8/10 8/16 8/17

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy Public Art
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)

	<p><u>Citywide:</u></p> <p>Arboricultural Strategy</p> <p>Biodiversity Checklist</p> <p>Cambridge and Milton Surface Water Management Plan</p> <p>Open Space and Recreation Strategy</p> <p>Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)</p> <p>Cambridge Walking and Cycling Strategy</p>
	<p><u>Area Guidelines:</u></p> <p>Southern Corridor Area Transport Plan</p> <p>Suburbs and Approaches Study:</p> <p><input type="checkbox"/> Trumpington</p>

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Highway)

- 6.1 No objections to the proposal subject to the Travel Plan including measures to promote sustainable transport including the provision of vouchers for discounted public transport travel and for the purchase of cycling equipment. It should also include a staff travel information pack to be given to all staff and new staff at the recruitment stage.
- 6.2 The site is within the SCATP boundary but only generates an additional 10 trips. Therefore it is considered that a contribution is not required for this development.
- Cambridgeshire County Council (Sustainable Communities)**
- 6.3 The Officer is satisfied that the site's most important and prominent trees are being retained and that proposed tree losses can be mitigated against by the proposed replacement

planting. The Officer is also satisfied that the retained trees can be adequately protected during the development processes.

For these reason the Officer has no formal arboricultural objection to the proposal subject to conditions regarding tree protection details and inspection assessment.

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

- 6.4 The Environmental Services Officer has raised no in principle objections to the proposal but has identified noise from traffic and the proposed generator and plant, as needing further details to be provided. The Officer believes these issues can be satisfied by condition.
- 6.5 The Officer has requested the following conditions to be attached to any consent:
- Construction/demolition noise/vibration/pilling;
  - Construction/demolition hours;
  - Construction/delivery hours;
  - Dust mitigation during construction;
  - Plant noise insulation;
  - Generator testing restriction;
  - Generator noise level restriction;
  - Fume filtration/extraction;
  - Contaminated land assessment; and
  - Trade waste.

### **Urban Design and Conservation team (UDCt)**

- 6.6 The UDCt considers the principle of the development to be acceptable however have raised concerns with some of the detailed aspects of the scheme. These relate to:

Scale and massing:

- Scale of the scheme is very large and out of character with the surrounding buildings and area;
- Design is a deep pan form;
- Scheme does not adequately address the requirements of the policy 3/13 (Tall buildings and the Skyline) and Skyline Guidance ;

## Elevations and Materials;

- Gault type brick work is acceptable;
- Standing seam cladding looks industrial in this context and too dominant and overly functional;
- Brickwork detailing works well but needs to be carried through to whole facades;
- Northern elevation – dominated by brickwork due to the limited number of windows on the ground and second floor; use of Climbing Boston ivy is insufficient in breaking up the expanse of brickwork;
- Southern elevation – concerned that the second floor appears dominated by brickwork and emphasises the massing; parapet walls should be reduced to same height as western elevation; and use of blind windows/recessed panels could be used to address this concern;
- Western elevation – the proposed elevational treatment is supported;

## Main entrance:

- Concerns regarding the design of the proposed entrance feature.

## Plant enclosure

- Concerns regarding the unbroken form of the roof top plant.

## Car parking

- Concerns regarding the amount and arrangement of car parking within the site.

## Amenity space provision

- Concerns regarding the insufficient amount and usability of amenity space within the site.

## Relationship with existing 1990s phase

- Concerns the proposed and existing buildings will appear poorly integrated.

### **Senior Sustainability Officer (Design and Construction)**

- 6.7 The general approach to sustainable design and construction and the requirements of Policy 8/16 of the 2006 Local Plan is supported. The one area where further consideration from the applicant is encouraged, is in relation to the role that green roofs could play as part of the sustainability strategy for the scheme.

### **Access Officer**

- 6.8 The Access Officer has raised some issues with the layout and access arrangements for wheelchair users. However, the Disability Panel (set for 29 January 2013) will provide formal comments on the proposed development.

### **Head of Streets and Open Spaces (Trees Officer)**

- 6.9 The Trees Officer is satisfied that the site's most important and prominent trees are being retained and that proposed tree losses can be mitigated against by the proposed replacement planting. The Officer is also satisfied that the retained trees can be adequately protected during the development processes. For these reasons, the Officer has no formal arboricultural objection to the proposal subject to the following condition regarding tree protection.

### **Head of Streets and Open Spaces (Landscape Team)**

- 6.10 Landscape team is primarily concerned by the quality and quantity of the proposed amenity space for the new hospital. The proposed amenity space to the south is very small and will be shaded beneath existing trees and overlooks car parking. The proposed amenity areas to the north of the building are fragmented and are more akin to landscape buffer zones rather than usable amenity spaces, which are cut off by the service road and roundabout. Green and brown roofs should be proposed to help address water management.

- 6.11 The loss of open space on this site is as a result of the proposed construction programme and maintaining the hospital operations while the new hospital is built. Nevertheless, the landscape team cannot support the proposed development.

**Head of Streets and Open Spaces (Walking and Cycling Officer)**

- 6.12 No comments received to date. I will report any comments at the Committee meeting.

**Head of Streets and Open Spaces (Sustainable Drainage Officer)**

- 6.13 The Council's Drainage Officer has raised no issues with the proposed development.

**Head of Streets and Open Spaces (Nature Conservation Officer)**

- 6.14 The Officer is satisfied that the Ecology Report supplied by Applied Ecology, dated October 2012, details appropriate surveys of the site and support the recommendations made, including the detailed precautionary approach to demolition of buildings with features of bat roost potential.

Recommends conditions relating to external lighting and bat and bird boxes.

**Environment Agency**

- 6.15 No comments received to date. Any comments received before the committee will be reported on the amendment sheets or verbally.

**Cambridgeshire County Council (Archaeology)**

- 6.16 We consider that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer secured through condition.

## **Design and Conservation Panel (Meeting of 24 October 2012)**

6.17 The conclusions of the Panel meeting(s) were as follows:

- *The Panel were content with the strategic approach being taken and given the constraints, considered the overall massing acceptable. The Panel were disappointed not to be presented with additional elevational information however, and it was strongly felt the southern amenity space needed to be enlarged at the cost of car parking for the reasons given above.*
- **VERDICT – AMBER (8), GREEN (2)**

6.18 The minutes of the panel meeting(s) is attached to this report as Appendix 2.

## **Disability Consultative Panel (Meeting of 29 January 2013)**

6.19 The DCP comments will be reported at Committee.

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

## **7.0 REPRESENTATIONS**

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

- Applecourt 22 Newton Road;
- 39 Newton Road.

7.2 The representations can be summarised as follows:

- Construction traffic should not access the site via Newton Road;
- The trees (apart from those that need to be replaced and particularly the cherry trees) along Newton Road should not be removed;

7.3 The Bentley & Newton Roads Residents' Association (BENERA) have made representations as follows:

- Object to the proposed removal of the existing flowering Cherry trees on the Nuffield boundary with Newton Road;
- Object to the proposed construction site access off Newton Road;

7.4 The Applecourt Residents Society (ARS) have also made representations and have requested the applicant to take on board 12 items for consideration. A list of the 12 items submitted by ARS is contained in Appendix 3.

7.5 The Chair of ARS Committee has, separately, made representations regarding the proposed emergency generator near the Applecourt boundary. They have requested that the Environment Services Officer's recommend noise levels requirements be enforced to ensure there is no detrimental impact on the amenity of the Applecourt residents.

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

## **8.0 ASSESSMENT**

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

1. Principle of development;
2. Context of site, design and external spaces;
3. Public Art;
4. Renewable energy and sustainability;
5. Disabled access;
6. Residential amenity;
7. Refuse arrangements;
8. Highway safety;
9. Car and cycle parking;
10. Third party representations; and
11. Planning Obligation Strategy.

## **Principle of Development**

- 8.2 The Nuffield Hospital site is allocated for housing development (5.10) in the current Local Plan (2006). The site is also included in the Council's Strategic Housing Land Availability Assessment (SHLAA) dated May 2012. However, the Policy team have advised that the landowner has no intention of developing the site for housing going forward.
- 8.3 Policy 5/12 (New Community Facilities) state that community facilities will be permitted and particularly community facilities that are provided in sustainable locations.
- 8.4 In light of this, I am of the opinion that the principle of redeveloping the site for a replacement state of art hospital is acceptable and is in accordance with policies 5/12 of the Local Plan.

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

### *Context of site*

- 8.5 The context of the area is characterised by large detached buildings, which range from two and three storeys, on large plots set back from the highway. The front boundaries are defined by dense front boundary planting. Many of the buildings along Trumpington Road are screened from view due to the scale of planting.
- 8.6 The existing hospital buildings, which range from single storey to three storey, are set behind a band of mature trees and hedgerows along the frontage of the site with Trumpington Road and also to the south along Newton Road. The use and form of the hospital building contrasts with the surrounding residential area by virtue of its specific form and functional requirements.
- 8.7 The adjoining Queenways development (north) is full three storeys with pitched roofs, and the Applecourt development (south-east) is also of three storeys (flat roof) height. The St Faith's School also contains buildings of similar scale close to the southern boundary.
- 8.8 The perceived scale of these existing buildings is mitigated/soften by the coverage of soft landscaping on the

frontages of Trumpington Road. Therefore, it is important that this characteristic of the area is retained in the proposed scheme. The applicant proposes to retain the existing trees along the frontage of the site with Trumpington Road and proposes to retain where possible and plant replacement trees along the southern boundary with Newton Road to maintain and enhance the tree lined appearance.

- 8.9 The proposed hospital building would larger proportions, mainly two and three storey elements, than the existing hospital. There are also distinct variations in height that have been built into the design, which contributes towards breaking up the scale and bulk of the proposed building whilst providing architectural interest in the elevations. The proposed brick material and cladding at roof top level would work well in soften the height of the building.
- 8.10 The central core of the proposed hospital will be three storey and contain the key pre- and post-treatment facilities such as the out-patient and diagnostic facilities (CT, Ultra-sound and MRI rooms) on the ground floor; in-patient beds and Oncology rooms on the first floor; and theatre wards on the second floor. The roof top would house the plant room. The plant room has been designed so as not to unduly contribute towards the scale and height of the central core. This has been achieved by setting in the plant enclosure from the sides of the building, incorporating 1.1 metre high parapets onto the main building and proposing to use grey scale cladding, which would soften its appearance at roof top level.
- 8.11 The plant enclosure would project 3.9 metres in height but due to the parapet walls the visible section of the plant would 1.2 metres. The applicant has advised that the area and volume of the roof plant enclosure is essential to satisfactorily incorporate the various pieces of plant to be installed, baffled and accessed for maintenance. The height of the enclosure is the minimum necessary for health and safety and fire escape reason, according to the applicant.
- 8.12 Off the central core would be the existing 1990s two storey element which is to be retained and would function as the administrative part of the hospital. The third element would comprise the second phase building, which will project north off

the central core and be two storey. This building will provide staff administration and extra in-patient rooms.

- 8.13 I am of the view that the proposed hospital, an institutional use, would sympathetically assimilate into the site and surrounding context without appearing incongruous. It would be unreasonable to expect the new hospital to be designed in the same proportions; form and scale, as a residential building when clearly the form and function of such uses are so materially different. Therefore, the overall scale of the proposed hospital building is considered to be acceptable in this context, as it would be distinct from the surrounding residential uses without having an unacceptable and detrimental impact on the residential amenity of the surrounding residents and on the setting of the Southarce and Brooklands Conservation Areas.
- 8.14 UDCt have raised concerns regarding the scale of the proposed hospital and have requested more consideration to be given to the scale and massing. However, I do not consider this necessary, as I believe the proposed hospital has a unique form and function, which sets itself apart from residential buildings.
- 8.15 I also do not consider it necessary for the applicant to provide any further detail on the Skyline Guidance issue, as the height of the proposed building would not be significantly different to surrounding buildings and would not be highly visible due to the tree coverage. This is supported by the Council Suburbs and Approaches: Trumpington Road guidance document, which states *“Green boundary treatments and mature trees largely hide the Nuffield Hospital complex, the principal manifestations being prominent signage and the gate piers that mark the entrance and exit points. The evergreen trees to the front contrast with the predominantly deciduous character of the road.”*
- 8.16 I also do not consider the obscure and partial views of the roof plant would justify the need to undertake a more detailed analysis to comply with the Sky Guidance document. I consider the contrast between the proposed Gault brick and proposed slanted seam cladding would soften and lessened the appearance of the roof plant.

## *Design and layout*

- 8.17 The existing hospital has grown organically without following a cohesive design approach. As a result, there are distinct variations in architectural form and scale, which gives the building a haphazard and uncoordinated appearance. The proposal is to comprehensively redevelop the site by creating a purpose built, state of the art and high quality hospital with up to date facilities.
- 8.18 Before arriving at the submitted scheme, the applicant held pre-application discussions with Officers regarding the design and layout. The scheme has also been scrutinised by the Design Panel and also the Council's Urban Design and Conservation team at various stages.
- 8.19 Prior to submission, the Design and Conservation Panel concluded (at their meeting of 24 October 2012) that they were broadly content with the strategic approach being taken and given the constraints, considered the overall siting, scale and massing acceptable.
- 8.20 They also considered the design and treatment of the elevations to be acceptable subject to minor alterations. However, they raised concerns that no details of the northern elevation were presented. They also raised concerns regarding the provision and arrangement of the car parking and amenity space.
- 8.21 The design and layout of the scheme has evolved at each stage of the pre-application process including public consultation stage. The applicant arranged two public exhibitions. The first was arranged for Tuesday 9<sup>th</sup> October and the second on Thursday 11 October 2012.
- 8.22 A Statement of Community Involvement accompanies the application, which documents the events of the public consultation stage and responds to the queries raised by local residents.
- 8.23 Throughout the pre-application stage, the design and layout of the scheme has changed to accommodate concerns raised, where possible. The proposed scheme in terms of the layout is now considered to be the optimum that can be achieved on this

site, taking into account the comments from local residents, main site constraints and the functional requirements of the hospital. Nevertheless, concerns still remain with the provision and arrangement of car parking and amenity space and elevation detailing.

- 8.24 In terms of the elevational treatment of the proposed scheme, it is important to understand the role each elevation plays.
- 8.25 The eastern elevation will largely remain unchanged, as this will be of the 1990 section, which would link to the proposed building.
- 8.26 The proposed western elevation (front facing Trumpington Road) contains the main entrance into the hospital, which has been defined by a large glazed feature above an entrance canopy and a grid of recessed brickwork bays. UDCt supports the detailing in this elevation, as they consider the detailing improves the articulation of the elevation.
- 8.27 The proposed southern elevation would contain a mixture of window detailing at each level to break up the brickwork in this elevation. UDCt are concerned that the second floor level is dominated by brickwork, which emphasises the mass of the building. They suggest reducing the parapets to the same height as the west elevation to reduce the area of brickwork.
- 8.28 I am of the view that the level of brickwork in the southern elevation is not unduly dominant and the detailing is acceptable and have not requested require further alterations. The elevation contains enough detailing to break up the mass of brickwork and any additional detailing could make this elevation appear confused. Careful consideration has been given to the amount of windows in this elevation, as this side of the proposed hospital would contain the theatre recovery suite and circulation area.
- 8.29 The proposed northern elevation has limited openings. This is again due to the sensitive internal activity that would be located on this side of the building. Nonetheless, I agree with the UDCt that additional detailing should be incorporated into the brickwork in order to break up the expanse of brick particularly at ground and second floor level. I recommend a condition to

require the applicant to provide a scheme for detailing this elevation.

8.30 Therefore, although UDCt has raised concerns with the southern and northern elevations, I am of the view that these concerns can be addressed through condition.

### *External spaces*

8.31 By relocating the hospital into a more central location within the site more useable areas are created, which allow positive interactions with the elevations of the building, particularly the western, southern and northern sides.

8.32 The main car parking area would be along the western and southern boundaries with additional parking areas located on the northern side of the building. The main amenity space would be located on the southern side of the building and comprise a landscaped garden and water feature to be provided as part of the public art proposal. Landscaped areas would also be provided at the northern and eastern boundary. Most of the mature trees within the site will be retained and protected.

8.33 The UDCt and landscape officer have raised concerns regarding the provision and arrangement of the car parking and amenity space within the site. Both are concerned about the level of car parking across the site, which reduces the opportunity for creating quality amenity space. As a result, they consider the open space within the site is fragmented with most of the spaces appearing as landscaped buffer zones rather than usable amenity space. They are also concerned that the existing large trees close to the southern boundary will overshadow the courtyard.

8.34 Whilst there are concerns with the amount and layout of the external spaces around the proposed hospital building, I am of the view that other than by significantly reducing the number of parking spaces or creating an underground parking area, the proposed layout represents the optimum layout for accommodating both on site. It would not be reasonable to request that the footprint of the building be reduced as it is optimally sized and broadly comparable to the existing. Therefore, it is consider the provision and arrangement of car

parking and amenity space, whilst not ideal, would be acceptable on this constrained site.

8.35 Furthermore, whilst the amenity space on hospital grounds is important, the majority of patients/visitors are not expected to stay for long periods. Therefore, the amenity space will only play an ancillary and aesthetic function to the main use and would only benefit a small proportion of patients and visitors.

8.36 The applicant has carried out a footprint assessment which demonstrates that the before and after percentage of building; road and hard landscaping; and green/amenity spaces on the site. The assessment concluded the following percentage:

Footprint:	Before	After
Building	29%	27%
Road and hard landscaping	35	37%
Green/amenity space (including terrace)	36%	36%

8.37 The above table shows that in terms of the building footprint, there will be a 2% reduction and 2% increase in road and hard landscaping, which is as a result of consolidating the car parking provision on the site. In terms of the green space, there would be no percentage change in the amount provided. Therefore, in view of the these figures, Officers view is that the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Public Art**

8.38 The applicant has submitted a Public Art Delivery Plan for public art contribution to be made on site. The Public Art Officer is still in discussions with the applicant over the form in which this will be provided. A further update on this will be reported on the amendment sheet or verbally at the meeting.

### **Renewable energy and sustainability**

#### *Renewable energy*

8.39 The applicant has demonstrated that renewable energy

provision will be incorporated into the development to ensure 10% of energy comes from renewable energy sources and a reduction in carbon emission.

8.40 It is proposed that the development would provide 10% of its renewable energy provision from combined heat and power system together with air source heat pumps with an expected reduction in CO<sub>2</sub> emissions by 17.5%.

8.41 The applicant is also proposing to incorporate additional sustainable development features, which are not currently used within the existing building in terms of:

- Waste and Recycling collection;
- Thermal Mass and Passive solar design;
- Reducing Water demand;

### *Sustainability*

8.42 The site is highly accessible by public transport and is on several direct routes into and from the city centre including Trumpington Road Park and Ride site. Bus stops are located immediate outside the site.

8.43 The site is also within a 20 minute walk and 10 minute cycle ride from the city centre.

8.44 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**

8.45 Formal comments have not been received, as the Disability Panel meeting is on the 29 January, which the applicant will be attending and therefore, their comments will be reported under separate cover.

## **Residential Amenity**

### *Impact on amenity of neighbouring occupiers*

- 8.46 The central location of the building has pulled it away from the northern boundary thus opening up views across the site for residents in Queensway. The relocation of the hospital is considered to have a positive impact in terms of outlook.
- 8.47 Concerns have been raised regarding noise levels from the proposed roof top plant and generator on the eastern boundary. The applicant has undertaken a noise assessment on the proposed fixed plant and emergency generator, which concluded that noise from plant would be 30 dB(A) at the nearest dwelling on the northern site boundary, which is lower than which is required for background noise levels for plant operating 24 hours a day which is 33 dB(A).
- 8.48 The Environmental Protection Officer has requested noise/vibration insulation and test restriction conditions to be applied to ensure noise levels are maintained at a low level.
- 8.49 The Officer has also advised that the demolition and construction phases have the potential harm amenity if not controlled. The Officer has recommended conditions to be applied to ensure these phases are controlled.
- 8.50 In terms of the impact the proposed hospital would have on the amenity of the residents in the houses to the west of Trumpington Road, there would be minimal impact due to the distance from the site and coverage of intervening trees along either side of Trumpington Road.
- 8.51 The proposed hospital is unlikely to raise any other adverse residential amenity such that would have a detrimental impact on the surrounding properties.
- 8.52 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

## Refuse Arrangements

8.53 Refuse provision would be provided adjacent to the 'service yard' area, which is proposed on the northern side of the hospital. The proposal is to provide:

Domestic waste	Clinical waste	Recycling/cardboard
1100L x 5 emptied daily except on Sundays	1100l x 8 emptied twice weekly	1100l x 4 emptied as an when required (cardboard once weekly)

8.54 It is unclear from the plans, as to whether the proposed waste storage area will be enclosed or located externally. Nevertheless, the Environment Services Officer has requested a condition be applied to any consent, which requires further details to be provided for the onsite waste storage facility for approval prior to commencement.

## Highway Safety

### *Access and trip generation*

8.55 The proposal will retain the existing one-way access and egress system off Trumpington Road. To clarify the main entrance into the site would be from the existing access located in the south-western corner and the egress point would remain at the north-western corner which is shared with Queensway.

8.56 In terms of traffic generation, the proposed hospital is expecting to receive 25 in-patients (same as existing) and 85 out-patients (5 more than existing), which would result in an increase of 10 trips per day overall. The County Highways Officer considers the increase in traffic movements to be insignificant and as such would have "little impact upon the strategic transport network". The Officer also confirms that although the site is within the SCATP boundary the additional generated (10 trips) would not warrant contribution being made.

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

## **Car and Cycle Parking**

### *Car Parking*

- 8.58 The existing hospital provides 90 on site parking spaces including 5 disabled spaces and 5 consultant spaces. The spaces are laid out along the western and southern boundaries of the site. The hospital also rents 23 spaces from the adjoining Granta Housing Society. Therefore, the hospital currently has access to a total of 113 spaces overall.
- 8.59 The proposal would consolidate the parking on-site and provide 102 spaces including 7 disabled spaces and a 20 space designated staff car park located in the north east corner of the site. The remaining spaces within the site would be undesignated and available to staff, patients and visitors. The spaces would be located along the western boundary of the site and part of the southern boundary. There would also be a detached parking area adjacent to the northern elevation.
- 8.60 The County Highways Officer does not raise any concerns with the amount and layout of proposed car parking.
- 8.61 The applicant has provided a Travel Plan setting out the proposed measures that will be used to mitigate the traffic impact of the development. These include:
- Promoting public transport provisions; and
  - Improving pedestrian and cyclist facilities;

### *Cycle Parking*

- 8.62 In terms of cycle facilities the hospital currently provides 8 spaces. This will increase to 20 as part of the proposed development. There is no specific standards or requirement for cycle provision on hospitals site, as it is based 'on merit'. The County Highways Officer considered the proposed 20 spaces would be sufficient to meet the need for the site.
- 8.63 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## **Third Party Representations**

8.64 Concerns have been raised from local residents and the local residents association (BENERA) regarding the following matters:

1. Removal of the cherry trees along the southern boundary with Newton Road; and
2. Proposed construction site access off Newton Road

Matter 1:

8.65 The applicant's tree consultant has surveyed all the trees within the site and has made recommendation to remove 33 trees and tree groups within the site. Most of the loss will be from the southern boundary. However, to mitigate the loss of the existing trees the applicant has proposed to plant in excess of 77 new trees. This will enhance the tree coverage within the site.

8.66 24 trees have been identified along the southern boundary of the site, most of which are Category 'C' trees (i.e. Trees of low quality). The tree consultant is proposing to retain seven of these trees, which are either category 'A' or 'B' trees (cat A high quality trees – cat B moderate quality trees). The applicant is proposing to incorporate 26 new trees along the southern boundary to maintain the trees coverage along this southern.

8.67 There are several specimens of cherry trees along the southern boundary, which are mainly 'Category C' trees due to their limited merit and low estimated life span. According to the submitted tree survey, there is one cherry tree that is a Category B tree in the southern boundary but this is also to be removed.

8.68 The Council's Tree Officer has been consulted on the proposed tree works and has not raised any concerns or adverse comments regarding the removal of the trees along the southern boundary. The Tree Officer is satisfied that the site's most important and prominent trees are being retained and proposed tree loss can be mitigated by the proposed replacement trees. The Landscape Proposal Plan suggests that the replacement planting will include new Lime trees alternated with flowering Cherry trees.

8.69 Therefore, I am of the view that the removal of the existing cherry trees from the southern boundary would be acceptable and would not cause significant harm to the character of the area or to the appearance of this boundary. The soft landscaping of the site will be conditioned to ensure control over the replacement planting.

Matter 2:

8.70 The existing hospital will remain operational throughout the demolition works and once the new building is constructed the facilities and activities will be transferred across. Therefore, the applicant is proposing to create a new temporary access for construction vehicles to access and leave the site. This would avoid any conflicts and minimise disturbance with visitors and patients entering and leaving the site. It would also be a more convenient access point, as Trumpington Road is a busy carriageway and cycle route into and out of the city centre. County Highway Officer has not raised any concerns with the proposed temporary construction access point off Newton Road.

8.71 Furthermore, the Council could request a Construction Management Plan to be submitted prior to commencement for our approval to ensure any harm from debris and mud is mitigated during demolition and construction work.

8.72 Although there will be some disturbance to local residents using Newton Road, compliance with conditions will ensure that sufficient measures are put in the place to avoid causing any significant harm to local residents. Therefore, I am satisfied that the proposed temporary construction access is acceptable.

### **Planning Obligations**

8.73 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. Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

#### Public Art

- 8.74 The development is required to make provision for public art and officers have recommended as set out in paragraph 8.38 above that in this case provision for public art should be made on site.
- 8.75 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8, Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

#### Monitoring

- 8.76 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

## Planning Obligations Conclusion

8.77 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

### **9.0 CONCLUSION**

9.1 The proposal is for a new 47 bed hospital in a more centralised location within the site. The proposal also includes revised on site car and cycle parking provision, dedicated service yard with waste provision and amenity space.

9.2 Prior to the submission of this application, the applicant held pre-application discussions with Officers including Design and Conservation Panel and also arranged public exhibitions to ensure the local residents were aware of the proposal and had the opportunity to comment at an early stage. This has resulted in relatively low levels of public representation being received.

9.3 The design and layout of the proposed hospital evolved throughout the pre-application process to a scheme that is considered to be the optimum possible for this site given the site constraints and the proposal to operate from the existing building whilst construction of the proposed hospital is underway.

9.4 Concerns have been raised by UDCt, which essentially relate to the scale of the proposed building in context with the surrounding buildings; the elevational treatment of the northern and southern elevation; and the amount and arrangement of the car parking and amenity spaces. Local concerns have also been raised regarding the proposed loss of cherry trees along the southern boundary and proposal to creation of a temporary access for construction traffic in Newton Road.

9.5 Having assessed these issues relating to the proposed design and layout, site constraints and complex technical and operational requirements for the new hospital, I consider the concerns to scale, elevational treatment and car parking and amenity provision to be acceptable for this form of institutional development. I consider the overall proposed scheme to be of

high quality and believe it would have a positive impact on the character of the area in terms of its design and scale.

- 9.6 The proposal accords with the Development Plan and approval is recommended.

## **10.0 RECOMMENDATION**

**APPROVE subject to the following conditions and reasons for approval:**

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

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

2. No development shall take place until a phasing plan for the redevelopment of the site and the demolition of the hospital has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of each stage of the demolition and construction phase; timescales for each phase and timetable for the construction and completion of the new hospital. Development shall be carried out in accordance with the approved phasing plan.

Reason: To ensure the site is redevelopment in an organised and coordinated manner (Cambridge Local Plan policy 3/6).

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

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

4. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. 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 and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

5. Prior to the commencement of development revised large scaled plans of the front facade (western elevation) showing details of the framed entrance feature including canopy; window sections showing reveal depth, sills thresholds; and recessed brickwork and windows panels shall be submitted to and approved in writing by the Local Planning Authority. The front facade detailing shall thereafter be carried out in accordance with the approved details.

Reason: In order to enhance the appearance of the building (Cambridge Local Plan 2006 policy 3/4).

6. Prior to the commencement of development large scaled plans of the northern elevation showing decorative brickwork detailing and false window recesses to give the elevation better articulation shall be submitted to and approved in writing by the Local Planning Authority. The northern facade detailing shall thereafter be implemented in accordance with the approved plan.

Reason: In order to enhance the appearance of the building (Cambridge Local Plan 2006 policy 3/4).

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

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

8. Prior to the commencement of the development hereby permitted, the on-site storage facilities for all waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (Cambridge Local Plan (2006 policies 4/13 and 6/10).

9. No development shall take place until full details of the external lighting have been submitted and approval. The details shall include type of lighting structures, location, height, illumination levels and direction of illumination. The lighting details shall thereafter be installed in accordance with the approved plans.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (Cambridge Local Plan (2006 policies 4/13 and 6/10).

10. Prior to the occupation of the building, a scheme for the type and location of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2006 policy 3/1).

11. Prior to the occupation of the hospital the renewable energy equipment, as specified in the Sustainability Statement Checklist and Energy report dated November 2012, shall be 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).

12. 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained landscape features and proposals for restoration, 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; the proposed times of planting and proposed numbers/densities where appropriate and an implementation programme.

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

13. 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).

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

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

15. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11).

16. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

17. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), 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 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. 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.

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

18. Before the development hereby permitted is commenced, a scheme for the insulation of the emergency generator and roof plant in order to minimise the level of noise emanating from the generator and roof 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 hereby permitted is commenced. The scheme shall include the following: (i) Generator - Emergency Use Only The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment. (ii) Generator - Hours of Running for Maintenance Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays.

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

19. 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 hereby permitted is commenced.

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

20. 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).

21. 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 the adjoining properties (Cambridge Local Plan 2006 policy 4/13).

22. 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).

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

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

24. Contaminated Land No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary. (a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site. (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology. (c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f). (d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. (e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. (f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the

closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

25. 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).

26. No development shall take place until a Public Art Delivery Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the artist commissioned and commissioning process; the theme and concept of the proposed artwork; a breakdown of the 1% budget allocation; maintenance plan (including any repairs or damage within 1 year of the implementation) and implementation/phasing plan. The public art shall be implemented in accordance with the approved details.

Reason: To ensure the public art makes a positive and contribution to the site (Cambridge Local Plan 2006 policy 3/7).

**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 Construction Monitoring Officer in the Planning Department (Tel: 01223 457121).

**INFORMATIVE:** To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to: Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf> Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:  
[http://www.london.gov.uk/thelondonplan/guides/bpg/bpg\\_04.jsp](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)

**INFORMATIVE:** To satisfy condition 19 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. It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises. Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

**INFORMATIVE:** To satisfy condition 18 the noise level from the emergency generator associated with this application should not raise the existing background level (L90) by more than 10 dB(A).

**INFORMATIVE:** To satisfy condition 16 details should be provided in accordance with Annex B of the, "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems," prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at: <http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf> Food Safety As the premises is intended to provide food the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Food and Occupational Safety (FOS) Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

**INFORMATIVE:** The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on: <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>. Hard copies can also be provided upon request. Waste and Recycling The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:- <http://www.cambridge.gov.uk/ccm/content/planning-and-building-control/waste-and-recycling-provision-information-for-developers.en>

## **Reasons for Approval:**

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006): 3/4, 3/7, 3/11, 3/12 and 5/12.

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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

4. 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.

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.