

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 17 April 2013

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<b>Application Number</b>	13/0105/REM	<b>Agenda Item</b>	
<b>Date Received</b>	25/01/13	<b>Officer</b>	Janine Richardson
<b>Target Date</b>	26/04/13		
<b>Parishes/Wards</b>	Trumpington		
<b>Site</b>	Secondary School Site, Clay Farm Development Site, Cambridge.		
<b>Proposal</b>	Reserved matters submission (including access, appearance, landscaping, layout and scale) relating to the Secondary School Site and associated pitches in the green corridor. This includes the construction of a new 750 pupil secondary school (11-16 years), a SEN / Autism centre to accommodate 8 to 10 students with Asperger's Syndrome, community sports facilities and landscaping of the site, pursuant to outline permission reference 07/0620/OUT.		
<b>Applicant</b>	City of Cambridge Education Foundation (CCEF)		
<b>Recommendation</b>			
<b>Application Type</b>	Reserved matters	<b>Departure:</b>	No

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

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## Contents

	<b>Page</b>
Introduction	3
Site Description/Area Context	4
The Proposal	4
Site History	7
Publicity	8
Policy	8
External and Internal Consultations	8
Neighbour Representations	9
Assessment	
1. Compliance with Parameter Plans and Design Code	10
2. Site and Building Layout	12
3. Building Design and materials	13
4. Landscape and Ecology	14
5. Secure by Design	15
6. Access, Car and Cycle Parking and refuse	16
7. Community Sports provision	17
8. Noise and lighting	19
9. Public Art	21
10. Renewable Energy and Sustainable Construction	21
11. Drainage and Flood Risk	22
Conclusion	23
Recommendation	23

## APPENDICES

<b>Ref</b>	<b>Title</b>	<b>Page</b>
A	Government Guidance and Advice	30
B	Local Plan Policies	30
C	Supplementary Planning Documents and Material Considerations	31
D	Internal Consultations	32
E	Other External Consultations and Representations	36
F	Neighbour & Other Representations	39
G	Outline condition status	41
H	Design Code Compliance	42
I	S106 Extract – Councils' Covenants	45
J	Plan Pack: 1. Southern Fringe Composite Plan 2. Site Location Plan 3. Site Layout plan 4. Elevations	46

## **0.0 INTRODUCTION**

- 0.1 This is a Reserved Matters application for a new secondary school and sports facilities on the Clay Farm site. The application includes a Special Educational Needs (SEN)/Autism centre to accommodate 8 to 10 students with Asperger's Syndrome, community sports facilities including a sports hall, all weather pitch (AWP), tennis/netball courts, playing fields within the green corridor and landscaping of the site. The applicant is City of Cambridge Education Foundation, who has been commissioned by Cambridgeshire County Council to design and build the new school.
- 0.2 The applicants are working with Avanti Architects and LDA Design. The new school, to be known as "Trumpington Community College" will be part of the Parkside Federation comprising Coleridge Community College, and Parkside Community College. The school is scheduled to open in September 2015 and will be accommodated alongside the approved housing developments within the southern fringe with an expected full capacity by 2019/2020 with 750 pupils. The applicants have advised that the school will operate on an extended day 0800 to 1800, 48 weeks a year and is planned to have a science specialism.
- 0.3 In August 2010 outline permission was granted for the Clay Farm development of up to 2,300 homes, a local centre, schools and open space. The outline permission approved 6 parameter plans with which all reserved matter applications must comply. These covered land use, access, density, building heights, landscaping and urban design principles. A full application for the construction of the spine road through the Clay Farm site from Long Road to the Addenbrooke's Road roundabout, site wide drainage infrastructure and works to the Long Road plantations was approved at the same time. The spine road is now completed and the associated trees planted.
- 0.4 Various reserved matters have been approved for residential parcels on Clay Farm with construction underway for some of those parcels to the south adjacent to the Addenbrooke's Road.
- 0.5 A number of strategic conditions attached to the outline permission have been discharged, as shown in Appendix G. All reserved matters applications must comply with the documents approved through these conditions, in particular the Design Code, which was approved at the 23<sup>rd</sup> Feb 2011 JDCC. The Design Code sets out a set of illustrated design rules and requirements that instruct and advise on the physical development of the site and area.
- 0.6 The application was received in January 2013. There have been some minor amendments to landscaping, siting of some cycle/bin stores, elevations of the sports hall and additional information received on drainage, noise, sustainability, public art and an amended travel plan to take account of issues raised through the consultation period on the application and officers concerns. The detailed proposal will create a well-designed, welcoming site for the school and community sports facilities at

the heart of this area of the site, linking well to the community square to the south and green corridor and playing fields to the northeast, in accordance with the outline approval and associated documents.

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

- 1.1 The application site is the Secondary School site of the Clay Farm site bounded by the spine road to the west and the plantations which run alongside the west of Hobson's Brook to the east. It covers approximately 3.34 hectares. 'Green Link North' will be to the immediate north with residential parcel 5 beyond, and the 'Central green link' will be to the south, with Parcel 8b beyond. The site also includes the playing fields within the Green Corridor, at the north end adjacent to Long Road, of an area approximately 4.85 hectares. (See Appendix J for site plan).
- 1.2 Reserved matters approval was granted by JDCC in February 2013 for the residential development parcels 1B, 2 and 5 (Countryside Properties) to the north of the secondary school site, for 229 dwellings. Parcel 8B to the south of the school site is at pre-application stage. Green Lane north and Central green (Countryside) abutting the school site have not come forward for detailed approval, although discussions have taken place with Countryside for these areas in liaison with CCEF. Detailed proposals for the residential parcels 6 and 7 to the west of the site to include an area of open space 'School Square', opposite the school site have yet to come forward.
- 1.3 The outline permission for Clay Farm will provide amenities and facilities for the site, including a local centre, community facilities and shops to be located central to the Clay farm site. There are guided bus stops to the south of the site (just south of the proposed Hobson's Square). Vehicular access to the site will from the existing spine road.
- 1.4 Within the middle of the site there is an existing drainage outfall pipe that runs east-west across the site, which has a 7-metre easement. The existing site is currently at a lower level than the adjacent spine road and the site will need a substantial amount of subsoil fill material to bring it up to a suitable build level.

## **2.0 THE PROPOSAL**

- 2.1 The planning application seeks reserved matters approval for (access, appearance, landscaping, layout and scale) for a 750 pupil secondary school (11-16 years), a SEN/Autism centre (to accommodate 8 to 10 students with Asperger's Syndrome), community sports facilities and playing fields and landscaping of the site.
- 2.2 The ethos of CCEF is based on strong parental involvement and links with their communities. The Foundation carried out a significant amount of research in developing the school design, visiting schools in Copenhagen, Denmark and other exemplar school buildings. The proposed school has been designed with an overall sense of openness. The focus of the

building is design to encapsulate a sense of community coming together. From a central 'heart space' all the facilities within the school will be on show and easily legible. A performance hall, lecture theatre and catering facilities are located on the ground floor with the aim of encouraging community use. The community sports facilities have been designed with the needs of the community in mind and will be capable of being operated as a 'standalone' facility out of school hours or to be run as one entity with the school. Environmental sustainability has been a key design requirement for the school and the principles of sustainable design and construction have been integrated throughout the design. The Foundation has stated that the school is committed to achieve BREEAM Excellent status.

- 2.3 The catchment area for the school will be most of Trumpington ward with pupils drawn from the schools partner primary schools, Fawcett, Trumpington Meadows and South Clay Farm primary.
- 2.4 The proposed school building is three storeys with a maximum height of 15 metres, and the adjoining sports hall two storeys at a height of 10 metres. There will be a level difference from the built spine road to the west of the site which is 14.1 metres (OS datum level) and the school site, which is 13.5 metres (OS datum level). The site in its existing state is at a much lower level than the spine road. A very large area of fill is therefore required in order to bring the site up to level with the road. Due to considerable financial costs of this, as the fill has to be imported in from other sites, the level of the school site will be set lower by approximately 0.6 metres. This level change has been accommodated in the design of the school for the access down to the entrance of the school and boundary edges.
- 2.5 The proposed sports facilities include a floodlit AWP, two floodlit tennis/netball courts, a sports building comprising reception area, sports hall, gymnasium, fitness studio, dance/drama/aerobics area, changing facilities, studio room and storage areas. The main access to the sports facilities and school is from the spine road with a ramped/stepped area to account for the level change, to an external entrance plaza. Vehicular access is restricted to the north of the site to a car park off the spine road. Cycle parking for students, staff and visitors is proposed around the site at convenient locations.
- 2.6 Pre-application discussions commenced with CCEF in early 2012 and have been ongoing with officers up to submission of the application. CCEF presented the proposals to the Southern Fringe Community Forum in May 2012 and have been present at the Forum drop-in events. There was a presentation to the JDCC on 31 October 2012. The application was presented to the Quality Panel on 3 December 2012, details of which are included in the design section of this report.
- 2.7 The relevant outline permission conditions which this reserved matters application must be in accordance with are:

7. Design Code (reserved matters)

12. Landscaping (green corridor)
13. Landscaping (plantations)
14. Landscaping (within the built up area)
16. Landscaping Maintenance and Management Plan
19. Tree survey
20. Arboricultural method statement, tree constraints and protection
31. Renewable Energy Statement
36. BREEAM pre-assessment
39. Detailed Water Strategy Details
42. Ecological Conservation Management Plan Statement
52. Parking Provision
53. Visitor Parking for People with disabilities
54. Cycle Parking Details
55. Foul Water Drainage Details
56. Levels
68. Waste and Recycling

Through these conditions the application needs to comply with the strategic documents approved to discharge condition of the Outline consent as set out in Appendix G. This also shows other strategic conditions discharged. The majority of these details for the above conditions have been submitted with the Reserved Matters application.

- 2.8 In addition there are a number of conditions, which must be discharged prior to the commencement of development:

8. Materials (prior to commencement of a building)
21. Tree protection (arboricultural method statement)
22. Underground services (safeguarding trees)
37. BREEAM rating (post construction review)
57. Contamination
59. Detailed Construction Method Statement (DCMS)
60. Demolition, Construction Noise and Vibration Impact Report (Noise & Vibration)
61. Noise report and mitigation
62. Noise level from plant
64. Piling (report/method statement)
65. Detailed Waste Management Plan (DWMP)

- 2.9 The application as submitted comprises the following documents and plans:

- Planning Statement, Jan 2013
- Design Statement, Jan 2013
- Access Statement, 23/01/13
- Landscape Design Statement including Design Code Compliance Statement, Jan 2013
- Games Court Location Report 2013
- Tree survey, Arboricultural Implication assessment and Method Statement 21/01/13
- Ecology Report Jan 2013
- Ground Investigation Report December 2012

- Public Art Delivery Plan March 2013
- Ventilation and Extraction Statement Issue 1, 24/01/13
- Energy/Sustainability Statement Issue 1, 25/01/13 and Addendum 22/02/13
- External Lighting Assessment Issue 1, 24/01/13
- Noise Impact Assessment Issue 1, 24/01/13
- Drainage Strategy – P2, 23/01/13
- Trumpington School Travel Plan 2015-2020 Rev A March 2013
- Existing site survey plan, levels, site plan, vehicle tracking plans, context plan, proposed ground, first, second and roof plans, proposed elevations, sections and landscape drawings. Jan 2013.

### 3.0 RELEVANT SITE HISTORY

Reference	Description	Decision
07/0620/OUT	Residential development of up to 2,300 new mixed-tenure dwellings and accompanying provision of community facilities; sports and recreation facilities and landscaped open spaces including 49ha. Of public open space in the green corridor, retail (A1), food and drink uses (A3, A4, A5), financial and professional services (A2), non-residential institutions (D1), a nursery (D1), alternative health treatments (D1); provision for education facilities; and all related infrastructure including; all roads and associated infrastructure, alternative locations for Cambridgeshire Guided Bus stops, alternative location for CGB Landscape Ecological Mitigation Area, attenuation ponds including alternative location for Addenbrooke's Access Road pond, cycleways, footways and crossings of Hobson's Brook.	A/C
07/0621/OUT	Duplicate of above	Appeal Dismissed
09/0272/FUL	Spine Road through Clay Farm site, linking Long Road with the Addenbrooke's Access Road (including bus gate). New junction to Long Road; drainage works including formation of 4 balancing ponds (including wetland area for birds) and raising of levels; tree felling and tree planting including semi-mature trees along the road and all associated works.	A/C
10/1065/REM	Construction of foul pumping station with access road, compound and landscaping; thinning of trees in plantation together with replanting.	A/C
11/0161/REM	Landscaping of open space strip west of Hobson's Brook together with filling in of pond to the south of the Addenbrooke's Access Road and replacement with below ground attenuation tanks under southern section of landscaping strip pursuant to outline approval 07/0620/OUT	A/C

<b>11/0319/REM</b>	Landscaping of southern part of the Green Corridor east of Hobson's Brook, including details of allotments pursuant to outline approval 07/0620/OUT.	<b>A/C</b>
<b>10/1296/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 306 dwellings pursuant to outline application 07/0620/OUT (Countryside Properties)	<b>A/C</b>
<b>11/0698/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 128 dwellings pursuant to outline application 07/0620/OUT (Skanska Residential)	<b>A/C</b>
<b>12/0754/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 102 dwellings pursuant to outline application 07/0620/OUT	<b>A/C</b>
<b>12/0794/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 231 dwellings pursuant to outline application 07/0620/OUT (Countryside Properties)	<b>O/S</b>
<b>12/0867/REM</b>	Reserved matters (access, appearance, landscaping, layout and scale) for 373 dwellings pursuant to outline application 07/0620/OUT (Skanska)	<b>A/C</b>

#### **4.0 PUBLICITY**

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

This application has been subject to consultation and publicity through consultation letters, statutory press notices and the display of site notices. Prior to submission, CCEF presented to the Southern Fringe Community Forum and had an exhibition of the proposals. A presentation to the Joint Development Control Committee was held on 31 October 2012.

#### **5.0 POLICY**

##### **Government Guidance and Advice**

See Appendix A

##### **Local Plan Policies**

See Appendix B

##### **Supplementary Planning Documents and Material Considerations**

See Appendix C

#### **6.0 EXTERNAL AND INTERNAL CONSULTATIONS**

6.1 A number of issues were raised through the consultation process as set out in Appendix D and E. There has been some clarification of issues and additional information provided by the applicants and where necessary some changes made to the plans and drawings.

These changes have overcome most of the consultee and officers concerns and are discussed further in the relevant assessment section of the report.

See Appendices D and E for further detail.

## 6.2 The Cambridgeshire Quality Panel

The proposal was presented to the Panel for review prior to submission on 3 December 2012. The panel generally supported the scheme and how the applicant has responded to the Panel's review can be found in the design section of this report at paragraph 8.15.

## 7.0 **NEIGHBOUR REPRESENTATIONS**

7.1 One response was received from a resident at Whitlocks, High Street, Trumpington. The comment is concerned with traffic congestion and the suggestion of a dedicated bus to allow students off the bus before looping around the Addenbrooke's site.

7.2 Comments have been received from Trumpington Residents' Association supporting the proposal with some queries on the sustainable issues, which have been addressed with additional information received from the applicant, and the Councils Sustainability Officer supports the proposals. The Association also raised concern on the proposed Travel Plan and number of car parking spaces. The applicant has amended the Travel Plan and the issue of car parking management is covered in paragraph 8.36 of this report.

See Appendix F for further detail.

## 8.0 **ASSESSMENT**

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

1. Compliance with Parameter Plans and Design Code
2. Site and Building Layout
3. Building Design and materials
4. Landscape and Ecology
5. Secure by Design
6. Access, Car and Cycle parking and Refuse
7. Community Sports provision
8. Noise and Lighting
9. Public Art
10. Renewable Energy and Sustainable Construction
11. Drainage and Flood Risk
12. Conclusion
13. Recommendation

## **8.2 Compliance with Parameter Plans and Design Code**

- 8.3 The parameter plans and associated statements, which were approved as part of the outline application, fix the key principles for the development. As detailed below, the proposals and proposed layout accords with the parameter plans.
- 8.4 PP 1 - Land use. As required within this parameter plan this proposal is for a secondary school, community sports and community playing pitches at the northern end of the Green Corridor.
- 8.5 PP 2 - Access. As set out in this parameter plan access is provided off the spine road. Pedestrian and cycle links from the site to the new crossings over Hobson's Brook are shown.
- 8.6 PP 3 - Landscaping. This parameter plan shows the spine road as a green (tree lined) route. This has already been provided through the spine road application. Within the landscape matrix is open space on the north boundary and southern boundary of the school site. The proposal is compliant with this.
- 8.7 PP 5 - Building Heights. The school site parameter is for the building position and height to be determined by the school designer with a maximum height of 18 metres. The tallest part of the proposed school building is 15 metres (to the top of the louvred parapet). The proposal is therefore compliant with this parameter plan.
- 8.8 PP 6 - Urban Design Framework. This parameter plan sets out the key design elements for the layout of the development. This plan requires the site to include buildings visible from outside the site creating landmarks that assist in legibility and for the school site to contribute to the Primary Frontage along the spine road. The creation of a 'landmark' and good design with 'legibility' has been a key part of the design approach to the site and building. With the school and sports entrance onto the spine road and a good landscaped edge to the perimeter of the site the proposal is considered compliant with this parameter plan.

## **8.9 Design Code**

- 8.10 The site wide coding includes street hierarchy, design and materials; car and cycle parking; plot assembly; transitions in style; landscape; drainage; waste & recycling and utilities. Coding for the character areas then develop the Urban Design Parameter plan and has guiding design principles for the three character areas (Long Road plantations, Hobson's Square and Royal Showground) and more detailed guidance for Sub Character Areas. Part of the coding is mandatory, such as the street widths and materials and the Urban Form diagram. The text relating to these states that if developers challenge these elements is it up to them to demonstrate that their proposal does not conflict with the overall aim of the Design Code. Other parts are discretionary.

- 8.11 This application site is within the Long Road plantations character area and the Code sets out specific design principles for the Secondary school site. The original application did not include a full Design Code compliant Statement as required by condition 7 of the Outline, this has now been submitted and shows how the proposals are compliant or where they deviate slightly the reasons for this. See Appendix H for the applicant's statement.
- 8.12 The proposed site plan for the school is included within Appendix J. The Design Code for the site suggests that the main part of the building should be located within the southwest corner of the site, however the area denoted for 'building' runs up the west side of the site to where it has been located. Following lengthy discussions about the merits of the building being located either to the north part or the south part of the site, the applicant proposed the more northerly location, immediately north of the existing drain bisecting the site in an east-west fashion and so that the entrance of the building fronts the proposed open area of 'school square' opposite. This location is generally compliant with the Design Code, albeit has a less direct relationship with the Clay Farm neighbourhood centre.
- 8.13 The disposition of sports pitches and car parking, as well as the link to the sports pitches and green corridor, are generally compliant with the Design Code. The Design Code sets out a number of requirements and the design response generally accords with them. Amongst other requirements, the code requires that 'the approach to the school should relate to the local green space or the Neighbourhood Centre'. The design response has been to create a lengthy, but clear, pedestrian and cycle route on the west side of the site directly commencing at the south westerly corner. This provides a clear link to the future local centre for Clay Farm and opens up a clear view to the front door of both the school and sports buildings.
- 8.14 The Design Code requires that the school design should be "in accordance with guidance publications from CABI. The principal CABI guidance is a document called "Creating Excellent Secondary Schools" published in 2007. The guidance includes a list of "ten points for a well-designed school". In summary, the points in this list require a sustainable approach to design, good organisation of the site and spaces, good environmental conditions for learning and a simple palette of attractive materials. The proposed design fulfils this guidance well as explained in detail in the design and sustainability sections of this report

### **Quality Panel**

- 8.15 The Cambridgeshire Quality Panel reviewed the proposal on December 3, 2012. The panel generally supported the scheme and noted there were "many positive and exemplary elements with the existing design". Their key comments may be summarised as follows:
- The panel encouraged the architect to "look around and be open to ideas and alternatives" in respect of building materials. Note: the building was largely clad in brick at the stage of design review.

- The size and design of the front steps required improvement.
- The quality of landscape drawings was considered poor and needed to work better with the architect drawings.
- The design of the north east corner of the site needed improvement in terms of its configuration and potential for confusion between pedestrian and vehicular movement.

8.16 Since the review, the architect has done considerably more work and the panel comments have been either addressed and/or the design as submitted is acceptable to officers. Addressing each of the above four bullet points in turn:

- In response to the panel comments, the external building materials now include a variety of brick, anodised aluminium and metal mesh work to give a varied, yet contemporary, appearance to the school and sports building.
- Officers consider the front steps are appropriate in both location and design. They provide a gentle grade down across three steps as well as wheel chair accessible ramps to either side, which are subtly integrated into the entrance space in front of the main entrance to the school and sports hall.
- The landscape drawings have been revised and better co-ordinate with the architectural drawings both in content and level of detail.
- The north easterly corner for access to the playing fields in the green corridor has now been revised to be clearer and more direct, as well as follow and appropriate “desire line” for pedestrians. The surface material in the car park has now been more clearly defined between vehicle and pedestrian areas.

### **8.17 Site and Building Layout**

8.18 The entrances to the school building and sports hall, are well located in respect of the spine road and the car parking is appropriately sited to the north of the building in a more discreet position so that it does not dominate the street scene. The surrounding pedestrian areas, cycle parking, AWP and gardens are well considered in terms of both their location and design. The playing fields located on the east side of Hobson’s Brook enjoy a clear and logical route from the site and there is an appropriate choice of surface materials to demarcate the access route.

8.19 Additional street trees opposite the long area of cycle parking to match up with the spine road trees would help in the long-term to re-enforce a road of generous and healthy street trees. These have now been included within the proposals, which create a positive edge to the school site tying in with the wider site, which is supported.

8.20 The proposed bin store and SEN cycle parking to the immediate north of the kitchen created a narrow passageway between the gymnasium and the wall of the bin store. This detail has been amended and the bin and cycle store moved north to allow more space and create a more open feel and is now acceptable.

8.21 The proposed covered cycle parking will be a bespoke design by the architects for the scheme. This is required since the large area of shelters will have a significant impact on the appearance of the school site, the approaches and architectural setting for the building. Some images of the type of shelter being designed have been provided which show a simple covering, designed to sit in context with the proposed building and landscape. As full details have not been provided at this stage condition 12 is recommended to ensure that a suitable design is installed.

## **8.22 Building Design and materials**

8.22 The building design is well considered and appropriate in the emerging context of the Clay Farm development. The overall scale and mass of the school building and sports hall is acceptable and will correspond well with the prevailing built form planned (and already approved) for this part, and the wider part, of the Clay Farm development. The design is successful in a number of ways:

- The school entrance is clear and well positioned relative the various elevations
- Upper floors are “broken up” and indicate a generally clear “base”, “middle” and “top” for the various elevations
- Materials are well considered, include an appropriate level of variation between floor levels and between the school and sports hall. The use of brick helps support a clear “base” to the building.
- The quality of materials are appropriate and well considered. They include brown multi brickwork, anodised aluminium cladding and mesh. The final details and finishes need to be agreed and the provision of a sample panel will be required on site prior to construction to ensure that the detail is acceptable and maintained throughout construction, these can be secured through recommended conditions 4 and 5.
- Fenestration is generous in proportion and will provide for high levels of light.

8.23 The original proposal for the north and west elevations of the sports hall were long, unbroken and at odds with the more varied and articulated school building. Whilst this is understandable in some respects as it houses a floor to ceiling hall for sports use it presented a bleak and unbroken façade to the Clay farm spine road to the immediate west and from the north. The architects therefore responded to this by reducing the volume of the sports hall on the east side (removing a void from storage area) and have used the requirement for ventilation to break up the volume with long areas of aluminium anodised mesh to tie in with the school building. This would wrap around the sports hall on the east, north and west elevation and is considered an improvement to these facades.

8.24 Further clarification of the gateway structure and details of the entrance to the school from the south have been sought and the proposal is now for a aluminium mesh sign to mark the southern entrance. This would tie in with the design and materials for the school building. Full details of this are required to ensure the sign details are acceptable, along with those signs

on the buildings for the school and sports hall entrances and condition 3 is recommended.

- 8.25 With the amended details to the north, west and east elevation, bin/cycle stores and inclusion of street trees and having taken on board the comments of the Quality Panel, the proposal is a well considered design for the site, school building and related landscape, walkways, cycle and car parking and choice of materials for all these elements. The site layout, building design and materials are appropriate for this prominent landmark building with the Clay Farm site. The proposal complies with the requirements of the Design Code and Parameter plans.

## **8.26 Landscape and Ecology**

- 8.27 The approach to the landscaping for the site is to provide a variety of different but integrated areas with each having a particular role to play in the function of the school and sports facility. The Design code requires eastern edge to allow the green corridor to permeate into the site so that the school is set within the landscape creating a soft edge to the Green Corridor. This is achieved with a wildlife garden along this edge, with proposed planting to maximize value for wildlife and to be used as an educational resource for study. In accordance with the Design Code a 2 metre high fence with a mixed Hornbeam and Holly hedge in front is proposed to provide secure enclosure of the Hobson's Brook corridor.

- 8.28 The proposed landscape for the area to the north and east of the AWP and open area to the west of the hard courts have topographic features in the form of bumps that will be made up from the surplus topsoil that exists on the site. These bumps will vary in height up to 1.3 metres and 12 metres diameter. Their function is to provide flexible and playful social, learning and spectating spaces. The City Council Landscape Officer does not support this approach as they consider the bumps will create a maintenance issue, being difficult to mow between the proposed trees and as children are likely to ride on them with their bikes and erode them. This has been discussed with the applicant who considers that the maintenance will be manageable and that the function of the bumps will be of benefit to the users and riding bikes on them will be prevented by the school. Whilst the Landscape Officers concerns are noted it is considered that the bumps will provide an interesting feature in what would otherwise be a relatively flat site and they will enhance the setting of the AWP and hard court areas. The school will manage the cycling within the site and the Green Corridor within the Clay Farm site will provide opportunities for informal cycle riding and play areas including a potential BMX track for active biking. The landscape approach is therefore supported.

- 8.29 Overall the landscaping will be of benefit to the school and sports users and will complement the setting of the proposed school building. The additional trees proposed along the spine road will enhance this frontage. Further planting details to ensure the mix and species are appropriate to meet the ecology and landscape strategy are required, which will be secured under proposed condition 2. Adequate details of the proposed hard landscaping are covered in the Landscape report. The Landscape

Officer has suggested that stands of trees to integrate the playing field pitches within the green corridor and to provide shade for sports teams should be included in the proposals. The applicants have considered this, however not included them in the proposal for the playing fields. Whilst it acknowledged that this would enhance the area it is not within the strategic requirements of the green corridor and the proposal for the rich grass mix area around the playing fields is considered acceptable.

- 8.30 The Ecology Report submitted with the application is satisfactory as the scheme respects the main habitat features on the site, namely the plantation and Hobson's Brook and seeks to create additional species rich grassland around the new sports pitches within the Green Corridor. The Conservation Management Plan (ECMP) complies with the approved Site Wide Nature Conservation Management Plan. Further details will be required through Condition 42 of the outline permission once the detailed planting proposals for the school site are finalised.

### **8.31 Secure by Design**

- 8.32 The school has a prominent location within the Clay Farm site and as required through the principles set out in the Design Code, it should provide a welcoming sense of place to promote of inclusion to the community and to be secure but respond to its surroundings. The proposal reflects this approach in the open nature of the landscaping of the site. Apart from the protective fence to the plantation edge there will be no boundary fence. A continuous hedge around the school site is proposed, which will be maintained at 0.9 metres height along the spine road edge. The Architectural Liaison Officer made strong objections to the proposals for the school being an open site with no secure boundary fence or gates. A meeting with the Architectural Liaison Officer, applicants and architects was subsequently held.

- 8.33 The merits of the site with an open access philosophy were discussed and the applicants advised that the community sports facilities would be staffed while the facilities are in use, including weekends and the school will also have a caretaker site manager on duty from 7am to 10pm. The site should create a positive contribution to the surrounding area and not make the site feel closed off to the community. A large security fence around the whole site would be visually detrimental, cause an issue for access to site for community users and make the site less permeable. The use of CCTV in combination with the proposed lighting scheme for the school site, together with the management of the site should reduce the scope for criminal activity on the site. As the residential developments around the site are completed and occupied there will be more passive surveillance of the site. The applicants have agreed to work with the Architectural Liaison Officer to overcome the concerns and to consider a range of deterrents to minimise unauthorised use and vandalism. Whilst wanting to ensure security and prevent crime, the school site needs to respond positively to its surroundings. With consideration of measures to reduce the risk of criminal activity the proposal is considered to achieve this.

### **8.34 Access, Car and Cycle Parking and refuse**

- 8.35 The parking requirements within the Design Code state that they must meet or exceed the required provision for cycle parking and should minimise car parking provision. The applicants approach is to encourage sustainable modes of transport and this has been reflected in providing a minimal amount of car parking on site and the proposed school travel plan to maximise travel to the school other than by private car.
- 8.36 The proposed vehicle entrance will have an automatic rising bollard system that will restrict all vehicle access to the school. The system would be operated by remote control fobs to authorised people that can operate the bollards as well as an intercom system which visitors can talk directly with school or sports centre reception. The location of the bollards allows vehicles to pull into the school off the spine road without blocking traffic. 15 permanent car parking spaces and 3 disabled spaces are proposed. The proposed turning head area can house an additional 15 car parking spaces for use after school hours. In order for visitors to park at the site a space would need to be reserved in advance.
- 8.37 The Travel Plan has been amended since receipt to correct information and now includes arrangements for the management of the car parking as set out above. The Residents Association considers the parking space allocation to be unrealistic in terms of being inadequate for the school and community sport uses. However this is both a constrained and highly accessible site. A balance has to be made between providing some car parking on site and the promotion and encouragement of alternative modes of transport to the site. The general catchment area of the school is largely the southern fringe development areas and Trumpington so most travel to the site will be pupils from the local area. In requiring any additional car parking this would compromise other amenities on site, such as the amount of sports or educational facilities, landscaping and setting of the building. The County Council supports the emphasis on promoting sustainable modes of travel and the limited car parking on the site is considered acceptable. The applicant has demonstrated service and emergency vehicle access around the site where required and a specific drop off area to the SEN. These routes have been designed to minimise conflict with pedestrians and users of the school and surfacing kept simple to tie in with the hard landscaping proposals for the site.
- 8.38 There are 602 student covered cycle parking spaces proposed along the southern approach to the school building and to the north of the sports hall (with 6 spaces adjacent to the SEN facility). 54 covered spaces for staff will be located to the east of the main school building and 76 visitor spaces to the east and north of the sports hall. In providing such significant number that will be covered and easily accessible therefore promoting the use of cycles this provision is considered acceptable.
- 8.39 A resident has raised concern on the potential congestion from students using the guided bus from the City centre at peak hours, which may impact the number of people that could get on the bus at the hospital (as the guided bus route loops round the Addenbrooke's site before stopping at

the bus stop within the Clay Farm site, to the south of the school). The school will have a variable timetable with students arriving/leaving the site between 8am to 6pm thus avoiding specific times of peak congestion.

- 8.40 The Waste Services officer had concerns for the manoeuvring of the refuse vehicle over out of hours car parking spaces. The applicants have confirmed that they will be using a private contractor for refuse collection, similar to other school sites within the City. Collections are likely to be in the morning and as the school will manage the car parking arrangements the refuse lorry will have sufficient turning space within the site. The car parking area will be built to withstand the load of a refuse vehicle. The refuse storage areas are considered appropriate and suitable.

#### **8.41 Community Sports provision**

- 8.42 The provision of community sports for the southern fringe was established through the Cambridge Southern Fringe Area Development Framework (2006) and the amount of provision negotiated through the individual S106 Agreements for the outline permissions for the southern fringe developments. The purpose of co-location of community sports provision at the secondary school site was part of the approach to ensure viability and sustainability of the formal sports provision in the southern fringe. The outdoor sports provision is to serve Clay Farm, Glebe Farm, Trumpington Meadows and also Bell School in part (for the AWP). The S106 for the Clay Farm outline permission therefore requires the secondary school sports facilities to be made available for community use and an agreement will be drawn up between City Council and the school to ensure that appropriate access and arrangements are put in place for the community to be able to utilise the sports facilities. This will include the indoor sports, AWP, hard courts and playing fields. See Appendix I for an extract of the S106 for the City and County Councils obligations relating to the community use of the sports facilities.

- 8.43 The proposals meet the overall community sports requirement except for the total provision required for tennis. Four tennis courts should be provided in order to meet the local authority outdoor sports standards for tennis provision on southern fringe. This should enable a community tennis club to be established at the school for the southern fringe. The Head of Arts & Recreation has advised that the tennis club would seek to encourage youngsters and adults the chance to attend on a regular basis to play informally, receive coaching and be introduced to competition, and potentially to end up playing at a higher standard or to encourage a life long sporting habit. Where courts are not available throughout the year the development of this type of club are unlikely. Clubs offer week round services, for juniors, for matches, for coaching and need security of tenure and access on a regular basis to do this.

- 8.44 Whilst the shortfall of two tennis courts on the school site is disappointing it is a result of several site constraints. The proposals have tried to maximise the best use of space on the site with the location of the building, providing a southerly aspect and important outdoor space for the pupils. There is a drainage outfall pipe that runs east west across the site,

which has a 7 metres easement that cannot be built over therefore restricting the position of school buildings and facilities. There is also a constraint along the east boundary of the site of the Hobson's Brook plantation which is protected and consideration of light pollution from the AWP and hard courts and potential impact on wildlife has had to be observed. Also the location of the sports courts and impact on adjoining planned residential developments the north, west and east require at least a 50m buffer, which restricts their location on site. These constraints along with the requirement to provide outdoor amenity space and landscaping, car and cycle parking has meant that there is limited scope on the site to provide all the required sports provision. The applicants have tested whether the additional two courts could be fitted into the layout but have shown through the 'Court Location report ' that this cannot be achieved without detriment to the layout and function of the school.

- 8.45 There has to be a balance in weighing a shortfall in tennis provision against providing a suitable, positive layout for the school and sports buildings, which maximise the use of the site for everyone. Given the constraints of the site and that the community use of the proposed facilities can be controlled to maximise potential for the required tennis use the proposal is considered acceptable.
- 8.46 Originally, there was some confusion as to the status of the two proposed hard courts in the north east corner of the site. These are not proposed as Multi Use Games Area's (MUGAs) which can be used for all different types of ball games and have multi court markings and goals. The hard courts are designated specifically for formal sports use, mainly for tennis with shared netball. With this type of court the take up for tennis playing should be more secured and is an approach used at other secondary schools in the City such as Netherhall and Chesterton. The use of the courts for these sports only (out of school hours) would also help with the impact of noise to surrounding areas (see paragraph 8.56).
- 8.47 As the southern fringe developments have all been master planned and are mostly already well under construction there is no other options for delivery of more tennis courts in the immediate area. The use of the two courts at the school site therefore need to be maximised to allow tennis use. This can be achieved through the management agreement as part of the community use agreement that is being prepared for the school in relation to the community use of the sports facilities. This could outline specific days and times throughout the week and year which the tennis courts are required to be set up as tennis courts in community use time to ensure that the development of a community club can take place. Whilst the overall provision of sports facilities as originally envisaged is not achievable on his site, there will still be excellent facilities for new community sports provision in general.
- 8.48 Sport England supports the community sports proposals but has queried the specification of the courts and AWP. To ensure that correct specification of surfacing and fencing is achieved this detail can be secured through condition 8. This will also ensure that the details are agreed in relation to noise concerns as discussed at paragraph 8.55.

Sport England also raise an issue about the distance from the playing fields to the changing facilities and the essential link between the school site and the fields. This section of the masterplan of the site will be delivered by Countryside, details of which will be a separate reserved matters application. The proposed link within the school site to this bridge to access the playing fields has been considered and a direct path to ensure ease of access is provided.

- 8.49 The community use of the playing fields for out of school hours will be included in the community use agreement as secured through the S106 of the outline permission. The sports facilities should be made available at reasonable times outside normal school hours during term times, including evening and weekends and during school holidays (See Appendix I for the relevant part of the S106).

#### **8.50 Noise and lighting**

- 8.51 The Design Code requires that the proposals should not adversely affect the neighbouring properties in terms of sound and light. Inevitably sports pitches and hard court areas will generate a level of noise by the users, which may cause disturbance to the surrounding residential areas. However, the principle of co-location of community sports facilities with the school was part of the original master planning concept from the Southern Fringe Area Development Framework, which fed through in the Clay Farm outline permission and S106. The applicants have considered carefully the positioning of the proposed AWP and hard courts to minimise noise disturbance to the proposed and future residential properties that will surround the school site to the north, west and south. The assessment of noise generated from such uses is not straightforward as there is no specific guidance for this. The Environmental Health Officer does not agree with the methodology that the Noise Assessment submitted with the application has been based. The conclusion of the discussions between the Environmental Health Officer and the applicant's noise consultant is that there will be some noise impact but it is not agreed between the parties whether it is moderate or significant.

- 8.52 Clarification was requested from the applicant, for the proposed use of the hard courts and playing fields (the application documentation made reference to 'Multi Use Games Areas' as opposed to hard courts for just tennis and netball) as different noise levels can be generated from the different uses. The applicant has provided a summary of the external sport facilities to provide clarification of uses and hours required for school and community use. Possible mitigation measures have been discussed that may reduce the noise impact. These include the siting of the sports areas as far away from the adjacent proposed residential as is possible on the site, conditions restricting the hours of use to minimise disturbance, whilst taking account of the community sports use requirement and using appropriate fencing and surfacing material to reduce ball impact noise. Given the size of the site, the constraints of the plantation to the east and the drain that runs east-west across the middle of the site and the requirement for all the educational needs, car parking and cycle parking there are limited places for the AWP and hard courts to be located. The

applicants also referred to the outline condition 63, which requires residential development adjacent to a non-residential use on site to take account of noise insulation to reduce noise disturbance. Informal discussion with the developer of the adjacent residential parcels has suggested that provided future purchasers are aware of the court locations and hours when they are in use that should not be any significant issues (albeit a slight reduction in sale value of the units). For noise attenuation measures to residential units as there would not be constant sound, good double-glazing specifications would be considered appropriate.

- 8.53 In considering noise insulation for the courts as suggested by the Environmental Health officer, such as a barrier, which has been required at other 'MUGA' locations within the city, there are difficulties with this for the school site. The lower level of the school site in relation to the adjacent residential sites and configuration of the proposed residential properties to the north which have the main living space on first and second floors, a significant height fence would be required (potentially 3 metres in height). It is understood that this would have a minimal impact in noise reduction and would affect security, passive surveillance and quality of external space within the school site, given the amount of sports areas. This would be detrimental to the approach and open nature of the design of the school site as assessed and supported within this report.
- 8.54 The sports pitches within the green corridor will not be floodlit and are not enclosed by any boundary fence so informal activity on this area is possible. The pitches will be bookable for community use outside school hours. Given the location of the nearest residential properties, those on the western side of the plantation (parcels 2 and 5) at a distance of approximately 70 metres, and that the masterplan for the area designated this area for sports pitches it is reasonable to expect that noise disturbance would be minimal.
- 8.55 The two hard court areas to the east of the sports hall will be floodlit and will be in multi-use by the school during school hours. The courts will be bookable for community use outside school hours for either netball or tennis. The AWP is to be floodlit and will have a surface suitable for football and hockey and will be bookable outside of school hours by the community. Details of the perimeter fencing to minimise impact noise for all the courts can be agreed and condition 8 is therefore recommended.
- 8.56 To fit in with the school day a start time of 8.00am is required and to allow suitable hours of use by the community for out of school hours to ensure maximum sustainability in the longer term and in line with Sport England guidance a finish time of 10pm is considered reasonable (Monday to Saturday, with a finish time of 7pm on Sundays and Bank Holidays). Condition 10 is therefore recommended. The S106 requires that the community use of the facilities are available at reasonable times including evenings and weekends. There may some risk that future occupants of the adjacent sites consider there to be some noise disturbance but this is inevitably the situation given the context of a planned urban extension type development with education and community sports uses in close, accessible locations within a built up residential area. On balance with the

conditions restricting hours of use, final details of fencing and surfacing to be agreed the proposal is therefore considered acceptable.

- 8.57 As well as the internal sports provision, parts of the school may be let out for community use out of school hours such as the performance hall and lecture theatre. Condition 9 is therefore recommended to restrict the hours of use of the school building to avoid late night disturbance to residential properties of 7am to 11pm Monday to Saturday and 9am to 9pm on Sundays and Bank Holidays in line with the Environmental Health Officer recommendation.
- 8.58 The proposed service building in the northeast corner of the site will house an emergency diesel generator (as a back up generator for electricity for the sprinkler system in the event of power failure). To avoid potential noise disturbance to nearby residential properties the Environmental Health Officer advises a condition for sound insulation of the building and to restrict the time that testing can take place. Condition 13 is therefore recommended requiring scheme for insulation of the building and restricted hours of running the generator for maintenance/repair requirements.

#### **8.59 Public Art**

- 8.60 A public art delivery plan has been submitted with the application, which has been developed to relate to the wider Clay Farm Public Art Strategy. The total budget for the project is £180,000. The proposal is to create a permanent physical artwork supported by a programme of temporary projects for student and staff participation. The aim is to create public art that directly engages with school users, with an artist engaging with City of Cambridge Education Foundation (CCEF) and their community in the development of the work. An embedded art approach also seeks to maximize the effectiveness of an s106 budget allocation by looking at the opportunities to pair the project alongside any existing infrastructure budgets.
- 8.61 Two defined themes for artistic engagement have been identified- discovery and innovation and experimental and learning. Three areas within the school design proposed for an artist's consideration are; the central heart space, the terrace, external areas including the southern approach, the entrance square, and the outdoor heart.
- 8.62 The proposals for considering the central heart space and the terrace for the inclusion of public art are supported. Proposals within these spaces could enhance the environment and produce benefits for well being and learning and thus producing a defined benefit and value to the inclusion of public art. The temporary projects are supported to link the school with the community and details of the budget allocation of this work have now been included in the Public Art Delivery Plan.

## **8.63 Renewable Energy and Sustainable Construction**

8.64 The outline planning permission requires the development to meet a minimum BREEAM 'very good' and a requirement of at least 10% renewable energy provision. The principles of sustainable design and construction have been integrated into the design of the school, with environmental sustainability being a key design requirement. The proposals include the use of passive measures, efficient plant energy use and renewable energy. A range of measures proposed include; the use of rainwater harvesting low flow WCs, taps and showers, the local sourcing of materials, the specification of a green/brown roof on the link building between the main school building and the sports hall, proposals to maximise day lighting (ensuring a careful balance to ensure that this does not lead to excessive summer solar gains) and approaches to ensuring the building is adaptable. All of these measures are supported and the building as proposed should achieve a BREEAM rating of 'excellent', which is fully supported as this exceeds the requirement set out by way of the outline condition.

8.65 An issue that was raised at the pre-application stage was how the design of the school would deal with issues of overheating, particularly for south facing classrooms such as the science department. This is particularly important when climate change could lead to hotter summertime temperatures. It is key that responding to this issue is integrated into the design of the building in order to maximise passive approaches and minimise the need for future mechanical cooling. In response to this, the applicant has proposed a range of measures:

- The majority of solar control will come from interstitial blinds within the glazing and a high performance solar control glazing specification
- Vertical brise soleil will be used on the western elevation
- Glazing areas are interspersed with ventilation louvers to allow secure night-time ventilation
- The atrium forms an integral element of a stack-driven natural ventilation strategy in the summer, and the use of exposed thermal mass to regulate internal temperatures and night time ventilation to control summertime overheating are also part of the design approach
- In light of future climate change, embedded cooling has been designed into the scheme, with pipework embedded into exposed soffits to enable water to be circulated between the building and the ground to cool the building.

All of these measures are supported. The proposals also exceed minimum Building Regulations requirements for building envelope thermal performance. It is noted that comments received from local residents association are supportive of the building going further than this, with reference to Passivhaus schools. Passivhaus is just one of a number of construction methodologies available to enhance the sustainability of new buildings, and while this local aspiration is to be welcomed, it is not the role of the planning system to set specific construction methods for new development.

8.66 With regards to meeting condition requirements in relation to renewable energy provision, two technologies are proposed, which should exceed this requirement by some margin. The strategy for the school employs the use of a ground source heat pump and a 500m<sup>2</sup> photovoltaic array, which are predicted to reduce carbon emissions by 24%. The photovoltaic panels have been specified given the significant electrical load of school buildings. The applicant has provided clarification for the carbon calculations in line with the Sustainable Design and Construction SPD as requested by the Sustainability Officer. The proposal will exceed the minimum requirements for the 10% renewable energy provision. Overall the sustainable approach to building design and measures to reduce energy use are fully supported.

### **8.67 Drainage and Flood Risk**

8.68 A foul and surface water strategy has been submitted with the application, which is in accordance with the overall drainage strategy for the Clay Farm site as approved under outline conditions 39 and 55. A new foul water drainage system will be constructed within the school site, which will convey the foul waste water from the proposed school building, by gravity, to the existing outfall in the public highway linking to the strategic foul water network.

8.69 Where possible permeable surfacing has been proposed for the school site and the surface water will infiltrate the ground or be stored in cellular crate attenuation tanks with controlled discharge rates in accordance with the main drainage strategy. It is proposed that the hard standing pedestrian areas on the south side of the site will drain into a permeable gravel strip positioned alongside the landscaping mound surrounding the all-weather sports pitch. The all-weather sports pitch surface will be porous allowing water to infiltrate into the sub-strata where the voids will act as storage. Some of the water will infiltrate into the ground, however a connection to the piped surface water drainage system has been provided. The attenuation tank and stone storage volumes have been sized to prevent any flooding to buildings during a 1 in 100 year event, plus an allowance for climate change.

8.70 The drainage strategy is a suitable sustainable proposal in accordance with the main strategy for the site and is therefore acceptable. The strategy has not provided sufficient detail however for the management and maintenance of the system which is required under condition 39 of the outline permission. Condition 6 is therefore recommended to ensure that the details for the maintenance are suitable and carried out.

8.71 The drainage strategy submitted with the application does not cover the school playing fields within the Green Corridor. The playing fields will need to be drained in order to be playable and not waterlogged. To ensure that the correct drainage is put in place and connected to the overall drainage system for the site in accordance with the site wide strategy, Condition 7 is recommended.

## **9.0 CONCLUSION**

- 9.1 The applicants have taken a modern approach in their proposals for what will be excellent education and sports facility for the local community. It is a highly sustainable, well thought out design in a positive landscape setting. The proposals has taken account of the site constraints and where possible has met the requirements set out by the Southern Fringe Area Development Framework, the outline planning permission and S106. The application accords with the Parameter Plans and Design Code approved for this development. Overall it is considered that the proposal will result in a high quality sustainable development appropriate for this part of the Clay farm development that will serve the needs of the future occupiers of the southern fringe and surrounding area.

## **10.0 RECOMMENDATION**

**APPROVE subject to the following conditions:**

### **1. Approved drawings**

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

Site Location Plan 11065-PL-EX-001  
Proposed Context Plan 11065-PL-SI-001 Rev A  
Proposed Site Plan 11065-PL-SI-002 Rev A  
Proposed Ground Floor Plan 11065-PL-GA-001 Rev B  
Proposed First Floor Plan 11065-PL-GA-002 Rev B  
Proposed Second Floor Plan 11065-PL-GA-003-Rev B  
Proposed Roof Plan 11065-PL-GA-004-Rev B  
Service Building Plan and elevations 11065-PL-GA-005-Rev B  
Entrance sign plan, elevations and 3D 11065-PL-GA-006  
Proposed Elevations 11065-PL-EL-001 Rev B  
Proposed Sections A, B & C 11065-PLSE-001  
Proposed Sections D & E 11065-PLSE-002  
Wall Section to typical classroom 11065-PL-SE-003  
Wall Section to North elevation 11065-PL-SE-004  
Wall Section through Sports Hall 11065-PL-SE-005 Rev A  
Sample board external materials 11065-PL-MAT-001-Rev A  
Proposed Cycle Shelter Details 11065-PL-DE-001-Rev A  
Landscape – Illustrative General Arrangement Plan 3285\_101\_Rev A  
Landscape – Site sections 3285\_102\_Rev A  
Landscape – site Levels Masterplan 01 Main School Site 3285\_103 Rev A  
Landscape – Site Levels Masterplan 02 Playing Fields 3285\_104  
General arrangement plan 01 3285-108\_Rev B  
General arrangement plan 02 3285-109\_Rev B  
Landscape – Hardworks Layout and Reference Masterplan 01 – Main School Site 3285\_201\_rev A  
Landscape - Softworks layout and Reference masterplan 01 - Main School site 3285\_401\_Rev A

Landscape- Softworks Layout and Reference Masterplan 02 - Playing Fields 3285\_402  
 Proposed Surface Water Drainage Layout C-SW-GA-001 P2  
 Proposed Foul Water Drainage Layout C-FW-GA-001 P2  
 Proposed Drainage Details Sheet 1 C-CX-SD-001 P1  
 Proposed Drainage Details Sheet 2 C-CX-SD-002 P1  
 Proposed Hardstanding Details Sheet 1 C-CX-SD-003 P2  
 Proposed Hardstanding Details Sheet 2 C-CX-SD-004 P1  
 Vehicle Tracking Coach, Bus, Mini Bus, Fire Appliance & Ambulance C-HW-GA-001 P2  
 Vehicle Tracking Delivery and Maintenance C-HW-GA-002 P2  
 Tree Survey, Arboricultural Implication Assessment and Method Statement Project No. 3389, 21/01/13.  
 Trumpington School Travel Plan 2015-2020 Rev C April 2013.  
 Trumpington Secondary School, Cambridge Public Art Delivery Plan March 2013.  
 Trumpington School Energy/Sustainability Statement Issue 1 25/01/13 and Addendum 22/02/13  
 Ecology Report, Trumpington Secondary School, Clay Farm, Cambridge, AEL0605 22 January 2013.  
 External Lighting Assessment for Planning Issue 1, 24/01/13.  
 Ventilation and Extraction Statement for Planning Issue 1, 24/01/13.  
 Trumpington Secondary School Drainage Strategy - P2, Ref 219380, 23/01/13 & Micro Drainage report 06.02.13, SuDs Maintenance Requirements Ref219380 07/02/13.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

## **2. Soft Landscaping**

Prior to commencement of development apart from enabling works agreed in writing by the local planning authority, soft landscaping details shall be submitted to and approved in writing by the local planning authority and shall include the following:

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:200 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings).
- d) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882: 2007,

haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

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

Reason: In the interests of visual amenity and to ensure a suitable relationship and integration of the built development with its surroundings (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12,).

### **3. Sign details**

Prior to the opening of the school, notwithstanding drawing 11065-PL-GA-006, details of the proposed sign at the southern gateway and on the main entrances to the sports hall and school building shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity (Cambridge Local Plan 2006 policy 3/7).

### **4. Materials: Samples panel**

Prior to commencement of development, apart from enabling works agreed in writing by the local planning authority, a brick sample panel shall be prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1m x 1m and show the proposed material, bond, and pointing technique. The development of the building shall be constructed in accordance with the approved sample panel, which shall not be removed from site until the completion of the building.

Reason: To ensure that the appearance of the external surfaces is appropriate and of high quality (Cambridge Local Plan 2006 policy 3/7).

### **5. Materials: Samples**

Prior to commencement of development, apart from enabling works agreed in writing by the local planning authority, samples of the proposed materials including the brick, rainscreen cladding, louvred screen, aluminium sunshading, mesh and aluminium solid panels shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate and of high quality (Cambridge Local Plan 2006 policy 3/7).

### **6. Maintenance strategy for school site drainage**

Prior to commencement of development apart from enabling works agreed in writing by the local planning authority a strategy for the management and maintenance scheme and monitoring arrangements/responsibilities for the drainage of the school site shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out/maintained in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering and receiving water courses is appropriate and monitored and to

promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridge Local Plan 2006 policy 9/3).

#### **7. Drainage for Sports field**

Prior to the laying out of the playing fields drainage details including arrangements for management and maintenance for the playing fields within the Green Corridor shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure adequate drainage for the playing fields (Cambridge Local Plan 2006 policy 9/3).

#### **8. Specification for hard courts and All Weather pitch**

Prior to the commencement of development apart from enabling works agreed in writing by the local planning authority, details of the design and layout, fencing and surface treatment of the hard courts and All Weather Pitch shall be submitted to and approved in writing by the local planning authority. The facilities shall be constructed in accordance with the approved details.

Reason: To ensure that the courts are fit for purpose and subject to high quality design standards (Cambridge Local Plan policy 6/2)

#### **9. Hours of use - school building**

Use of any parts of the school building for community purposes shall not be used except between the hours of 0700 to 2300 Monday to Saturday and 0900 and 2100 on Sundays and Bank Holidays.

Reason: In order to protect the amenity of nearby residential properties (Cambridge Local Plan 2006 policy 4/13).

#### **10. Hours of use and lighting - outdoor sports**

The hard court areas and All Weather Pitch shall not be used except between the hours 0800 and 2200 Monday to Saturday and 0900 and 1900 Sundays and Bank Holidays. Outside of these hours the floodlighting shall be off at all times.

Reason: In order to protect the amenity of nearby residential properties (Cambridge Local Plan 2006 policies 4/13, 4/15).

#### **11. Fire hydrants**

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

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

## **12. Cycle rack details**

Notwithstanding drawing 11065-PL-DE-001 Rev A, prior to the opening of the school, details of the covered cycle parking shall be submitted to and agreed in writing by the local planning authority. The scheme shall be implemented prior to occupation in accordance with the approved details.

Reason: In the interest of visual amenity (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 8/4)

## **13. Emergency generator**

Prior to the opening of the school, a scheme for the insulation of the service building in order to minimise the level of noise emanating from service building 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.

### **(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: In order to protect the amenity of nearby residential properties (Cambridge Local Plan 2006 policy 4/13).

## **Informatives**

1. If the premises is intended to provide alcohol, regulated entertainment or food after 11pm or before 5am it may require a Premise Licence under the Licensing Act 2003. The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 for further information.

2. A chimney height approval under the Clean Air Act 1993 is required where a furnace is used to:-

- burn pulverised fuel
- burn any solid matter at a rate of 45.4 kg or more an hour
- burn any liquid or gaseous matter at a rate equivalent to 366.4 kW or more.

Further guidance and an application form can be downloaded via the following link:- <https://www.cambridge.gov.uk/chimney-height-approval>

3. As the premises is intended to be run as a food business 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.

4. To satisfy the emergency generator condition 13 the noise level from the emergency generator associated with this application should not raise the existing background level ( $L_{90}$ ) at the boundary of the site by more than 10 dB(A).

### **Reasons for Approval**

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

Cambridge Local Plan 2006: 3/1, 3/2, 3/3, 3/4, 3/6, 3/7, 3/8, 3/11, 3/12, 4/1, 4/2, 4/3, 4/4, 4/13, 4/15, 5/13, 6/2, 8/2, 8/4, 8/5, 8/6, 8/7, 8/10, 8/11, 8/16, 8/17, 8/18, 9/3, 9/5

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.

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.

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.

## **12. Contact details**

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

Author's Name:	Janine Richardson
Author's Phone Number:	01223 457295
Author's Email:	Janine.Richardson@cambridge.gov.uk

## **APPENDIX A: GOVERNMENT AND REGIONAL GUIDANCE AND ADVICE**

### **National Planning Policy Framework (NPPF) March 2012**

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The document was published on 27 March 2012 and immediately became a material consideration for planning applications. It replaces PPGs and PPSs, and other guidance. The document encourages positive, balanced decisions, emphasizes the primacy of the development plan and local decision making

## **APPENDIX B: CAMBRIDGE LOCAL PLAN POLICIES**

### **Cambridge Local Plan 2006**

3/1	Sustainable Development
3/2	Setting of the City
3/3	Safeguarding Environmental Character
3/4	Responding to Context
3/6	Ensuring Coordinated Development
3/7	Creating Successful Places
3/8	Open Space and Recreation Provision Through New Development
3/11	The Design of External Spaces
3/12	The Design of New Buildings
4/1	Green Belt
4/2	Protection of Open Space
4/3	Safeguarding Features of Amenity or Nature Conservation Value
4/4	Trees
4/13	Pollution and Amenity
4/15	Lighting
5/13	Community Facilities in the Areas of Major Change
6/2	New Leisure facilities
8/2	Transport impact
8/4	Walking and Cycling Accessibility
8/5	Pedestrian and Cycle Network
8/6	Cycle Parking
8/7	Public Transport Accessibility
8/10	Off-street car parking
8/11	New Roads
8/16	Renewable Energy in Major New Developments
8/17	Renewable Energy
8/18	Water, Sewerage and Drainage Infrastructure
9/3	Development in the Urban Extensions
9/5	Southern Fringe

## **APPENDIX C: SUPPLEMENTARY PLANNING DOCUMENTS AND MATERIAL CONSIDERATIONS**

### **Supplementary Planning Documents**

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

### **Material Considerations**

Cambridge Southern Fringe Area Development Framework (January 2006)

## APPENDIX D: INTERNAL CONSULTATIONS

<b>Consultee</b>	<b>Current Comment</b>
Sustainability	Additional information received for the levels of carbon reduction being achieved through the use of ground source heat pumps and photovoltaic is now clarified. The approach to integrating the principles of sustainable design and construction into the design is supported. The approach to exceed the minimum requirements for BREEAM and renewable energy set out in the conditions to the outline application are especially welcomed.
Landscaping	Cycle shelter details required. Do not support the proposed 'bumps' as will cause maintenance issue to mow between trees. Concern bikes will be ridden on them and erosion will occur. Recommend a large embanked area instead. Concerned of use of excess topsoil on sports pitches and details of drainage required. Full details required to protect visual appearance of green corridor. Suggest stands of trees to integrate the pitches within the green corridor and provide shade for sports teams. Tree plan required. Suggest trees along spine road frontage to match existing opposite. Conditions recommended for soft landscape details and implementation programme, hard landscape and maintenance plan.
Trees	See landscape comments.
Drainage	The calculations for the drainage strategy have been submitted and the drainage strategy for the school site is acceptable. Further details of the maintenance strategy as a stand-alone document is required which can be secured via condition. Further details of the playing field drainage is required.
Cycling and Walking Officer	Amount of cycle parking is welcomed. Detail of racks and covering required. Off road cycleway and materials needs clarifying. Travel Plan – reference should be made to cycle training and becoming a Bike It school. Pool bike for staff & maintenance plan should be included. On receipt of amended Travel Plan – Now happy with this.
Environmental Health	<b>Contaminated Land</b> - Information is still required through the outline planning condition for land contamination. <b>Air quality</b> – No adverse air quality comments. <b>Noise and vibration</b> – Concur with the methodology used for plant noise proposed fixed plant noise emission limits. Final calculations once plant and equipment is installed will be required under condition 62 of the outline. Design Code states 'Siting should not adversely affect the neighbouring properties in terms of light and sound'. This includes associated sports facilities and Planning Statement notes that there is a potential conflict between the proposed adjacent residential developments and the sports facilities, which will be available for use by the

community in the evenings and weekends. The outside sports facilities can potentially be in use every day and evening all year round. Therefore noise and floodlighting are important issues that need to be addressed both in order to protect the amenity of the future nearby residents and in practice to avoid the school having to deal with complaints from residents and possibly having to install mitigation measures retrospectively and/or limit the use of the facilities. Clarification of the times of use of the playing field pitches and sports courts is required. Hours of use should be conditioned so that they are not in use after 22.00 hours.

There is no specific guidance available for the assessment of noise impact from MUGAs and sports pitches. BS5228 is not an appropriate methodology as it is designed for construction noise, which is a noise source that is of a temporary nature only. I agree that BS4142 is also not wholly appropriate either but the principal of comparing the anticipated noise level with the existing background and adding a correction to reflect the character of the noise is reasonable and a similar approach is recommended in the IEMA & IOA draft guidelines. Given this and the lack of clarity about the availability of the playing field pitches for the community at present I am not of the opinion that the assessment of the noise impact from the sports pitches on the proposed residential is robust. I therefore cannot advise that Condition 1 (proposed layout) and Condition 2 (compliance with the Design Code) are satisfied and I strongly recommend that a condition with regard to noise assessment and an appropriate noise insulation scheme be attached to the permission for the school. It is noted that the intention is also to allow community use of some of the internal areas of the school including the internal sports facilities such as the gym. In addition the school may well be used for various functions that could give rise to noise disturbance. I therefore recommend that the hours of use of these areas be restricted by condition in order to protect the amenity of nearby residential properties. The school may also be used on occasion for the sale of alcohol and regulated entertainment such as music and dancing may take place after 23.00 hours. It is recommended that a licensing informative be drawn to the applicant's attention.

**Fumes and Odour** - The ventilation and Extraction Statement provided is satisfactory and subject to the development being carried out in accordance with this statement no further detail is required.

**Lighting** - The lighting for the sports areas will provide a uniform level of lighting to the pitches without unnecessary light spillage into surrounding areas. A curfew of 10pm in line with Sports England recommendations in the interest

	of conservation, amenity and safety, should be applied. <b>Food and Occupational Safety</b> - The plans show rooms to be used as the kitchen, servery, food prep room and toilets. Recommend an informative to register as a food business.
Waste Strategy	Queried tracking of manoeuvres for refuse collection vehicle if after hours, keypad entry recommended if gated. Construction of car park should be sufficient to withstand 26 tonnes vehicle. Recommend at least 50% recycling/composting capacity for bins.
Urban Design and Conservation	Constructive pre-application discussion took place. The proposal is a well considered approach to the design of the site, school building and related landscape, walkways, cycle and care parking and choice of materials for all these elements. Sports hall is considered excessively bulky and unbroken when viewed from west and north of the building. Recommend minor changes to landscape design to better integrate the site design and related landscape features within both the site and wider development. <b>Following amendments received:</b> The Urban Design and Conservation Team have reviewed received amendments to the application submitted in March 2013, including the Design Code Compliance Statement and various elevation and plan drawings provided by Avanti Architects and LDA Design. We are satisfied that the amendments address all of our earlier comments about required changes to both site plan and building elevations. Any outstanding matters, such as specific material treatment to cycle racks and the need for building materials samples & panels for example, can be adequately addressed by condition. We now fully support the application as amended and very much commend the quality of the site and building design.
Access Officer and Disability Panel	Happy with proposals. Good scheme overall with consideration shown towards disabled, visual and hearing impaired in terms of the moveable furniture, external/internal lighting, hearing enhancement measures and emergency features. Some detailed comments on internal arrangements, parking and rest stops.
Public Art	Welcome the submission of the PADP. Suggest some minor revisions about the temporary element of the project that should be detailed, including an indicative budget. Also, any proposals developed for the Southern Approach boundary and the entrance should be developed in discussion with the Local Planning authority.
Ecology	No objections.
Head of Arts and Recreation	Shortfall of formal tennis court provision of 2 courts, which will prohibit the development of a community tennis club at the school site for the southern fringe, which was the aim of co-location of this number of court. The hard court areas should be designated for formal sports not multi use games areas (MUGAs) with perhaps shared use for

	<p>netball. Noise impacts should be based on tennis and netball – not MUGAS. Aware that there are site constraints and costs associated with levelling/fill issue of site. Other site options for delivery of shortfall could be considered although aware that this is constrained by the southern Fringe Masterplan. If have to accept this compromise of inadequacy of tennis supply then use should be maximised. Could be via use of management agreement, outlining specific days and times throughout the week and year which the tennis courts are required to be set up as tennis courts in community use time to ensure that a community club can take place.</p>
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*The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.*

## **APPENDIX E: EXTERNAL CONSULTATIONS**

*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.*

<b>Consultee</b>	<b>Current Comment</b>
Cambridgeshire County Council	<p><b>Education</b> - Scheme is supported in meeting the educational requirements for the expanded Trumpington Community. The design provides a strong link to the pedagogical approach identified by the Parkside Federation Academies across their schools. The open and flexible learning spaces ensure there is an appropriate opportunity for young people to utilise a range of learning styles. The Design Statement demonstrates how learning from other successful schools has been reflected in the design process. This will increase the opportunity for young people to reach their potential and should enable the delivery of high quality education. Open and transparent work spaces for staff and students will provide a range of benefits and is a common approach for improving safeguarding, especially in relation to wider site security and reducing opportunities for bullying. Given the relationship between the school and community provision this will be an important consideration for the school. Supporting opportunities for integration between the children and young people with Autism within main stream education is important. Equally important that these children and young people have appropriate accommodation to meet their needs. Providing specific external learning space, in addition to the dedicated accommodation further increases the support that this dedicated provision can offer to young people and should be welcomed and encouraged.</p> <p>The design supports the Federation's vision for school's having a corporate citizenship role within their community. In part, the specific requirements of the school, through the provision of indoor and outdoor community sports provision requires this. Through taking the approach of embracing the community sports provision within the design approach and seeing this as being separate stand alone provision provides a clear demonstration of this. It is positive that the Federation have adopted an approach to supporting life-long learning which will enable the school to compliment service provision elsewhere in the Clay Farm development.</p> <p>Whilst there may be some concern about the low levels of parking provided, the County Council supports the Federation placing such emphasis on promoting sustainable modes of travel. With the experience already acquired across the Federation, there are grounds to be</p>

	<p>confident that this will be a success at the new school. The large number of trees proposed across the site is very much welcomed. Consideration should be given to the proximity and species of trees next to all weather pitch.</p> <p><b>Highways</b> - Levels create difficulties to provide a desirable additional gated service access to reduce risk from vehicles manoeuvring. Parking for those with a disability are limited. Likely traffic congestion during drop-off and pick-up, solution through discouraging car arrival/departure and use of sustainable modes through a realistic and practicable travel plan. Impact of congestion likely to be short lived and present minimal risk of accident to users of the public highway.</p> <p><b>Travel Plan</b> – The plan needs to consider the travel to the site for community users. As the site has low levels of parking encouraging sustainable travel to the site is essential to manage the demand. The plan should commit to reviewing every 3 years. Actions and initiatives should be included to reduce car travel to meet targets. On receipt of amended Travel Plan details - Has addressed issues raised.</p>
Environment Agency	No comment as application does not include drainage as a reserved matter. Following adoption of our authorities joint Protocol and Compliance Check List, your City Council Sustainable Drainage Engineer will comment on surface water issues.
Highway Agency	No comments received.
Anglian Water	No comments received.
Natural England	No Objection
Sustran	No comments received.
Cambridge Cycling Campaign	No comments received.
Fire and Rescue Services	No objection. Request condition in relation to the provision of fire hydrants. Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5, Section 16.
Architectural Liaison Officer	Do not agree or support from a crime reduction perspective the open plan with open access from the spine road approach to the school site. Concerned how will the school deal with unauthorised trespass out of normal school and community use. Schools are the target of burglary, vandalism and in particular trespass. School crime is under reported as in many instances it is dealt with in house. Theft of pedal cycles is a problem. A secure boundary is recommended to help staff manage the school site by limiting trespass and by channelling visitors to the site through appropriate entrances. Surveillance over the site from the immediate neighbourhood can help to deter potential offenders who may fear that their presence on the site will be reported to the police. It is therefore important for the school to develop good relations with the

	community that overlooks the school and its grounds. Secure bicycle parking should be provided in view of occupied school offices and or classrooms with stands to which the bicycles can be secured. If the intention is to have a school site that is insecure, the risks to the building can be mitigated by implementing the standards outlined in the Secured by Design New Schools document e.g.installing doors and windows that have been independently tested to a security standard. Recommend that the school itself includes enhanced security measures to minimise the risk from crime, antisocial behaviour and increased fear of crime. This would include good lighting and an adequate and site wide CCTV system as outlined in the Secured by Design New Schools document.
Hobson's Conduit Trust	No comments received.
Health and Safety Executive	No comments received.
Wildlife Trust	No comments received.
Cambridge Water	No comments received.
Cambridge Past, Present and Future	No comments received.

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

## **APPENDIX F: NEIGHBOUR REPRESENTATIONS**

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

<b>Consultee</b>	<b>Comments</b>
Owner/occupier of Whitlocks, High Street, Trumpington.	Concerned about traffic congestion. Particularly at peak hours with students using guided busway from city centre may stop people getting on the bus from the hospital as the route loops before stopping at Trumpington stop. Suggests a dedicated bus to avoid running round hospital or a stop before the turn off to Addenbrooke's to allow students off without need to loop around hospital site.
Trumpington Residents' Association.	Support the vision and design. Pleased at overall layout and relationship between school site and nearby community centre and main square. Design and appearance of main building and relationship between its different elements looks a very good solution to the needs of the school and the community. Warmly welcome statements about community involvement. Fully support vision that the school will be the main indoor and outdoor sports centre for Trumpington. Welcome the intention to achieve BREEAM excellence. Building Envelope Thermal Performance - U value for walls questioned and Air-Permeability targets. Carbon Emissions Assessment – hope the building will achieve Passivhaus targets. Passivhaus – Would be an excellent achievement if the school could achieve Passivhaus certification. Travel Plan 2015-2020 – Concerned by this and request review. Parking space allocation totally unrealistic. Note reference to additional spaces after school hours but consider this inadequate unless guarantee of public transport running during evening until 11pm. Public Art – Pleased that there is an intended emphasis on permanent artworks. It may be helpful to have a local resident on the Panel.

<p>Trumpington Residents' Association.</p>	<p><b>Further to consultation on BREEAM statements and amended Travel Plan:</b> Designers should take precautions to avoid the “cold zone” problem experienced at Sawston Village College with Windcatcher natural ventilation systems. Hope that evaporative cooling is used for any server rooms. Still have concerns about parking solutions for the school and sports facilities. Use of turning head for coaches would restrict additional parking spaces. Use of P&amp;R for visitors is not realistic given the distances to the terminus and stops and hours of availability. Concern on practicality of students travelling between school sites. Suggest adding liaison with busway/bus operators to put pressure on to extend services.</p>
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*The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.*

## **APPENDIX G: OUTLINE CONDITION UPDATE**

### NO DEVELOPMENT TO COMMENCE

<b>Number</b>	<b>Condition</b>	<b>Decision Date</b>
5	Phasing Plan approval	JDCC Jan 2011
6	Design Code approval	JDCC Feb 2011 Final discharge May 2011
11	Green corridor (Strategic) approval	JDCC Nov 2010
23	Allotments & Community Gardens	JDCC Nov 2010
38	Strategic site surface water strategy approval	JDCC Mar 2011
40	Ground water	November 2010
41	Ecological Conservation Management Plan approval	October 2010
57	Contaminated land assessment	January 2011
58	Strategic CEMP	September 2011
69	Archaeology	Fieldwork completed and Assessment Report approved

## **APPENDIX H: DESIGN CODE COMPLIANCE STATEMENT**

The Design Code requires designs to respond to a number of aspirations and important components. The proposed scheme has sought to respond to each of these issues in turn as follows:

### **Trumpington School**

#### **Design Code & Green Corridor Strategy Compliance Statement**

##### **1.1 Design Code Compliance Statement (School Main Site)**

###### **1.1.1 Introduction**

The outline planning consent (07/0620/OUT) establishes the location of the secondary school site,

South of Long Road within the Clay Farm Southern Fringe. The site provided for the secondary school is split into two parts:

- The main school site located between the spine road and the existing plantation to Hobson's Brook
- The area for playing fields located in the Green Corridor and accessed via Green Lane North Access between the two parts of the site is via the Green Lane and associated bridge which is not part of this application and will not be in direct control of the applicant.

Design of the proposed scheme has been developed within the framework set out by the outline consent and the related Clay Farm Design Code and has been informed by regular consultation as outlined in the planning statement. The proposed land use is in accordance with the outline consent.

###### **1.1.2 Vision**

The School landscape accords with the vision set out for Clay Farm; in particular, the role played to:

- Help form strong connective links with the city.
- Have distinct qualities whilst responding to the surrounding local character features and landscape.
- Community focused in terms of its development.
- Responding to the character of local materials, architecture and townscape as well as species, wildlife habitats and landscape.

###### **1.1.3 Site Wide Coding**

The School landscape accords with the site wide coding set out for Clay Farm; with particular relevance to:

###### **Street Network:**

The school landscape extends the existing footway into a shared pedestrian and cycle way, allowing connection with the cycle links for north and south green lanes, in line with the code street hierarchy. All interfaces with the street are designed to avoid clutter.

###### **Road & Street Materials:**

The extension of existing footway to a combined cycle and footway is to match the existing DBM. Conservation edges and kerbs are used in street/green lane interfaces where required to match street materials and within the school site to help form some key features. Keyblok paving is used where required to extend the strategic spaces defined along the spine road up to the school's west boundary hedge.

###### **Cycle Parking:**

Sheffield type stands are used and arranged in code compliance. Extensive covered cycle parking for the school staff and students is provided on site.

###### **Car Parking:**

Essential car parking is well integrated with the school site.

**Street Furniture:**

No street furniture is to be placed on the street as part of the scheme, but all furniture within the school site is considered appropriate for use in accordance with the code.

**Landscape, Open Spaces & Biodiversity:**

Through the various components of the school landscape anatomy, all the relevant performance objectives set out in the code are met, including to:

- Help create a hierarchy of clear and legible spaces for all users.
- Complement and aid the integration of new development into the wider landscape.
- Help create a new character for the proposed development and Green Corridor.
- Enhance the link between the city and countryside
- Provide opportunities for increased biodiversity.
- Provide new recreational opportunities.
- Retain existing plantations
- Provide wildlife corridors through the development.
- Help contribute to the quality of the spine road.
- Maintain and enhance Hobson's Brook edge.

**Public Art Strategy:**

The School has developed a strategy for public art that is fully integrated with the site wide strategy. The strategy for the school has been drawn up by the same consultants responsible for the site wide strategy; Futurecity.

**Drainage:**

A gravity drainage solution for the site with integrated SUDS elements has been developed in liaison with Cambridge city Council (CCC).

**1.1.4 Character Area**

The school is located within the Long Road Plantation area of Clay Farm. The school landscape responds to the existing linear landscape features of the plantations, hedgerows and former agricultural ditches to help strengthen the distinct character in this part of the development. Tree species use has been agreed with CCC. The school landscape employs a cradle, The Wildlife Garden, to fully integrate it with the surrounding development north and south of the school site and with the existing plantation running the east length of the main school site. The Long Road Plantation proposals for street interface, public realm and landscape have been followed and the design has been developed in liaison with CCC. The continuous hedge treatment around the school site, which will be maintained to 0.9 m height along the spine road is agreed with CCC. Additionally, the school landscape provides, through its cradling wildlife garden planting, the protection required for the existing plantation, in combination with the 2.0m boundary fence along the east edge of the main school site.

The school landscape also responds to the specific relevant principles for the school site as set out in the code:

- Boundaries make the school secure but respond to the surroundings. The school has an open access philosophy where all boundaries and entrances are strongly and positively defined.
- Buildings should be a minimum BREEAM "very good". For details of the extensive energy and renewables measures taken please refer to Max Fordham's separate sustainability / energy statement which also references CCC local policy. In line with CCEF's brief for an exemplar sustainable building which will be able to adapt well to future climate change the project will exceed the planning requirement and achieve BREEAM 'EXCELLENT'. Renewable provision is far in excess of that required by planning and rainwater harvesting is also included.
- In accordance with guidance publications from CABI. The scheme design is in accordance with guidance publications from CABI.
- Siting should not adversely affect the neighbouring properties in terms of sound and light. The buildings and uses have been carefully located with associated landscape structure to provide the best integration with surrounding context. Impact on neighbouring properties has been mitigated by the location of the main entrance square and the external sports facilities. Light overspill has been carefully considered & minimised.
- Scale and massing – should positively contribute to the surrounding area. The buildings' footprints should allow for future flexibility. The school is arranged over three stories, so has a

much more compact footprint than that shown on the Design Code Diagrams. The footprint as proposed is approx. 15% of the 'school site' area compared to about 40% of the site shown as building in the Clay Farm Design Code diagram (fig 58, page 70). This compact footprint has assisted greatly in mitigating the numerous site constraints and allows a good external environment and maximum sports provision on the school site. The scale of the building at +15.00m above ground level (approx. + 14.40m above spine road level at school square) is well within the design code and outline consent maximum height for the secondary school site of 18m.

- The school must reflect the social and civic character of its locations, acting as a reference point within the development, providing a sense of place and way-finding. The location of school and the visual and physical connections with the context have been developed in liaison with CCC to achieve this and at the same time maximise the successful operation of the school and external space. Particular importance has been placed on the connections with the entrance from the community centre from the south and the relationship with School Square opposite the middle of the main school site. The location of the school and sports building opposite School Square is in line with the design code requirements for a strong relationship with School Square (fig 58, page 70). This location activates School Square, provides best possible links between the sports building and the playing fields in the green corridor and mitigates noise nuisance from the school entrance by providing good distance to the surrounding housing. There is good visibility of the sports entrance up the spine road from the South.
- The landscape provides a variety of teaching/ learning opportunities. We have developed the school landscape as an environment to learn in as well as a resource for learning.
- The approaches to the school and entrances are welcoming and promote a sense of inclusion.
- The school exceeds the required provision for cycle parking and minimises car parking provision.
- Location of servicing does not impact on neighbouring properties or the highway.
- Service access does not interfere with the movement into and around the school.
- Drainage maximises (within the project constraints), surface water drainage, retention and re-use. A grey water recycling system is included in the scheme.
- The eastern edge of the site allows the Green Corridor to permeate into the site, so that the school is set within the landscape creating a soft edge to the Green Corridor. This is achieved by the cradling Wildlife Garden.
- The all weather pitch and sports provision has a clear link to the school and also to the sports pitches in the Green Corridor.
- The relationship between the strategic cycle route, the spine road and the school site has been resolved and integrated in the landscape.

## 1.2 Green Corridor Strategy Compliance Statement for Landscape (School Playing Fields Site)

### 1.2.1 Introduction

The school landscape has been developed in close liaison with the planning authority and with a full appreciation of the approach contained in The Green Corridor Landscape Strategy.

### 1.2.2 Vision

The school playing fields area has been developed to support the overarching ideas behind the Green Corridor as a transition of intensity of use and formality from the City to the open countryside, creating a valuable ecological, aesthetic and community asset. The Green Corridor approach is based around a series of different ponds, all with particular, planting palettes, functions and different relationships with movement routes, community and recreational facilities.

### 1.2.3 The Playing Fields Site

The site is fully compliant with the recommendation for grassland across the entire area with a mix to suit conditions. The design proposes a sports mix for the majority of the area, with a species rich mix around the periphery of the main pitch area. Both these mixes will be suitable for use and conditions. This provides for the required sports facilities as well as integrating with the surrounding landscape context, including the seasonally dry pond no. 4. The site also maintains the required maintenance track along its west boundary. Also in line with proposals for the area, maintenance access to the pond is unobstructed.

## **APPENDIX I: EXTRACT FROM CLAY FARM S106 DATED 6 AUGUST 2010**

### Part 6

#### Councils' Covenants

1. The Councils hereby covenant that they will not expend or apply the sums specified in Column 2 of Schedule 4 otherwise than upon the corresponding purposes specified in Column 1 of Schedule 4.
2. If before the expiry of any relevant contribution period any contract exists for the provision of improvements for which such contribution is attributable in the absolute discretion of the City Council or County Council (as the case may be) and such contract shall be completed after the expiry of such period, any repayment under clause 8.6 shall:
  - 2.1 only be made following payment of the final account of any and all such contracts; and
  - 2.2 deduct all costs incurred and/or paid to provide the said improvements pursuant to any and all such contracts.
3. The Secondary School Sports Facility shall be made available for local community use capable of serving the Cambridge Southern Fringe:
  - 3.1 at reasonable times outside normal school hours during term times (and including evenings and weekends); and
  - 3.2 at reasonable times including daytime and evenings and at weekends during school holidays; and
  - 3.3 at reasonable times during normal school hours and during term times in relation to those specific parts of the Secondary School Site and Playing Fields Site which are primarily intended for dedicated local community use (as aforesaid);

subject to any necessary revenue funding for the day to day costs of the Secondary School Sports Facility being made available and those costs being met by or on behalf of those using the Secondary School Sports Facility and the detail of the access arrangements will be the subject of an agreement to be agreed and entered

into by the Council and the County Council with the involvement of the Secondary School Governing Body.