JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 26 February 2014

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<th>Application Number</th>
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<th>Date Received</th>
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<td>27/09/13</td>
<td>Kirstie Walker</td>
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<td>Fawcett CP School, Alpha Terrace, Trumpington</td>
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<th>Proposal</th>
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<td>Erection of four classroom single storey extension to include children’s centre, pre-school, nursery and foyer, car and cycle parking, new access from the Clay Farm development and associated hard and soft landscaping and fencing.</td>
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<td>Cambridgeshire County Council</td>
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<th>Recommendation</th>
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<td>Approve subject to the imposition of planning conditions Regulation 3, Town and Country Planning General</td>
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| Departure: N/A |

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The above application is 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.
0.0 **INTRODUCTION**

0.1 The proposed extension of Fawcett Primary School and children’s centre has come forward as a requirement through the southern fringe developments as secured through the outline planning consent (07/0620/OUT) and Section 106 planning obligations for Clay Farm, Glebe Farm and Trumpington Meadows to meet the needs of the new developments. The principle of having a new access from the east of the school to the Clay Farm development was established through the outline consent. The Fawcett school site playing fields are designated as protected open space under planning policy 4/2 of the Cambridge Local Plan 2006.

1.0 **SITE DESCRIPTION/AREA CONTEXT**

1.1 Fawcett School is located to the east of Trumpington High Street, with Long Road to the north and Shelford Road to the south. The school is adjoined to the west by existing residential properties in Alpha Terrace and Wingate Way. To the east it is adjoined by the Clay Farm development, where planning permission has been granted for up to 2,300 homes, as part of the wider Southern Fringe urban extension to Cambridge.

The primary school borders the Trumpington Conservation Area, although there are no listed buildings in close proximity to the application site.

1.2 The school is accessed by two routes. The main route is via Alpha Terrace – a residential road with narrow pavements predominately consisting of 19th century terraced housing. The other route is via Foster Road off Paget Road – a traffic calmed street. The existing school is built of brick and is single storey in height with a shallow sloping roof that consists of a main building with five branches off it. Alpha Terrace is accessed off Trumpington High Street and this acts as the main vehicular route in and out of Cambridge City Centre. Cambridge Professional Development Centre (CPDC) is situated adjacent to the school on Foster Road, sharing the exist route onto Paget Road.

1.3 The extent of the application site is shown by the red line on the proposed extension plan. The adjacent land uses to the school consist of open fields to the north-east, east and south east and residential properties to the north-west, west and south-west.

1.4 The school site is included within the remit of the Joint Development Control Committee (JDCC) because of its close relationship to the Southern Fringe developments and to Clay Farm in particular.

2.0 **THE PROPOSAL**
Proposed extension to the school

2.1 The existing school provides 10 classrooms and has capacity for 300 pupils with 210 pupils currently on roll. The new proposals will provide four new classrooms, a children’s centre, a pre-school, nursery and a foyer with administration rooms. This will increase the capacity of the school to 420. The extension will be situated to the east of the school, with access provided via a courtyard from the existing building. Two new external entrances will also be provided.

2.2 The proposed extension will be predominately brick built, with a pitched slate roof to match the existing design. The pre-school, nursery and administration block will be constructed partially with bricks and partially using cladding panels to parapets. There will also be an extended canopy over the areas outside of the pre-school and nursery creating outside, protected cover spaces leading onto the pre-school and nursery play areas enclosed by fences.

2.3 The extension will result in the creation of an enclosed courtyard between the existing school building and the proposed new one where current trees will be retained. The proposal includes the construction of a new covered walkway between the main school building and the dining hall and the removal of the mobile unit will allow the existing hard surface to be used as a multi-use games area.

2.4 The applicant has advised that that security is an important consideration for any school and particular to this site. Local residents and other stakeholders have highlighted issues with members of the general public accessing the school fields out of school opening hours. In order to address this provision has been made to install a set of 1.5 metres high entrance gates at the school, along with a 1.5 metre high fence that will increase safety around the perimeter of the school site. In addition, secure gates will be installed at key interchanges on the site to increase the overall security of the site.

2.5 The proposed development will include a new vehicular access to the school from the Clay Farm development site.

New access route via Clay Farm

2.6 A new access route is proposed via the Clay Farm development, which is well under way and reserved matters approval has already been issued for a number of residential parcels, including the proposed new secondary school. Land parcels known as 6 & 7, which are directly adjacent to the school site, have yet to be developed and fall within phase 5 of the Clay Farm development.

2.7 The new access route will provide both vehicular and pedestrian access to the new east entrance. The road will be bounded by 1.5 metre high fencing, with secure access gates to the playing fields, an emergency
access gate to the school grounds and additional gates that will allow access to a new footpath around the perimeter of the school buildings.

**Car and cycle parking**

2.8 The new access route via Clay Farm includes the provision of an additional 10 car parking spaces and 1 disabled parking space and new cycle shelter located immediately adjacent to the road. This will supplement the existing car parking and overflow car park and will result in a total of 4 cycle shelters on site.

**Landscaping**

2.9 A landscaping scheme has been developed for the site which includes provision for tree and hedge planting around the boundary of the school. The proposed scheme also includes provision for additional trees throughout the site along the main routes. In order to enhance the biodiversity value of the site, the landscaping proposals will include native planting around the external boundaries of the field and at the entrance of the new route via Clay Farm.

**3.0 RELEVANT SITE HISTORY**

3.1 Planning permission (planning reference C/05001/12/CC) was granted in 2012 for the erection of a 6 bay mobile classroom and 1 bay toilet block until the end of August 2017 along with the construction of a permanent 30 space cycle shelter. This mobile building will be removed after the construction of the new extension, which is the subject of this planning application.

3.2 Other recent planning history for the site is set out below:

- C/0072/94/CC Erection of 5 bay mobile classroom and retention of 6 bay mobile classroom. Permission granted.
- C/00832/93/CC Erection of fire escape staircase, enclosure of covered way to form a corridor and alterations and extension to parking area. Permission granted.
- C/00466/91/CC Erection of 2 bay, 3 bay, 5 bay and 6 bay mobile classrooms for educational development use. Permission granted.
- C/00066/90/CC Erection of a building providing changing rooms and toilets. Permission granted.
- C/00494/90/CC Temporary provision of two mobile changing accommodation units. Permission granted.
- C/00504/89/CC Refurbishment and extensions to provide new primary school and educational development centre with associated office use. Permission granted.
- C/00255/75/CC Retention of 1 temporary classroom. Permission granted.
Clay Farm Planning History

3.3 Whilst not related to the primary school itself, on land immediately adjacent to the school, the history of the Clay Farm development is relevant to this application and in particular the outline application, public inquiry appeal and outline permission.

- 07/0620/OUT – Outline application for up to 2,300 dwellings, secondary and primary school, a local centre with shops, community building including a health centre and library. Planning permission was granted by Cambridge City Council subject to a S106 agreement.
- When the outline proposals were considered there was concern about increased traffic generation on Alpha Terrace if Fawcett was extended. An access from the Clay Farm site was secured through Condition 51 of the outline consent which required an amended Parameter Plan 2: Access. This parameter plan now includes a vehicular, pedestrian and cycle access to Fawcett School from the Clay Farm site. The implementation of the proposed access is secured through the Strategic Phasing Programme approved under condition 5 of the outline consent. This requires that a safe pedestrian and vehicular access will be provided from the opening of the school extension (with final surfacing and adoption of the route to be done as part of Phase 5 when the adjacent parcel is built out).

4.0 APPLICANTS PRE-SUBMISSION PUBLICITY

Public Consultation

4.1 Following discussions between the applicant and Cambridgeshire County Council planning officers, it was agreed that an exhibition would be a suitable way to inform the public of the proposed development. It would allow local residents and stakeholders to be informed of the plans for development as well as allowing them the opportunity to voice their opinions and concerns regarding the development. This method of consultation is considered to be in accordance with the Cambridgeshire County Council adopted Statement of Community Involvement (SCI) (2006) and the 2012 Addendum to this document.

Public Exhibition

4.2 A public exhibition was held at Fawcett Primary School on Thursday 11 July 2013 from 1500hrs until 1700hrs.

4.3 The exhibition was well attended with a total of 49 local residents and stakeholders present to listen and partake in discussions with the consultation team.

Advertisement of the Exhibition
4.4 A newsletter was sent to residents in the vicinity of the application site in order to notify them of the proposed exhibition. The following surrounding residential streets were included in the newsletter drop:

- Long Road
- Wingate Way
- Paget Road
- Hudson Close
- Alpha Terrace
- Gazley Lane
- Scotsdowne Road
- Foster Road
- High Street (Trumpington)
- Monkswell

4.5 Newsletters were also sent out to parents of pupils who attend the school.

Feedback Forms

4.6 Exhibition feedback forms were prepared to allow those attending the event to provide comments/observations on the proposed development.

Exhibition Feedback

4.7 15 feedback forms were returned. The comments received were both positive and negative.

4.8 Comments relating to the design and scale of the proposed development included the following:

- A number of positive comments received.
- The proposed additional security to be provided by the development was supported.
- Concern was raised regarding increased congestion and traffic as a result of the extension to the school, in particular, within the area around Alpha Terrace.

5.0 PLANNING APPLICATION PUBLICITY

5.1 A total of 232 consultation letters were sent to local residences in Paget Road, Paget Close, Alpha Terrace, Ely Place (Monkswell), Salisbury Place (Monkswell), High Street Trumpington, Wingate Close, Gazeley Road and Wingate Way.

Press Advertisement: Yes
Adjoining Owners (232 letters): Yes
6.0 **PLANNING POLICY**

**National Planning Policy**

6.1 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 it is an important material consideration in the determination of 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.

**Development Plan**

6.2 Cambridge City Local Plan (2006)

- 3/1 Sustainable Development
- 3/2 Setting of the City
- 3/4 Responding to Context
- 3/6 Ensuring Co-ordinated Development
- 3/7 Creating Successful Places
- 3/11 The Design of External Places
- 3/12 The Design of New Buildings
- 3/14 Extending Buildings
- 4/2 Protection of Open Space
- 4/3 Safeguarding Features of Amenity or Nature Conservation Value
- 4/4 Trees
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/11 Conservation Areas
- 4/16 Development and Flooding
- 5/2 New Community Facilities
- 8/2 Transport Impacts
- 8/4 Walking and Cycling Accessibility
- 8/6 Cycle Parking
- 8/12 Off-Street Car Parking

**Supplementary Planning Guidance**

- Trumpington Conservation Area Appraisal 2010
- Sustainable Design and Construction SPD

6.3 The development falls outside the area subject to the Clay Farm Design Code, although the design code does relate to land parcels that form part of the Clay Farm development directly adjacent to the school site. The
design code has therefore been taken into consideration through the development of the proposals for this planning application.

7.0 EXTERNAL AND INTERNAL CONSULTATIONS

The views of the consultees are summarised as follows:

**Cambridge City Council**

*Urban Design & Conservation Officer*

7.1 The application is generally supported subject to the imposition of a planning condition requiring prior approval of all new external building materials (including the creation of a material panel on site). During the consultation period, the Urban Design and Conservation officer raised a number of concerns and recommendations, which the applicant has addressed to the satisfaction of the officer.

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

7.2 The measures (solar control glazing, overhangs, canopies and brise soleil) that are to be implemented by the applicant satisfactorily address any concerns about overheating raised initially.

**Sustainable Drainage Engineer**

7.3 Initial concerns with the proposal on the use of green roofs, rainwater harvesting, infiltration and flood risk have been satisfactorily addressed by the additional information provided by the applicant.

**Cycling and Walking Officer**

7.4 **Access** – The additional cycling and pedestrian path from Padget Road should be a minimum of 3 metres in width to minimise conflict between cyclists and pedestrians. The pedestrian gates should be 1.2 metres to allow for double buggies and cargo bikes. **Cycle Parking** – The numbers cited in the application are acceptable. **Travel Plan** – It is of concern that very little progress was made on actions within the current Travel Plan and that cycling to school has actually reduced. The new Travel Plan must be robust with strong monitoring mechanisms. The plan must commit to the school undertaking ‘Bikeability’ training which is freely available from Cambridgeshire County Council and to becoming a ‘Bike It’ school, which is also available from Sustrans.

**County Ecology Officer**

7.5 No objection to the proposals subject to the inclusion of planning conditions as follows:
• Protection of breeding birds during construction phase.
• Protection of badgers on construction sites.
• Protection of trees during construction phase.
• Soft and hard landscape scheme.
• Landscape and ecological management plan

Cambridgeshire County Council’s Highways Development Control

7.6 The proposed development is unlikely to have significant additional impacts upon highway safety, but would be more likely to impact upon residential amenity. In line with current policies, both locally and nationally, this should be addressed through discouraging the use of the private car for short journeys that could be taken by more sustainable modes, such as walking and cycling. To this end, the school operates a Travel Plan, which should be developed further to encourage and increase travel by more sustainable modes. An updated Travel Plan should identify realistic targets and measures and an appropriate monitoring and review process to achieve successful operation of the plan.

7.7 It is considered that the proposed development will attract additional trips through and across the CPDC access and, therefore, the potential for conflict between cyclists travelling from the school to the Clay Farm development and motor vehicles will increase. Additional measures to address this potential conflict, as proposed by the developer, are considered to be acceptable to the highway authority. Planning conditions are recommended that require the submission and approval of a site management plan during the construction phase and that the proposed manoeuvring areas be provided as shown on the approved plans.

Cambridgeshire County Council’s Assistant Road Safety Officer

7.8 Considers that most of the existing Travel Plan, which has been completed according to the guidance on Cambridgeshire County Council’s travel plan review web pages, is acceptable. However, there are some areas which require more information. The officer looks forward to commenting on the updated version of the Travel Plan.

Cambridgeshire County Council’s Public Rights of Way Officer

7.9 No objection to the proposed development, as the extension will not greatly impact the footpath or increase traffic along it.

Police Architectural Liaison Officer

7.10 Satisfied with the security proposals for the new school extension. Support offered to the application from a crime reduction and community safety perspective.
7.11 As the proposal relates to educational provision and affects land that could be used for pitch sports, it does not meet any of the exceptions identified in Sport England’s policy. However, Sport England were consulted on these proposals at the pre-application stage and whilst it was noted that this element of the scheme conflicted with playing fields policy, Sport England advised that mitigation factors could include the following which could deliver benefits for sport:

- A new Multi-Use Games Area (MUGA), or
- The provision of additional pitches on the site, or
- The adoption of a Community Use Agreement (CUA) for the site, to make the pitches available to the wider community, or
- Qualitative improvements to the pitches to increase usage.

7.12 In suggesting these potential measures Sport England were mindful that the school enjoys a relatively generous playing field which offers potential for additional use, including wider community use. The applicants have responded that they would be willing to enter into a formal community use agreement to widen community access to the pitches on the site, as compensation for the loss of a small section of usable playing field as discussed above. From Sport England’s perspective this is considered an acceptable way forward given the large remaining usable playing field and given that the Clay Farm development to the east of the school will generate additional community demand for sports pitches which could be met through access to these pitches.

7.13 This being the case, Sport England does not wish to raise an objection to this application, subject to the imposition of a suitably worded planning condition that requires that a community use agreement be prepared in consultation with Sport England and which is applied to the proposed development.

7.14 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.

8.0 NEIGHBOUR REPRESENTATIONS

8.1 Immediate local properties were notified of the planning application, no responses have been received.

9.0 ASSESSMENT

9.1 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. Principle of development
2. Design, Layout and Materials
3. Access and Transport Impacts
4. Car and Cycle Parking
5. Sustainability
6. Drainage
7. Landscaping
8. Biodiversity
9. Conclusion
10. Recommendation

**Principle of the Development**

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

9.3 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies and how these are expected to be applied. It is a material consideration in planning decisions and at its heart is a presumption in favour of sustainable development. It states that:

- Proposed development that accords with the development plan should be approved without delay;
- Where the development plan is absent, silent or relevant policies are out-of-date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted; and
- Proposed development that conflicts with an up-to-date development plan should be refused unless other material considerations indicate otherwise.

9.4 The NPPF (paragraph 72) states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It advises local planning authorities to take a proactive, positive and collaborative approach to meeting this requirement, and that they should give great weight to the need to create, expand or alter schools.

9.5 The need to extend the Fawcett Primary School is clearly set out and referred to within the outline planning application for Clay Farm and within the Clay Farm phasing plan. As part of that phasing plan, it is stated that the extension to the school will be delivered as part of the phase 5 of the Clay Farm development, which is yet to be delivered. As part of phase 5, there is also a requirement for a new access from Clay Farm to the school to be provided. In addition, the children’s centre that is to be provided as
part of the school extension was a requirement that was generated by the combined Southern Fringe developments funded through the S106 agreements for Clay and Glebe Farm and Trumpington Meadows.

9.6 The proposed extension and expansion of the school is now required to be delivered ahead of phase 5 of Clay Farm being delivered in order to meet the educational need for the school to expand, which is earlier than envisaged when the phasing plan for Clay Farm was being developed. The earlier delivery of the school is considered to be justified in educational terms. The access from the school to Clay Farm will be delivered at the same time that phase 5 of Clay Farm is developed. In order to ensure that the location of the access from the school accords with the location of the access road in Clay Farm, detailed discussions have taken place between the applicant and Countryside Properties prior to the submission of this planning application. The permanent access is likely to be constructed in summer 2016.

9.7 The proposed extension is required to meet the growing needs of the local population. The proposed increase in accommodation will enlarge the school to a 2FE education site and will provide all of the necessary accommodation that is currently missing or being replaced in the existing school in accordance with the guidance set out in the DfE Building Bulletins. It is considered that the proposed development accords with the NPPF in that it will meet the needs of both existing and new communities.

9.8 Sport England have raised concern as the children’s centre element of the proposal extends down to the ‘useable’ part of the playing fields and will result in a loss of approximately 5% of the total playing field area. Whilst this conflicts with Sport England’s playing fields policy, they have accepted that mitigation measures could address this. The school has a relatively generous playing field that which offers the potential for additional use including the wider community. The applicant is willing to enter a formal community use agreement to widen community access to the pitches on the site, as compensation for the loss of a small section of useable playing field. Condition 9 is therefore recommended in order to secure this.

**Design, Layout and Materials**

9.9 The relevant policies of the Cambridge Local Plan are 3/4, 3/7 and 3/12, which require that development responds to the local vernacular and respects its surroundings.

9.10 Location - The proposed location of the new extension has been dictated by the need to create a new access road that will connect the school site to the adjacent Clay Farm residential development. The location of the site access is based on design information provided by Countryside Properties. The new connection will run adjacent to the retained green corridor and enter the school site in the north east corner. This new boundary connection creates a third access into the school site.
9.11 Whilst the Fawcett school site playing fields are designated as protected open space under Policy 4/2 of the Cambridge Local Plan it is noted that there will be no loss of formal play provision as a result of the proposals.

9.12 **Design and Materials - Fawcett Primary School** forms part of the Trumpington Federation along with the recently completed Trumpington Meadows Primary School. The proposed material colours to be used at the entrance have been selected to create a synergy between the two schools. The design brief also states that the proposed extension must respond to the existing buildings in order to allow the new Key Stage 2 (KS2) classrooms and associated areas to have a direct relationship with the existing KS2 classrooms within the northern wing.

9.13 The supporting Design and Access Statement states that as the school is for early years and primary education, with pupils ranging in age from 2 years old through to 11 years of age, the design of the building needs to reflect a suitable scale for children of these ages, whilst being both welcoming and inspiring. It is proposed that the existing KS2 classroom wing will be linked with the new KS2 rooms to create a coherent link for the entire KS2 teaching spaces. This new classroom wing is proposed to close the current three sided courtyard with a form of similar scale and appearance. This will provide a unified visual connection for the teaching blocks. The enclosed courtyard will be landscaped to form an external teaching environment.

9.14 The proposal seeks to use the same or similar materials where possible, whilst incorporating design features that are sympathetic to the existing school buildings, including single and double pitched roofs and glazing sizes and modules that will complement the existing buildings. It is considered that the proposed design of the new extension, whilst preserving the existing architectural features also acknowledges the newer, more modern elements of the school through the use of modern materials.

9.15 Cambridge City Council’s Urban Design and Conservation team consider that the proposals appear to be a simple and logical response to the existing form, layout and materials used on the existing school site. The team welcomes the use of the entrance towers as a “nod” (given the federated relationship) to the new school on Trumpington Meadows. The team recommended some amendments to the proposed design which have been satisfactorily incorporated into the proposed design. A planning condition requiring approval of all new external building materials is recommended.

9.16 It is considered that the proposed development generally complies with policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006).

**Access and Transport Impacts**

9.17 Policy 8/2 states that developments will only be permitted where they do not have an unacceptable transport impact and proposals must include
sufficient information in order for the likely impact to be assessed. It is considered that the proposed development is in accordance with this policy as the introduction of the new access from the adjacent Clay Farm development will reduce the transport impacts of the school by providing an alternative to the existing access points.

9.18 The new access from the adjacent Clay Farm development will serve an important function in providing access for the residents of the new dwellings within the growth area site directly to the school. The new access will provide access and egress for both pedestrian and cycle/scooter users. It is acknowledged that there will be a period of time after the extension to the school has been completed during which there will be temporary access from the adjacent Clay Farm site. This is due to the phasing of the adjacent residential development, which will facilitate the new access and because this extension is being delivered ahead of its original timing, alongside Phase 5 of Clay farm. The developers of the adjacent Parcels (Countryside) have indicated that construction of that Phase that this is likely to be summer of 2016.

9.19 There has been no objection to the proposed development on highway safety grounds. The highway authority has, however, identified that the proposed development is likely to impact upon residential amenity. It is therefore recommended that the school’s existing Travel Plan be updated to identify realistic targets and measures to encourage and increase travel to the school by more sustainable modes.

9.20 It is considered that the proposed development broadly accords with policy 8/2 in that any likely impact upon residential amenity or the local highway network will be addressed through a thorough and periodic review of any impacts via the school’s travel plan. Planning conditions are also recommended that require the submission and agreement of a site management plan for the construction phase and also that all manoeuvring areas be provided as shown on the approved plans.

**Car and Cycle Parking**

9.21 Policy 8/4 of the Cambridge Local Plan (2006) requires priority to be given to walking and cycling over cars and Policy 8/6 requires developments to provide cycle parking in accordance with the parking standards. For non-residential schools, cycle spaces are to be provided for 50% of children between 5 and 12 and 75% of children over 12 years.

9.22 Policy 8/10 requires that off-street car parking must be in accordance with the parking standards. The adopted parking standards are defined as a maximum and these levels should not be exceeded but may be reduced where lower car use can reasonably be expected.

9.23 The supporting transport statement states that on site car parking currently comprises 25 general uses spaces for staff within a dedicated parking area east of the internal roundabout. A grassed area and hard surfaced playground area is also used for overspill parking and during the busiest
periods (evening and weekend) where an additional nine spaces are provided. Two dedicated spaces are located in this area for blue badge holders.

9.24 The transport statement states that two new areas of cycle parking are proposed; one to the east of the proposed extension adjacent to the new access road along the southern boundary of the school site and adjacent to the new footpath from Fosters Road/Paget Road. Proposed cycle parking will be provided under cover and within secure cycle shelters. This will provide cycle parking for those travelling to the school on their bicycle and will also accommodate scooters which are popular amongst the primary school pupils.

9.25 A total of 62 cycle parking spaces are proposed which will increase the overall provision to 214. Provision for scooter parking is also proposed within two areas which will hold 20 scooters. The local plan requires that cycle spaces be provided for 50% of children between 5 and 12 as a minimum. The proposed development will increase the size of the school to accommodate a maximum of 420 pupils aged 5 to 11. It is considered that the total number of cycle parking spaces satisfies the adopted cycle parking standards.

9.26 A new car parking area is proposed to the east of the application site to complement the existing provision parking for 10 vehicles. A further 6 spaces will also be provided adjacent to the 9 existing overspill spaces, which will be formalised as part of the planning proposal. The total car parking provision for the school will increase to 50 spaces and 3 spaces for blue badge holders.

9.27 The local plan requires that car parking for non-residential schools be provided at a maximum ratio of 2 parking spaces per 3 members of staff. At least 5 per cent of the provision should be dedicated for use by blue badge holders. Application of the car parking standards indicates that a maximum of 40 parking spaces should be provided and 2 spaces for blue badge holders. Therefore, the proposed level of car parking exceeds the maximum standards and is not strictly in accordance with policy 8/10.

9.28 However, the 10 spaces proposed to be located to the east of the school will also be closely associated with the Children’s Centre. These spaces will be provided for the support staff including health visitors who attend the school during the working day. These spaces will therefore be treated as visitor spaces rather than provided for the purpose of accommodating members of staff.

9.29 It is considered that the above justification provided by the applicant with regards to the proposed parking provision is acceptable, given that the additional parking spaces to be located to the east of the application site will serve as parking for visiting staff associated with the Children’s Centre. The proposed development is considered to accord with the adopted cycle parking standards and with planning policies 8/4 and 8/10 of the Cambridge Local Plan (2006).
Surface Finish

9.30 Concerns were raised by the Cycling and Walking Officer in relation to the proposed width of the footpath leading into the school site from the Clay Farm entrance. Concern was raised that this would be too restricted and would not facilitate the free-flow of cyclists and pedestrians at this access point. Therefore, the footpath should be widened to reduce the risk of creating a ‘pinch-point’ in this location. The officer also recommended that an informal cycle path be added adjacent to the Children’s Centre and that the fence line currently shown around the cycle shelters be amended and the gate also be removed in order to allow the widening of the area around the shelters to prevent a further ‘pinch-point’ from occurring.

9.31 These comments were fed back to the applicant whose design team were happy to incorporate the recommended changes. However, it was highlighted that by increasing the width of the footpath leading from the Clay Farm access, additional tarmacked hard surface would be created which the City Council’s Urban Design team had recommended against.

9.32 These comments were fed back to Cambridge City Council officers who have advised that they considered the recommendation to increase the footpath was a positive one as it would encourage sufficient space for cycles, scooters and buggies. It was considered that a balance had to be struck between providing more hard standing to accommodate this. Therefore, it was recommended that ‘coloured tarmac’ be used as a suitable material (rather than a dark top black) as it would lessen the overall impact. A planning condition, requiring the submission and agreement in writing in consultation with Cambridge City Council of hard surface materials in this location is recommended in order that a balance between materials and facilitating the efficient use of the Clay Farm access can be achieved.

Sustainability

9.33 Policy 8/16 of the adopted Cambridge Local Plan requires developers of major development proposals above a threshold of 1,000 square metres to provide at least 10% of the development’s total predicted energy requirements on-site, from renewable energy sources.

9.34 The floor area to be created by the proposed development falls below the 1,000 square metre threshold and therefore policy 8/16 is not applicable. However, the applicant has incorporated measures for achieving renewable energy and sustainable design into the development scheme. The development will achieve a BREEAM rating of ‘very good’ and as set out in the supporting Sustainable Design Statement. There will be provision for passive design measures, including renewable or low energy sources with part of the extension designed with a flat roof as an available space for subsequent fitting of renewable energy infrastructure.
The planning application is also supported by a Renewable Energy Report. This was prepared based on the need to comply with Cambridge City Council’s Sustainable Design and Construction Supplementary Planning Document (SPD). The proposed development will incorporate air source heat pumps and photovoltaic panels as the primary sources of renewable energy. These measures will lead to a carbon reduction of 11% of the total energy used by the development, which is above the 10% required under policy 8/16.

Other proposed sustainability measures include the following:

- The design of the landscaping will utilise the local microclimate by maximising solar aspect and providing protection in exposed locations with the introduction of tree planting;
- The provision of a water feature connected to the rainwater run-off from the roof of the new build;
- The use of rainwater harvesting for toilet flushing in combination with water saving devices and controls;
- The selection of materials from the BRE Green Guide to Building Specification.

Concerns were raised initially by the City Council’s Sustainability Officer in relation to issues of overheating. In particular, the officer highlighted that whilst reference was made in the Sustainable Design and Construction report to meeting part L2 of the building regulations, calculations should be provided that included the various measures to ensure that none of the rooms in the proposed extension would overheat.

The applicant has provided additional information on how the solar control glazing, overhangs, canopies and brise soleil have been designed into the scheme to mitigate regarding any risk of overheating. The Sustainability Officer is now satisfied that this information overcomes any previous concerns regarding any overheating.

It is therefore considered that the proposed development is in accordance with policy 3/1 of the Cambridge Local Plan (2006).

**Drainage**

Earlier objections to the proposed drainage scheme have been satisfactorily addressed by the applicant. Cambridge City Council’s Sustainable Drainage Engineer considers that the additional information provided overcomes his original concerns with regards to the use of green roofs, rainwater harvesting, infiltration and flood risk.

In view of this, the proposed development is considered acceptable in terms of the drainage proposals in accordance with policy 4/16.

**Landscaping**
9.42 The Design and Access Statement states that the proposed landscaping scheme has been designed to ensure the successful external circulation of pupils, staff and visitors arriving on foot, bike or car from the three entrances to Clay Farm to the north east, Paget Road to the south and Alpha Terrace to the west.

9.43 Policies 3/4, 3/7 and 3/11 of the Cambridge Local Plan (2006) requires development to respond to context, provide high quality environments and ensure external space are designed as an integral part of the development.

9.44 Cambridge City Council generally supports the proposed landscaping scheme. However, initial concern was raised that the entrance fences would look overly dominant as an entranceway. Therefore, it has been recommended that the boundary treatment be the subject of a planning condition and that the applicant be encouraged to consider a low hedge or planting in front of the fence to soften the boundary edge. It is also considered that the Clay Farm entranceway would benefit from trees on the northern side of the driveway. The plantation on Clay Farm, which is close to the entrance way, is subject to a tree preservation order (TPO). This area should be protected during construction and development should be clear of the root protection zone (RPZ). The proposed placement of the rill and water feature in the courtyard is supported.

9.45 Cambridgeshire County Council’s Ecology Officer welcomes the proposed outline landscaping scheme, particularly the inclusion of native planting. However, it is considered that more details are required and therefore, the officer recommends that a planning condition be imposed that requires the submission and agreement of a soft/hard landscaping scheme. Additional planning conditions have also been recommended by the officer that are set out at paragraph 6.6 above.

9.46 In summary, no objection has been raised to the proposed landscaping. It is considered that the concerns raised by Cambridge City Council in relation to boundary treatment can be addressed through the imposition of a planning condition requiring a soft/hard landscaping scheme. The development is therefore considered to accord with planning policies 3/4, 3/7 and 3/11 of the Cambridge Local Plan (2006).

**Biodiversity**

9.47 The NPPF at paragraph 109 requires impacts on biodiversity to be minimised and net gains in biodiversity to be secured where possible. Cambridgeshire County Council’s Ecology Officer expressed initial disappointment that the landscape scheme, as shown on the external works proposals plans, does not include all of the biodiversity enhancements for insects, birds and bats as recommended in the Preliminary Ecological Appraisal report (Greenwillows 2013). The officer expected these features (bird and bat boxes, insect hotels and solitary bees nest boxes etc) to be incorporated into the detailed soft/hard
The landscaping scheme recommended as a planning condition at paragraph 6.6 above.

9.48 The County’s Ecology Officer also recommends planning conditions for the protection of breeding birds and badgers during construction. These conditions will ensure that disturbance throughout the construction phase will be kept to a minimum.

10.0 CONCLUSION

10.1 Fawcett Primary School is situated within the City Development boundary of Cambridge as identified in the Cambridge Local Plan 2006. The NPPF sets out a presumption in favour of sustainable development within town development boundaries and village envelopes. This is reinforced by policy 3/1 of the Local Plan which states that development will be permitted if it meets the principles of sustainability by prioritising and maximising the use of existing development sites and siting and designing developments to reduce the need for travel. It is therefore considered that this planning proposal is supported at both the national and local level.

10.2 In summary, the proposal is in accordance with the NPPF and the Development Plan, including local parking and cycle standards. The scale and nature of the proposed extension is not out of context with the school setting and visual impact will be minimal. No local objections have been raised by neighbours and the earlier concerns raised by the Cycling and Walking Officer have been satisfactorily addressed by the applicant. It is concluded that there are no outstanding land use planning reasons which have not been satisfactorily addressed and it is therefore recommended that this planning application be approved.

11.0 RECOMMENDATION

APPROVE subject to the following conditions:

12.0 PROPOSED CONDITIONS

Condition 1- Commencement

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


Condition 2 – Development in accordance with submitted details

The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form, supporting planning statement, design and access statement, flood risk
assessment, as amended by the conditions stated on this decision notice and the flowing drawings:

- Existing Site Plan Showing Extent of Works drwg. no. 1264-L-001 Rev D dated 23.07.13. Received 07.10.2013.
- Drainage Layout drwg. no. XX-DR-D200 Rev P3 dated Jul 2013. Received 20.11.2013.
- Drainage Details drwg. no. XX-DR-D201 Rev P1 dated July 2013. Received 20.11.2013.

**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.

**Condition 3 – Details of External Appearance**

No development shall commence until details of all new external building materials (including the creation of a material panel on-site) have been submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To define the site and protect the character and appearance of the locality in accordance with policy 3/2 of the Cambridge Local Plan (2006).

Condition 4 – Tree Protection During Construction Phase

No development shall commence until a scheme including a dimensioned plan for the protection of the retained trees within 20 metres of the development hereby permitted (section 5.5, BS5837:2012, Tree Protection Plan) has been submitted to and agreed to in writing by the County Planning Authority. The protection and any other works to the trees shall be carried out in complete accordance with the approved details. The scheme shall include:

a) A layout plan of the site, to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and root protection area (section 4.6 of BS5837:2012) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The position of all trees to be removed shall also be indicated on this plan.

b) A schedule of tree works for all the retained trees in paragraph a) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree Work – Recommendations.

c) The precise location and specification of the tree protection barriers (shown on the plan at paragraph a) above) of (section 6.2 of BS5837:2012), the extent and type of ground protection and any other physical tree protection measures. Tree protection measures shall be erected / installed prior to any work commencing on site and remain in place, undamaged, for the duration of the construction phase.

d) The details and position (shown on the plan at paragraph a) above) of where the underground services lie (section 7.7 of BS5837:2012).

e) The details of the working methods to be employed with regards to site logistics including, the proposed access and delivery of materials to the site; space for storing materials spoil and fuel and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage) and any other temporary structures.

Reasons: In the interests of visual amenity and nature conservation in accordance with policies 3/2, 3/3 and 4/4 of the Cambridge Local Plan (2006).

Condition 5 – Hard and Soft Landscaping Scheme
No development shall commence until a detailed scheme for both hard and soft landscaping works including biodiversity enhancement features have been submitted to and agreed to in writing by the County Planning Authority. The submitted scheme shall include the following:

a) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate. This shall include locally native species of local provenance.

b) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of British Standard BS5837:2005, Trees in relation to construction – Recommendations.

d) The hard/soft landscape works shall include biodiversity enhancement features, including Swift boxes, bird boxes, and insect hotels/boxes. These shall be shown on planting plans/elevational drawings of buildings (as appropriate).

Reasons: In the interests of visual amenity and nature conservation in accordance with planning policy 3/2 and 3/3 of the Cambridge Local Plan (2006).

Condition 6 – Landscape and Ecological Management Plan (LEMP)

Prior to the occupation of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and agreed in writing by the County Planning Authority. The content of the LEMP shall include the following:

a) Description and evaluation of features to be managed.

b) Ecological trends and constraints onsite that might influence management.

c) Aims and objectives of management.

d) Appropriate management options for achieving aims and objectives.

e) Prescriptions for management actions.

f) Preparation of the works schedule (including an annual work plan capable of being rolled forward over a 5 year period).

g) Details of the body or organisation responsible for implementation of the plan.

h) On-going monitoring and remedial issues.

The development shall be carried out in accordance with the approved LEMP.
**Reason:** In the interests of visual amenity and nature conservation in accordance with policies 3/2 and 3/3 of the Cambridge Local Plan (2006).

**Condition 7 – Protection of Breeding Birds During Construction**

No removal of hedgerows, trees or shrubs shall take place between 1\textsuperscript{st} March and 31\textsuperscript{st} August inclusive, unless a competent ecologist has undertaken a detailed check of vegetation for active birds’ nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on-site. Any such written confirmation shall be submitted to the County Planning Authority.

**Reason:** In the interests of nature conservation in accordance with policy 4/3 of the Cambridge Local Plan (2006).

**Condition 8 – Protection of Badgers on Construction Sites**

No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe and culverts have been submitted to and agreed in writing by the County Planning Authority. The measures shall include:

a) Creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and

b) Open pipework greater than 150 mm diameter being blanked off at the end of each working day.

**Reason:** In the interests of nature conservation in accordance with policy 4/3 of the Cambridge Local Plan (2006).

**Condition 9 – Community Use Agreement**

The development hereby approved shall not be occupied until a community use agreement (CUA) prepared in consultation with Sport England has been submitted to and agreed in writing by the County Planning Authority and a copy of the completed approved agreement has been provided to the County Planning Authority. The agreement shall apply to the playing fields on this site and include details of pricing policy, hours of use, access by non-(educational establishment) users (non-members), management responsibilities and a mechanism for review, and anything else which the County Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The facilities shall not be used at any time other than in strict compliance with the approved agreement.

**Reason:** To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sports in
the locality in accordance with policy 4/3 of the Cambridge Local Plan (2006).

Condition 10 – Travel Plan Update

A full update to the school’s existing Travel Plan shall be submitted to and agreed in writing by the County Planning Authority within six months of the date of this planning permission. Proposals within the updated Travel Plan must be implemented in full.

Reason: In the interests of sustainable development and to reduce travel to school by car in accordance with planning policy 8/3 and 8/4 of the Cambridge Local Plan (2006).

Condition 11 – Detailed Traffic Management Plan

No development shall commence until a traffic management plan has been submitted to and agreed in writing by the County Planning Authority. The plan shall take into consideration anticipated vehicle generation and access arrangements during the construction phase of the proposed development. The approved plan shall be implemented in full.

Reason: In the interests of the safe and efficient operation of the highway and in accordance with planning policies 8/3 and 8/4 of the Cambridge Local Plan (2006).

Condition 12 – Manoeuvring Area

The manoeuvring area as shown on drawing 1264-P-001 Rev B shall be provided and retained free of obstruction.

Reason: In the interests of the safe and efficient operation of the highway and in accordance with planning policies 8/3 and 8/4 of the Cambridge Local Plan (2006).

Condition 13 – Details of Surface Finish (Clay Farm Entrance)

Prior to the commencement of the work to the access route to Clay Farm (as shown on drawing HBL-LS01 Rev B dated 12.09.2013 and received by the County Planning Authority on 19.12.2013) details of the surface finish to be used shall be submitted to and agreed in writing by the County Planning Authority in consultation with Cambridge City Council.

Reason: In the interests of encouraging sustainable modes of travel in accordance with planning policies 8/3 and 8/4 of the Cambridge Local Plan (2006).

Contact details
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