

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 19<sup>th</sup> March 2014

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<b>Application Number</b>	13/1828/REM	<b>Agenda Item</b>	
<b>Date Received</b>	20 December 2013	<b>Officer</b>	Sophie Pain
<b>Target Date</b>	21 March 2014		
<b>Parishes/Wards</b>	Castle		
<b>Site</b>	Lot 7 located within land between Huntingdon Road, Madingley Road, and the M11, North West Cambridge, Cambridge, Cambridgeshire		
<b>Proposal</b>	Reserved Matters Application (access, appearance, landscaping, layout and scale) pursuant to 11/1402/S73 for the community centre and nursery, alongside a pedestrianized Community Square, with cycle parking, landscaping, utilities and associated ancillary structures.		
<b>Applicant</b>	University of Cambridge		
<b>Recommendation</b>	Approval		
<b>Application Type</b>	Major	<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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## APPENDICES

<b>Ref</b>	<b>Title</b>
1	Site Planning History
2	Map of the 'Lots' within Phase 1
3	Layout Plans and Computer Generated Images
4	Quality Panel Minutes

## **0.0 INTRODUCTION**

- 0.1 This is a reserved matters application that has been submitted as part of the wider North West Cambridge site. The wider site sits to the northwest of Cambridge, and to the south of Girton Village, between Huntingdon and Madingley Road. The site is covered by the North West Cambridge Area Action Plan (NWCAAP) 2009, a joint document adopted by both Cambridge City Council and South Cambridgeshire District Council reflecting the fact that the site sits within both administrative boundaries. The NWCAAP is therefore the policy basis for the assessment of any applications on this site.
- 0.2 The Joint Development Control Committee (JDCC) resolved to grant approval of the outline planning applications (11/1114/OUT and S/1886/11) on 8<sup>th</sup> August 2012 subject to the completion of the S106 agreement, which was signed on 22<sup>nd</sup> February 2013. In November 2013 two Section 73 applications (S/2036/13/VC and C/13/1402/S73) were approved, which allowed for a variation in heights within some local centre locations.
- 0.3 The approvals relating to the entire site are for a mixed-use development and comprises to 3,000 dwellings (of which 1,500 are to be affordable key worker units), 2,000 student bed spaces, 100,000sqm of employment floorspace (of which at least 60,000sqm will be academic employment space), a primary school, open space, recreational facilities, and a local centre which includes retail and community facilities, a hotel, police office, health facilities, senior living accommodation and an energy centre.
- 0.4 The JDCC has since determined a number of strategic conditions, namely; a Site Wide Phasing Plan (condition 5) the Design Code (Condition 7), a Youth and Play Strategy (Condition 9), the Site Wide Drainage Strategy (Condition 26) and Construction Environmental Management Plan (Condition 52). In addition to this a number of other strategic conditions have been approved relating to the whole site.
- 0.5 The applicants are now working up the detail of Phase 1 of the site, of which this application is part. The first phase will be based around the local centre and will provide for a mix of key worker housing, market housing, student accommodation as well as the community facility, the primary school, health facility and local centre uses such as foodstore, café and hotel.
- 0.6 Appendix 1 provides a summary of the site history and details of recent applications that have been submitted. Most recently, the application for the Western Edge and Lot 1 comprising the supermarket, energy centre, health, policy and 117 key worker units were determined by the JDCC last month, an application for 232 key worker residential units are being reported to this same committee, and a further application for 73 key worker residential units has been submitted for determination.

- 0.7 This proposal has been discussed with officers as part of comprehensive pre-application work for Phase 1 along with presentations to the Cambridgeshire Quality Panel, JDCC and the NW Community Forum.

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

- 1.1 The site subject to this reserved matters application sits central to the wider site, and on the eastern side of the anticipated first phase. It lies around 300 metres to the north of Madingley Road Park and Ride and 500 m from the proposed junction onto Huntingdon Road. With regard to residential properties, the Lot is located approximately 280 m from Conduit Head Road to the south and the same from Trinity Farm and Arcady to the north, located within Girton Parish.
- 1.2 The application site is located adjacent to the 10 m buffer zone, which encompasses the Travellers Rest Pit SSSI. The entire site lies within the City Council boundary.
- 1.3 The proposed building addresses four important character areas. To the north of the site is the proposed primary school, which incorporates early years provision and associated playground on the adjoining boundary. To the west is 'Bus Gate Street' which is part of the public transport route. To the south is Community Square, an area of public realm, with associated seating and landscaping, while to the east is protected open space.
- 1.4 The site is not located within a Conservation Area, and no protected trees sit within the application site, although the site does sit adjacent to protected Green Belt land.

## **2.0 THE PROPOSAL**

- 2.1 The planning application seeks approval for the construction of the permanent Community Centre and Nursery, which will serve not just the North West Cambridge Development, but also the existing surrounding residential areas, providing a place of gathering and a venue for events.
- 2.2 The Community Centre will comprise of three rooms and a main kitchen to cater for a range of activities and events as well as a foyer area that will have a kitchenette, allowing an additional breakout space or community café function to develop. This element of the proposed development is limited to the southern side of the building. The 100 place nursery will occupy the remainder of the building and will use the internal courtyard garden for outdoor play the children.
- 2.3 Included within this application is the Community Square, which is to the south of the building and provides an important piece of public realm, joining the Ridgeway from Storey's Field to the Market Square.
- 2.4 The reserved matters application is accompanied by the following documents:

1. Planning Statement
2. Design and Access Statement
3. Biodiversity Survey & Assessment
4. Transport Statement (Amended)
5. Surface Water Drainage Strategy (Amended)
6. Noise Insulation Scheme (Amended)
7. Site Waste Management Plan
8. RECAP Waste Toolkit
9. Sustainability and Energy Statement
10. Utilities and Foul Sewerage Assessment
11. Piling Risk Assessment

2.5 Following the consultation period, and officer assessment of the application, three amended strategies have been received (as identified above) which relate to detailed drainage, assessment of noise and corrections relating to cycle parking in the transport statement.

2.6 Further consultation regarding the proposed amendments has been undertaken.

### **3.0 RELEVANT SITE HISTORY**

3.1 See Appendix 1.

### **4.0 PUBLICITY**

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

### **5.0 POLICY**

#### **5.1 National Planning Policy Framework (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

#### **5.2 North West Cambridge Area Action Plan (2009)**

NW2: Development Principles  
 NW4: Site and Setting  
 NW11: Sustainable Travel  
 NW16: Public Transport Provision  
 NW17: Cycling Provision

NW18: Walking Provision  
NW19: Parking Standards  
NW20: Provision of Community Services and Facilities and Arts and Culture  
NW21: A Local Centre  
NW24: Climate change and Sustainable Design and Construction  
NW25: Surface Water Drainage  
NW26: Foul Drainage and Sewerage Disposal  
NW27: Management and Maintenance of Surface Water Drainage Systems  
NW28: Construction Process

## **6.0 EXTERNAL AND INTERNAL CONSULTATIONS**

### **6.1 External Consultations**

#### Environment Agency

22<sup>nd</sup> January 2014

Following a response from the Consultant, URS, it is accepted that due to the large balancing ponds and reuse of water, the correct method for calculating storage volumes for the site is accepted.

*15<sup>th</sup> January 2014*

No objection in principle to the application but would like detail provided regarding the method for calculating the storage volumes for the site. The report that was used tends to underestimate the rainfall in the East of England and therefore the Flood Estimation Handbook should be used instead.

The principles of the foul water and surface water drainage strategies are considered to be acceptable.

During construction, it will be important to manage the surface water correctly to prevent any pollution.

#### Cambridgeshire County Council (Highways & Transportation)

Review of the submitted Transport Statement confirms that the development complies with the Transport Assessment approved as part of the outline permission and the approval of subsequent strategic transport strategies.

#### Cambridgeshire County Council (Growth and Economy Team)

A RECAP Waste Toolkit has been completed for Lot 7 which is consistent with the Minerals and Waste Core Strategy Policy CS28 and this is welcomed.

The information submitted with this application includes a site waste management plan which contains an audit of waste arising from the site. The audit itself is clear and provides an estimate of waste arising, of 445m<sup>3</sup> for this Lot. Given the limited scale of waste arising on this Lot it is not suggested that a temporary construction waste recycling facility be provided on this site.

#### Architectural Liaison Officer

No objection, the principles of Secured by Design is captured on page 114 of the Design and Access Statement and these are consistent with discussions at the pre-application stage.

#### Natural England

The proposals are acceptable. The imposition of a condition is requested that requires further detail should be submitted regarding the construction of the facility, including measures in accordance with the Geological Site Management Plan, to avoid impacts on the geological interest of the SSSI and its 10 m buffer.

#### Quality Panel

The Quality Panel viewed the application at the pre-application stage on 06 August 2013. Their comments are set out in full within Appendix 4.

## **6.2 Internal Consultations**

#### Urban Design and Conservation

The proposal successfully responds to the placemaking opportunities of the site. Great care has been taken to understand the users' requirements and also to ensure that the building engages directly with the surrounding context. It is considered that the proposals will create a high quality and well-designed scheme within the centre of North West Cambridge. The proposals comply with the approved design code and accordingly the application is supported in Urban Design terms.

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

Detailed comments relate to the nursery courtyard and the spacing of planting as well as the selection of hard materials for this space too.

The tree pits should be as shown in the Design Code and a condition should be included that requires the appearance of the manhole covers to be agreed.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

*4<sup>th</sup> February 2014*

Following review of the amended strategy, final calculations and details for the surface water collection features are required and a condition has been recommended.

*7<sup>th</sup> January 2014*

Full final details for the Community Square are required through the inclusion of a condition relating to the hard surfacing materials and means of collecting the surface water runoff.

Head of Streets and Open Spaces (Nature Conservation Officer)

*13<sup>th</sup> February 2014*

The proposed scheme is acceptable for incorporation of swift boxes.

*30<sup>th</sup> January 2014*

In agreement with the submitted report that the site does not lend itself to include one of the bat lofts proposed for the development. The calculation for the provision of bird nest boxes is correct and the provision of a House Sparrow terrace is welcomed. It is suggested that the proposed Nursery and Community Centre would also lend themselves to provision for Swifts, as the community would be in a good position to oversee the playing of calls to initially attract the birds.

Head of Planning Policy (Sustainability Officer)

The detailed and comprehensive level of information that has been presented in relation to the approach being taken as part of Lot 7 to deliver an exemplar development that meets the requirements of the AAP is fully supported. We particularly welcome the potential of this scheme in meeting the highest possible BREEAM rating of 'outstanding', which is fully in keeping with the exemplary nature of this site.

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

Consideration should be given to the distance of 35 m between the main cycle parking location and the entrance to the community centre.

A condition should be recommended that the cycle parking for the nursery is delivered in accordance with the details provided in this application, as it falls within the remit of the primary school application.



### Head of Environmental Services

*19<sup>th</sup> February 2014*

The amended noise report is acceptable. There are no objections to this application in principle; subject to the inclusion of the recommended conditions/informatives.

*27<sup>th</sup> January 2014*

The noise report needs to be updated to include the proposed operating hours of the community facility so that the assessment can adequately mitigate any adverse noise impacts. Following this amendment, there are no objections to the application subject to the recommended conditions and informatives.

### Head of Environmental Services (Waste)

*7<sup>th</sup> February 2014*

The changes are welcomed as the pull distance has been reduced from 15 m to 11.5 m and the slope has been removed.

*3<sup>rd</sup> January 2014*

Generally, the proposals are acceptable. The outstanding point is that no attempt has been made to reduce the pull distance or gradient from the refuse store to the loading bay. This does need to be improved.

### Head of Community Development

The proposals, with respect to the community centre and nursery, appears to be in accordance with pre-application discussions and the application is therefore supported.

### Disability Consultative Panel (Meeting of 31<sup>st</sup> October 2013)

A detailed and well-presented follow-up presentation with plenty of accessible features specified.

## **7.0 PARISH COUNCIL COMMENTS AND NEIGHBOUR REPRESENTATIONS**

### Girton Parish Council

The Parish Council abstained from voting on this application because they considered that there was not sufficient information to determine if there was sufficient car and cycle parking provision for the development.

## Neighbour Representations

The following organisations have made neutral representations:

- 6 All Souls Lane (on behalf of Nineteen Acre Field Resident Association) who have no comment to make on the application.
- North West Cambridge Faith Representation Group

Whose representation can be summarised as;

- There is a lack of acknowledgement of how the Community Centre may be used by faith groups or the facilities provided to cater for such groups, for example ablution facilities;
- The view that the Community Centre may be inadequate to meet the needs of the community and would question the rationale for expansion in the future;
- Community engagement and involvement are required in order to ensure that the Community Centre successfully functions.

## **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. Principle of Development
2. Compliance with Parameter Plans and Design Code
3. Rationale for the Community Centre
4. Management and Maintenance of the Community Centre
5. Design (inc. Quality Panel)
6. Landscaping and Public Realm
7. Ecology
8. Sustainability
9. Drainage and Utilities
10. Residential Amenity
11. Waste
12. Car and Cycle Parking
13. Construction
14. Third Party Representations
15. Conclusion
16. Recommendation

### **Principle of Development**

8.3 The application is a reserved matters application (detailing appearance, landscaping, layout and scale) pursuant to the approved (section 73) outline approval 13/1402/S73. This application must therefore be read in context of the outline approval and the relevant policy framework which is the North West Cambridge Area Action Plan (NWCAAP) and strategic

documents that have subsequently been approved through the discharge of conditions.

- 8.4 As part of the outline applications (and subsequently secured through the Section 106 agreement) the applicant is required to provide a community centre and nursery in order to mitigate the impact of the development. At the outline stage, the local authorities identified a need for a building that would be between 500 – 700 sqm. As such, the proposed development is for the upper limit of 700 sqm, following extensive research of community facilities as described in paragraphs 8.12 to 8.15 below.
- 8.5 The forecasts set out in the Environmental Statement that accompanied the outline applications demonstrated that the development would create demand for an additional 339 early year places. In order to meet this demand, the nursery, which is part of this application will secure 100 of these places which will be delivered in the first phase of development. There are a further two nurseries proposed as part of later phases of the development, which will be located within two neighbourhood centres thereby meeting the demand from later phases of the development.
- 8.6 As such, the proposed development adheres to the commitment to provide appropriate community facilities and early years provision site and for this reason is in accordance with the NWCAAP.

#### **Compliance with Parameter Plans and Strategic Conditions**

- 8.7 The proposal complies with all of the parameter plans as approved under the section 73 outline approval ref: 13/1402/S73.
- 8.8 This proposal falls between the ‘Residential and Complementary Mixed Uses’ area and the ‘School’ use class designations, but also within a ‘Land Use Flexibility Zone’ of the Land Use PP 04. Therefore, by virtue of the flexible use zone, the plan allows for the full range of uses described in the proposal. The proposal also complies with both of the heights PP 05 and 06; the details are discussed below in the design section. The proposal complies or is not relevant to all other Parameter Plans (01-Zones, 03-Open Space and Landscape, 07- Topography, 08- Huntingdon Road Utilities and 09- Madingley Road Utilities).
- 8.9 The proposed development sits within the first Phase of development as identified in the Phasing Plan approved under condition 5 of the outline consent. Compliance with all strategic conditions are assessed under the relevant sections below such as the Design Code (Condition 7) under the design section, and Surface Water Drainage proposals within the drainage section.
- 8.10 This proposal links in with the local centre car parking strategy, which are referred to in the car parking section below.
- 8.11 Subject to the detailed assessment below, the proposal is consistent with the description, and quantum of development set out in the outline

approval. Furthermore the proposal complies with the approved parameter plans and strategic conditions linked to the outline approval.

### **Rationale of the Community Centre**

- 8.12 The proposed community facility has come forward on this development site due to the obligation on the applicant to mitigate the impact of the development and the pressure that this creates on existing community facilities in the wider area. In saying this the community centre will be available for the use of the future residents of the site, but also for those existing residents of nearby communities too.
- 8.13 As part of the Section 106 Agreement, a strategic design brief was included, which set out that the Community Centre would be a multi-use flexible facility that could meet the needs to a changing community and that its design should allow for a number of activities to occur simultaneously. This was in order to ensure it develops into a social and interactive facility that is sustainable and viable in the long-term.
- 8.14 Following the grant of outline planning consent and appointment of architects, consultation with potential user groups began through the North West Community Forum, which representatives of the local authorities, parish councils, faith groups, residents associations and any other community groups attended. This forum was well attended and assisted the architects in understanding the needs of the future community. In addition to this, the architects visited a number of community centres run by the local authorities and spoke with the Centre Managers to understand the aspects that worked well and those that needed improvement.
- 8.15 All of this research and experience has been brought together in the proposal that has been submitted and in accordance with the requirements of the Strategic Design Brief. It is through this research that the Community Centre is designed to the upper floor area limit, primarily to achieve the objective of allowing different activities to occur simultaneously through the positioning of rooms and incorporation of noise attenuation between spaces to ensure that different user groups are not disturbed.

### **Management and Maintenance of the Community Centre**

- 8.16 The community centre will have an important role in promoting community cohesion and in order to ensure that there is access for all sectors of the residential population of the development and the wider community, the facility will be managed by a Joint Management Vehicle (JV). The JV will be set up by the University of Cambridge and Cambridge City Council and will take the form of a charitable company(as agreed and set out through the outline permission process and S106). The initial stages of setting this up are happening at present.
- 8.17 In terms of the on-going costs of the managing and maintaining the JV assets (less income generated), it has been agreed between the parties that they would be split 50:50, (including the administrative costs

associated within the set up and running of the JV) but that the City Council would not contribute towards the costs until Year 13, so that the structure agreed effectively provides for a twelve year commuted sum period, similar to more standard management and maintenance arrangements where assets are transferred to the City Council. The University would therefore cover all the costs for the first twelve years.

8.18 As part of the S106 Agreement, Heads of Terms for the JV were incorporated. These included the functions of the JV in relation to the Community Centre. These are;

- Management of centre bookings and handling of payments, deposits, refunds.
- Supervision of operation of centre and usage/activities;
- Potential noise/nuisance issues arising from use of Community Facility; complaints and dispute resolution involving neighbours/users;
- Placing of contracts and/or management of routine operational maintenance;
- Assessment of periodic maintenance requirements and placement of contracts;
- The placing of contracts and/or routine management of the maintenance of external environs and landscaping;
- Arrangement for access and opening late night securing of premises;
- Management and review of allocations and booking policy;
- Preparation of an approval of annual expenditure;
- Emergency/out of hours response; and
- Such other functions appropriate to the operation of the Community Facility.

8.19 In addition to this the University, through the S106 Agreement has agreed to provide a contribution to the City Council for the provision of 1.5 FTE community development workers, who will serve the market and key worker housing population. Within the proposals for the community centre, there is an office, that the community development worker can use in agreement with other users.

8.20 The management of the facility to ensure that it is available to all is of the utmost importance in ensuring that this building functions as it should and fulfils its pivotal role to bring together the community in a successful and sustainable way. The specific details such as the management of bookings is still to be worked through by the JV, but the JV is there as the body responsible for making such decisions and both the University of Cambridge and Cambridge City Council are represented on that body, operating as a charitable company. For this reason, it is considered that appropriate arrangements are in place for the operation and management of the facility and that these will ensure that the objective is achieved, which is to provide a facility that can be fairly accessed by all residents in the development and those within the wider community. Further to this, within the S106 Agreement, it stipulates that the JV will make all reasonable endeavours to ensure that the charitable company maintains

arrangements for consultation with Girton Parish Council and the District Council.

## **Design**

- 8.21 Lot 7 is located in a prominent position between the edge of strategic open space and the local centre. The location of this site presents a number of opportunities for the scale and massing of the site, given that it is located on the edge of the local centre, functioning as a civic building and adjacent to transport routes both bus, walking and cycling. However, to the east of the site are open space areas including the Travellers Rest Pit SSSI. As such, there are a variety of contexts that the proposed building needs to respond to.

### Height and Massing

- 8.22 The context described above has in part assisted the consideration of heights for the building. The proposed building is predominantly single storey in height, approximately 5 m, with the taller element of the main hall standing at approximately 14 m.
- 8.23 The single storey elements work successfully with the open character of Storey's Field and the Strategic Gap, while the taller element sits to the south fronting onto Community Square, signalling the civic presence of the building and managing the transition between the single storey elements and the surrounding urban context of the local centre to the west.
- 8.24 The height of the main hall has primarily been driven by the acoustic requirements and the desire to naturally ventilate this space. In order to make this hall as flexible as possible in terms of the activities that it can accommodate, consideration has been given to the acoustic function of this room. Simply, this has been achieved by creating a volume to the room which caters for the top end of the range of acoustics. It is then possible to adjust the acoustics of the space down the acoustic scale using simple curtains or banners. This means that a film screening at the lower end of the acoustic scale can be held in the same rooms as a chamber music concert, which is at the top end of the scale.
- 8.25 From the outside of the building the scale and proportion of this main hall element, terminates and frames key views when looking across to the east, along Green Corridor 1 and Ridgeway Place. The scale of this isolated element positively contributes to the identity and legibility of the wider development by helping to emphasise the civic function and purpose of the building.
- 8.26 To the north and east, where the nursery classrooms are located, there is an articulated roof, which comprises of vaulted roof forms, which provides natural daylight and ventilation, but internally they assist with the proportions of the classroom and naturally form 'zones' which can be characterised by teachers for different activities.

- 8.27 Overall, the building complies with the heights established by the parameter plans and the principles set out in the Design Code relating to height and massing, successfully fulfilling the 'landmark' role as identified in the design code.

#### Layout and Activity

- 8.28 The overall design process which has informed the approach to the layout of the building is to be commended by community development officers. Considerable care has been taken to understand the users' of both uses requirements and to ensure that the building engages directly with the surrounding 'town and landscape' context.
- 8.29 Within the community centre element, there are three rooms of complimentary scale. These rooms can accommodate 20, 50 and 180 people and have been designed to be multi-purpose and cater for different groups and activities. Each room has a level of storage appropriate to its size and has been arranged in such a way that they are acoustically protected from activities in other rooms, but also so that the main hall and medium room can be used mutually exclusively, so for a play and associated changing facilities for example.
- 8.30 The civic function of the community centre is located to the south of the building with its main entrance positioned on the key south-west corner addressing the local centre. The entrance itself is a generous, highly transparent arrival space that provides glimpsed views through the foyer into the courtyard garden. This approach is highly consistent with the principles set out in the design code for 'Block Type 10 – Special Block'.
- 8.31 The remainder of the building comprises of the nursery use and this completes the remaining 3 sides of the courtyard form. This creates an enclosed, secure and private external space (the 'play garden') for the young children. Circulation is provided by way of a covered external cloister, which allows for a shallow plan building to be created that enables, natural ventilation, good daylight and a direct relationship between the double aspect classrooms and the play garden.
- 8.32 Within the Design and Access Statement, a sunlight assessment has been included to demonstrate that the height of the main hall does not adversely affect the amenity of the nursery courtyard. During the spring and summer equinox, the areas of shade a minimal and do not impact upon the majority of the courtyard. During the winter equinox, the courtyard is in shade, although this is not made significantly worse by the height of the main hall.
- 8.33 In order to incorporate outward looking functions, the staff offices and meeting rooms are proposed along the west of the building, as these uses together with the nursery entrance at the north-west corner, will help to generate activity and overlooking of Bus Gate Street. Locating entrances on key corners and maximising active ground floor frontages are key

principles set out within the design code that have been successfully translated into this proposal.

- 8.34 In addition to the consideration of placing internal rooms in appropriate places to active the street frontage, consideration has also been given to the orientation of the building. It has been rotated in order to open up the pavement adjacent to the site and this is supported in place-making terms, as it not only creates interesting visual connections with adjacent key public spaces, but also allows for generous gathering spaces to be provided in front of the two main building entrances.
- 8.35 The architects have considered the location of the primary school to the north of the building and likely number of instances of parents who will be dropping off to the school and the nursery. For this reason, the opening up and creation of a safe gathering space outside the entrance to the nursery, is setting up the principle of a 'school gate' where children can be collected from both facilities. For this reason, we are seeing a collaborative approach to this area, not only through this application, but also through emerging proposals for the primary school too.

#### Elevations and Materials

- 8.36 The juxtaposition between the 'low slung' nursery building and the taller element of the community centre, creates a sense of civic scale justified for this central location within the development and long elevations are animated and 'broken up' by fenestration that clearly reflects the use within. For example, the more orderly horizontal fenestration facing Bus Gate Street reflects the nursery administration uses within and contrasts successfully with eastern elevation, where the scale and shape of the fenestration is more playful to express the different activities such as the classrooms and the 'sleep room' which expresses itself through a 'constellation' of small windows. The vaulted roof forms over the nursery classrooms further reinforce this, and providing a good degree of variety and interest to the roofscape of the eastern and northern facades.
- 8.37 The two main entrances into the building are clearly identifiable within the elevations which are reinforced by the setback that creates a sheltered threshold and the design of the public realm adjacent to them.
- 8.38 Detailed masonry patterns, such as stepped brickwork to entrances, corbelled detailing and perforated brickwork creates interest and a feeling of solidity to the simple and elegant facades. A brick soldier course to the base helps to 'ground' the building, and further layers of stretcher bond brickwork around the building helps unite elevations. The stainless steel drip with aluminium coping, together with a brick soldier course detailing will provide a clean 'finish' to the top of the building. The integrated stone seats are particularly supported as they will help to provide a degree animation and interest to the lower section of the main hall. This is compliant with the 'Thresholds and Interfaces' principles set out in the design code.



- 8.39 Through the detailed masonry patterns, there is clear articulation of the main entrances into the building. To strengthen this articulation, signage zones have been incorporated into the proposed design so that they constitute an integrated, complementary part of the design, rather than a retrofitted solution. The form that the signage will take will be considered by the JV management Entity and with the Community Centre Manager and for this reason a condition (3) has been recommended that requires details of the signage prior to installation.
- 8.40 A simple palette of materials is proposed, comprising of a buff brickwork that will be used in different ways, as described above, ie stepped brickwork or perforations for ventilation purposes. Timber shingles are proposed on the articulated roof forms over the nursery and it is considered that these will work well. The overall approach to materials are supported and to ensure that appropriate materials are sourced, conditions (1 and 2) are recommended that requires sample panels to be constructed for inspection by technical officers.

### Conclusion

- 8.41 In conclusion, the final finishes and design layout of the community centre and nursery successfully respond to the place-making opportunities of the site. Great care has been taken to understand the users' requirements and also to ensure that the building engages directly with the surrounding context. It is considered that the proposals will create a high quality and well-designed scheme within the centre of North West Cambridge. The design has been delivered in accordance with polices contained in the NWCAAP, approved parameters and the approved Design Code. For these reasons, officers are supportive of the proposed development and consider that it accords with policy NW2 of the NWCAAP.

### **Quality Panel**

- 8.42 The Cambridgeshire Quality Panel reviewed Lot 7 on 6<sup>th</sup> August 2013. The Panel commended the quality of the design and the thoroughness in understanding the brief but did express some areas of concern including suggestions in their minutes from the meeting (attached as Appendix 4).

#### Issue

- (i) The Panel raised some concerns about the budget and queried how the site is going forward in terms of procurement and also queried whether there are different budget pots for the building and fitting out. It was noted that there are still discussions with Cambridge City Council at this stage and that the applicants are aware of the situation.

#### Response

Officers are aware of the deliverability of schemes and to ensure that the quality which is proposed through the application is realised

upon construction of the development. In saying this, it is not a planning consideration, although each Lot does go through a rigorous process, internal to the University, to ensure that each project is viable. In terms of the materials proposed, specifically surfacing materials, these are in accordance with those approved in the design code and expenses that the applicant are aware of.

#### Issue

- (ii) The Panel highlighted that the management involvement is very important and it would be crucial to have someone appointed on site as soon as possible, as this facility will be on site before any of the Key Working Homes.

#### Response

Within the above section on management and maintenance of the facility, this demonstrates the importance that is placed on ensuring that the appropriate bodies are in place to allow fair and equal access to the facilities. Equally, a Community Worker (1.5 FTE) will be funded by the applicant and they will be available on first occupation of a dwelling. They will have an important role in forming the community engagement for the first residents of the site.

#### Issue

- (iii) Using construction hoardings during the building stage for telling the story of what is to come will establish the location, as a place of interchange and connection.

#### Response

This can be raised with the applicant as an exciting way to raise awareness for the forthcoming centre.

#### Issue

- (iv) The final scheme should consider notice boards, a showcase window and friendly settings for casual encounters.

#### Response

The proposed design have made allowance for signage zones that are integrated into the building design for both the community centre and the nursery, assisting to signalise the entrances for both uses. The final details of these, including notice boards will be determined in the future with the JV Management Entity and the Community Centre Manager.

### Issue

- (v) Further consider the building plans according to the relationship between public realm, semi-public and private spaces.

### Response

Officers have overseen the design development of Community Square and the relationship of the building and the public realm has progressed in conjunction with one another. The spaces are well defined and work with the building interface in a manner that officers consider is acceptable and communicate their available use to a range of different users.

### Issue

- (vi) Work with Townshend Landscape Architects developing the interface between the public realm and surrounding areas, focussing on the drop off space for nursery and primary school and mingling space outside the community hall entrance.

### Response

This application has been brought forward by MUMA and Townshend Landscape Architects and since the presentation to the Quality Panel, the two practices have liaised together to ensure that the two parts of the application are brought together holistically.

- 8.43 The community square was reviewed as part of the wider public realm development that has been brought forward by Townshend Landscape Architects at the same meeting of the Cambridgeshire Quality Panel on 6<sup>th</sup> August 2013. The Panel acknowledged that the incorporation of natural features will encourage people to slow down in shared spaces and that the accommodation of cycle shelters in shared spaces was welcomed. The points of concern in the Panel minutes related to the Market Square rather than the Community Square.

### **Landscape and Public Realm**

- 8.44 With regard to landscape and public realm, there are three elements to consider; the internal landscape associated to the nursery; the internal landscape associated to the community facility and the Community Square.

### Internal Landscape

- 8.45 The Nursery and Community Centre have been designed around a series of captured landscapes that will be maintained either by Estate Management or in the case of the nursery, the operator.

## Nursery

- 8.46 The nursery garden is accessed by all classrooms and has to work in a number of ways to allow adventurous play for the children, to create partitions in order to separate age groups but allow for them to see each other and to create a lasting and well maintained green space.
- 8.47 The courtyard is enclosed on all sides given the need for a secure space for the children to play, which provides a 'cloister' around the outside edge, which allows for sheltered external space in bad weather. The proposal to design a secure space like this has negated the need for fences and barriers that are typical to nursery's in order to provide the means to define a secure and private external space for play.
- 8.48 The courtyard is broken down into three sections, soft play, hard play and habitat. The landscape of this area incorporates variations of slopes, height and width in order to encourage adventurous play as well as areas that provide colourful surfaces and equipment. Bringing it all together will be the soft landscaping which will durable and tactile and will encourage children to interact with it, such as hiding. Central to the design is the concept of a 'green veil' a curtain of climbers, hedging and trees that separates the nursery garden from the Community Centre. This is in the south west corner of the courtyard, and shields the nursery from outside views, thereby maintain a safe and secure environment for the children, while also providing an attractive landscaped screen to the foyer area of the community centre.
- 8.49 Landscape officers have questioned the spacing between trees within the nursery garden. These comments have been passed onto the applicant, but given that the garden will be privately maintained and that the responsibility will not fall to the local authorities, it is not considered necessary for technical officers to request detailed information in this instance.

## Community Centre

- 8.50 In order to enhance the internal spaces associated to the community centre, enclosed gardens are provided for each of the meeting rooms. The smallest meeting room will benefit from the segregated area created by the 'green veil' while the medium meeting room and hall will have walled gardens with paved areas and associated trees and soft landscaping.
- 8.51 The medium meeting room will have a garden whose design is focussed around a mature Magnolia tree. The display of the Magnolia in spring and autumn will be complimented by bulb planting and ground cover. The hall will have a garden with a simple planting palette with evergreen ground cover and colour introduced through seasonal bulb planting and vegetation whose leaves change colour through the seasons. Some orchard tree planting will also be incorporated, that will introduce blossom during the spring.

- 8.52 These gardens are considered to significantly contribute to the setting of the meeting rooms and also provide a secure external space for children's parties or other community events, thereby achieving the objective of accommodating simultaneous events.

### Community Square

- 8.53 As part of this application, the proposal includes the delivery of the area of public realm to the south of the Community Centre, known as Community Square and the shared space along the western side of the building, adjacent to Bus Gate Street.
- 8.54 The Community Square is the most easterly of a series of linked spaces, that run from the residential courts in the west, between Lots 2 & 3, the Market Square and Ridgeway Place to the east, Bus Gate Street and then this square to the east of that. It is characterised by three separate areas. There is the terrace associated with the entrance to the community centre, to the south is the Ridgeway, which is the main pedestrian and cycle shared space and to the south of these are a series of recreational lawns.
- 8.55 The area is characterised by a level change from the north to the south, with a stepped approach to the Community Centre providing a terrace that relates directly to the buildings main entrance and provides a gathering space for users, away from the square itself and provide importance to a building that has a civic use. In addition to the stepped entrance, there is a level access route on the west side of the building, from the disabled car parking bays.
- 8.56 The design of the Community Square has been to integrate the Ridgeway into the space whilst still providing a clear and protected pedestrian spaces at the entrance to the Community Centre and to the south of the space. Clear and protected pedestrian zones are provided by the strategic placement of tree planting and seating.
- 8.57 The main cycleway will be in resin bonded gravel, which is the same as the Ridgeway adjacent to Lot 5. Natural stone is then proposed on the stepped and level access routes to the entrance of the community centre.
- 8.58 In terms of soft landscaping, a variety of native trees of varying maturity shall be planted in strategic locations. These include field maple, oak and sweet cherry that will provide some colour to the square. Benches are provided at regular intervals in the public realm and are either set adjacent to trees or within the terraced lawn to the south of the Lot.
- 8.59 As part of the community square there is an area of cycle parking to the south, part of which will be covered. However, although the Design and Access Statement provides some indication of the appearance of these shelters, they are not agreed and as such a condition (5) is recommended that requires the agreement of these shelters prior to their installation.

## Conclusion

- 8.60 The three landscaped areas are well considered both in terms of their own entities, but also are strong in connecting the internal and external environments of the building along with a key piece of the public realm which is part of the wider development. The incorporation of mature trees in the walled gardens, will bring a greenness to the south east corner as you approach from Storey's Field along with strategically placed trees and benches on Community Square to assist with the success of the shared space.
- 8.61 The landscaping principles and surface materials have been developed in consultation with the Council's technical officers, and it is considered that the proposal will provide for a rich landscape using high quality planting and materials which conforms to the approved design code, and is compliant with policies NW1, NW2 and NW4 of the NWCAAP.
- 8.62 While the materials for both the buildings, and the hard landscaping have been identified in some detail within the submitted documentation it is considered that a condition is still necessary to ensure the proposal follows through on the high quality. A condition (1) has therefore been proposed which requires the materials to be laid out on sample panels on site, with mortar, prior to commencement of development.

## **Ecology**

- 8.63 As part of the application, a biodiversity survey and assessment was also submitted. The principles of this biodiversity survey are broadly in line with those established within the North West Cambridge Biodiversity Strategy (2012) that was approved as part of the outline application.
- 8.64 Lot 7 is located within an arable field, with no hedgerows, ditches or mature trees. It is located approximately 375 m from the pond at Madingley Park and Ride, which supports a population of great crested newts. For this reason, the proposed development site is not of great ecological interest.
- 8.65 As part of the site wide Biodiversity Strategy, it included the commitment to provide a bird nesting feature on at least of 25% of all buildings for one of the following species: swift, starling or house sparrow. This equates to one nest site on this Lot, which will be provided on the Community Centre element of the building. Consideration has been given to the inclusion of a swift nest, but a combination of suitable locations and the need to group 6 nest sites in close proximity mean that Lot 7, was not a suitable location for these.
- 8.66 For this reason, a house sparrow terrace is proposed. Initially this was located on the northern façade of the main hall hidden from view. However, the location has been relocated in order to improve the communities enjoyment and provide an educational and social role. For this reason, the terrace is now on the eastern elevation, facing the cricket

pitch. The revised location of the swallow terrace and suitable consideration of the inclusion of swift nests is welcomed.

- 8.67 Officers consider that these measures are in line with those identified within the site wide strategy and that these proposed mitigation measures will provide real value to the wildlife on site and should encourage new wildlife and enhance biodiversity to the application site and surrounding area.
- 8.68 The Nature Conservation Projects Officer considers that this approach is acceptable and that the proposed mitigation measures that have been incorporated are in accordance with the site wide biodiversity strategy. It is considered that the proposal is compliant with the NWCAAP (2009) policy NW2.

### **Sustainability**

- 8.69 The vision shared by both the applicant, and the local authorities for this site is for it to be an exemplar of sustainable living, and it has long been felt that the development of this land offers an opportunity for a showcase of sustainable design and construction. Documentation at the outline stage enhanced this vision and it needs to be followed through to the detailed design stage.
- 8.70 The Sustainability Strategy is formulated around the 13 sustainability principles established at the outlined planning stage, which are based on the BioRegional One Planet Living measures, an approach which is welcomed. It is clear that these requirements have been used to inform the design of this proposal, which includes a number of innovative and exemplar approaches such as connection to the district wide heating scheme, connection to the site wide non-potable water network and use of dual aspect buildings that provide a passive approach to the environmental control of the building.

### **BREEAM**

- 8.71 Policy NW24 of the North West Cambridge AAP and condition 24 of the outline planning approvals, requires the achievement of BREEAM 'excellent' for all non-domestic buildings. To this end, BREEAM credit summaries for the community centre and nursery have been submitted showing how these requirements will be met. Both elements of Lot 7 are comfortably able to achieve BREEAM 'excellent' but it should be highlighted that the community centre element of the scheme is currently on target to achieve the highest possible BREEAM rating of 'outstanding'. This is a clear indication that the architectural form of the building has been directly influenced by the principles of sustainable design and construction, and this approach is fully supported.
- 8.72 The architectural form has brought about additional benefits to the building such as the ability to naturally ventilate the main hall, by drawing fresh air in at the base of the building and allowing it to be extracted at roof level.

This means that the use of mechanical ventilation is not required and this whole building approach is highly commended. There are also proposals to contractually oblige developers to include educational and employment opportunities including local apprenticeships and links to the training in low and zero carbon technologies offered by Cambridge Regional College. The proposed Site Sustainability Coordinator role is also welcomed.

- 8.73 For these reasons, the proposed scheme comfortably achieves the requirements of outline planning condition 24 and that while BREEAM credit summaries demonstrate that 'excellent' will be met, it is on track to meet a rating of 'outstanding', thereby going above the requirements of the condition, which we fully support.

#### Carbon Reduction and Renewable Energy Provision

- 8.74 Condition 25 of the outline planning approval requires a 20% reduction in the carbon emissions associated with the non-residential elements of the scheme from the use of on-site renewable energy technologies. At the outline planning application stage it was agreed that this requirement would be aggregated across the site. For each of phase of non-residential development, a Renewable Energy Strategy would be required to set out the carbon reduction contributions, set against the overall 20% requirement. This Statement would need to be updated for each Reserved Matters application.
- 8.75 To this end the Sustainability and Energy Statement includes, at Appendix 3, a Renewable Energy Statement. The energy strategy for Lot 7 includes connection to the site-wide district heating network and 434 m<sup>2</sup> of photovoltaic panels. The information contained within Appendix 3 shows that, overall, the buildings being delivered throughout 2014 as part of Phase 1 will result in a combined carbon reduction of 269 tonnes of CO<sub>2</sub> per annum. Of this, Lot 7 delivers a 29 tonne CO<sub>2</sub> reduction, which is about 10%. This approach is supported.
- 8.76 What is perhaps not immediately apparent from this figure of 29 tonnes of CO<sub>2</sub> per annum, is the overall extent of carbon reduction being achieved within the nursery and community centre, compared to the building regulations target for this building. Using a hierarchical approach to reducing emissions, the community centre is achieving an 86% reduction in regulated emissions compared to its target emission rate, while the nursery is achieving a 116% reduction in regulated emissions. These levels of reduction show an exemplary level of building performance, and are fully supported.
- 8.77 The sustainability proposals integrated within this scheme meet the requirements of the outline consent, and policy NW24 of the NWCAAP.



## **Drainage and Utilities**

### Surface Water

- 8.78 Condition 27 of the outline consents require any reserved matters application to come forward with a detailed surface water drainage strategy, that shows how the detailed drainage for the proposal fits into the wider strategy approved.
- 8.79 The drainage strategy for this proposal has been developed using a hierarchal approach looking to manage surface water as close to source as possible. The approach on this site is the use of permeable surfacing within the courtyards. Some cellular attenuation will be provided for under the ground, with a filter trench running through the middle (which will allow for some treatment) to ensure that flooding does not occur for the 1:100 year event (+30% climate change). Depressions within the nursery courtyard were considered, but due to the safety of the children, the proposal was not pursued on this particular Lot.
- 8.80 Incorporated into the hard landscaping scheme, it is proposed that the public realm areas to the west and south will be drained using linear channel drains.
- 8.81 The detailed surface water strategy is supported in principle by technical officers, although there are detailed matters which require confirmation from the applicant. These matters include information relating to resin bound gravel and its permeability as well as the size of linear drainage channels located within Community Square. It is suggested that both of these elements are controlled through the imposition of planning condition (7).
- 8.82 The detailed surface water drainage strategy will ensure that the impact of the development downstream is consistent with that which exists under current greenfield conditions. In addition, through condition 28 of the outline planning consent, the applicant has committed to improving the site discharge beyond that greenfield run off rate by proposing works through the Washpit Brook Flood Reduction Scheme which will reduce peak flow from the site, an improvement of around 26% for a 1 in 20 year event.
- 8.83 This proposal also links into the site-wide non-potable water network. Code for Sustainable Homes level 5 requires maximum water demand of 80 litres per person per day. This cannot be achieved through water efficiency alone and requires some on-site recycling. Surface water recycling facilities will be provided across the site, notably storage ponds within the Western Edge. These storage ponds will provide attenuation storage, as well as treating the water through a series of water treatment package plants and will then redistribute non-potable water around the site for use with non-potable water usage such as toilet flushing.

### Foul drainage

- 8.84 Foul water will be discharged from the proposed development to a gravity network of pipes which will connect into the existing public sewer network via an adopted rising main as set out in the site wide strategy (condition 30 of the outline consent). It has been designed to avoid other below ground utilities and generally comprises smaller lateral drains situated close to the development blocks with connections from these feeding into the main sewers. Although no response from Anglian Water has been received for this application, the proposals are in line with the strategic strategy which Anglian Water commented on. It is therefore considered acceptable.

### Utilities

- 8.85 The community centre and nursery will connect into the site wide services network. These services will include high speed broadband supply (consistent with the agreed broadband strategy through condition 21 of the outline permission), telecommunications, LV electricity, connection to the site wide district heating, potable and non-potable water supplies. The district heating pipework will deliver low carbon hot water on the back of the energy centre provided in the application for the supermarket, key worker housing and energy centre (known as Lot 1).

### Conclusion

- 8.86 Although there were initial concerns with regard to the original detailed surface water strategy, these concerns have been addressed through receipt of an amended strategy and inclusion of conditions. It is therefore considered that the proposals comply with the strategic drainage strategies approved through the outline consent and policies NW25, NW26 and NW27 of the NWCAAP.

## **Residential Amenity**

### General

- 8.87 The proposed development will sit central to the site underneath the agreed height parameters for the outline application as revised through the Section 73 approval. While the development will be clearly viewable from across Storey's Field and Girton Gap, properties around the circumference of the wider development site will be able to see the building at a distance, but due to the separation, although there will be a significantly different vista for these properties, there will be no adverse impact on existing residents in terms of overlooking, overbearing or loss of light.
- 8.88 With regard to ensuring that the construction of the building does not impact upon any residents, the proposed development will be in accordance with the site-wide Construction Environment Management Plan (CEMP) as approved through condition 52 of the outline permissions. In addition to this, prior to the commencement of development, two further conditions require the submission of information, these relate to lighting

and the site specific contractors construction method statement. The view of officers is that through the discharge of these two strategies there is the mechanism to ensure that the construction of the building will not adversely harm the amenity of existing residents and commercial businesses near to the site.

### Noise

- 8.89 Given the proposed uses contained within the Lot, a noise insulation assessment was submitted with this application to address the noise issues associated with this development.
- 8.90 With regard to future occupants of the site, the nearest residential properties are those located above the retail units in the Market Square on the west side of Bus Gate Street and those located within a market Lot to the south, beyond the terraced lawn adjacent to the cricket pitch.

### Community Centre

- 8.91 The properties which are identified above, are those which are closest to the community centre element of the development at a distance of 26 m. There are obviously a wide range of activities which can occur in such a facility, particularly, in this situation, where the design of the building has sought to be as flexible as possible to accommodate different uses. For this reason, the application has been accompanied by a noise assessment, which has been amended during the course of the application.
- 8.92 This noise assessment has considered the potential noise breakout from the facility and has divided the assessment into the following activities;
- Unamplified events;
  - Amplified events and
  - Occasional Louder events and weekend levels
- 8.93 The assessment also specifies the proposed hours of use for the main hall as 07:00 to 23:00 Sunday to Thursday and 07:00 to 00:00 on Friday and Saturday.
- 8.94 The assessment concludes that the building incorporates a number of acoustic attenuation to the natural ventilation system, double glazing and sound locks. The combination of these measures means that for those events that don't use amplified music, the development meets the criteria for virtual inaudibility, which is where the sound levels at the nearest residential properties is lower than the background noise.
- 8.95 For those classes that require amplified music, or for celebrations such as weddings it is recommended that a noise setting exercise is undertaken, which sets the internal sound level limits once the site is occupied. A methodology and listening test in collaboration with the City Council are proposed. This would include a built in noise limiter to the sound system,

which will prevent the sound being turned up too high. This proposal is acceptable to technical officers, providing that a condition (11) is imposed that prevents amplified music events from happening outside of specific hours as well as another relating to the noise setting exercise (10).

- 8.96 With regard to the large meeting room, the assessment is based upon mechanical ventilation being used when noisier activities are occurring. A condition (14) is suggested that requires details of this plant prior to the occupation of the building as well as a condition (13) that does not permit amplified music to occur in any garden areas related to the community centre.

#### Nursery

- 8.97 Relating to the nursery, the noise assessment was based upon opening hours that were within the normal working day, which in this instance has been taken to mean 07:00 to 19:00 hours Monday to Saturday. The Environmental Health officer has recommended that the hours of use are conditioned to those detailed. Officers have given consideration to the reasonableness of imposing such a condition upon this use. It is considered that the very nature of the use is self-regulating as children are not going to be collected or playing in the courtyard garden after 20:00 hrs. Instead, officers consider that it would be more reasonable to impose a condition (9) that does not allow any other Use within the D1 Use Class that has not been assessed in this application to occupy the premises. This will ensure that the noise impact of any other use within D1 could be assessed.

#### Other Environmental Health Matters:

- 8.98 Conditions have been requested that relate to full details of any proposed plant and the noise insulation scheme as well as the submission of details relating to odour and fumes from the kitchen areas that are associated with the proposed development, both within the nursery and community centre elements.
- 8.99 It is considered that the proposal is compliant with the NWCAAP (2009) policies NW2 and NW28.

#### **Waste**

##### Waste Storage Facilities

- 8.100 Condition 57 of the outline planning approval required details and locations of waste storage for non-domestic properties. A RECAP Waste Management Toolkit has been submitted with the application to provide this information.
- 8.101 The waste storage area is shared between the two uses of Lot 7 and is located at a convenient location, close to both sets of kitchen facilities. For

this reason 6 1100 litre bins are to be provided, which is considered to be acceptable, given the gross floor area of the uses.

8.102 The RECAP guidance requires the location of the storage area to be in such a position that waste does not have to be moved more than 30 m to the storage area and that it should be no more than 10 m from the collection area. Amended plans have been submitted following the initial submission because the waste storage area was initially located 15 m away from the collection area. The internal layout has since been revised, which has resulted in a drag distance of 11.5 m. While it is appreciated that this is greater than 10 m, the store is located within the envelope of the building and adjacent to the street. For this reason it cannot be located any closer to the collection point. It will be for the applicant to bring this to the attention of the commercial contractor, but it is considered that the revised location of the store, is the closest it can be, without moving the entire building. For this reason it is considered it to be acceptable in this instance.

#### Collection Arrangements

8.103 Due to the non-residential nature of this use, the facilities will not use the underground waste bins, but will be serviced by a commercial contractor. For this reason there are a number of guidelines that the design of the building needs to adhere to. The collection point from the highway is to the west of the building on Bus Gate Street where a 5 m layby is provided for and enables the waste collection vehicle to turn with appropriate space in accordance with the RECAP guidance.

#### Green Waste

8.104 Green waste (garden waste) is not suited to the underground system and for this reason it is being dealt with through a separate on-site solution required by condition 58 of the outline planning consent (submitted concurrently with this first reserved matters application). The on-site solution in the early stages of the development comprises of a transfer station located in the south of the site (final location to be agreed) which is where green waste will be deposited by the University Estate Management Company, who will be managing the landscaped areas associated with these uses. The collected green waste will then be transferred off site and disposed of by a contractor.

8.105 In addition to this, there is an aspiration that the green waste attributed to the nursery will be composted within the nursery garden as an education tool. However, this is dependent upon the operator.

8.106 It is considered that the proposal complies with policy NW2 of the NWCAAP.

## **Car Parking and Cycle Parking Standards**

### Car Parking for Local Centre Uses

- 8.107 At the outline stage, knowing that local centre uses may come forward separately through different applications and/or at different times a condition was imposed on the outline consent (condition 41). The purpose of this condition was to provide a comprehensive car parking strategy for the local centre, exploring the most appropriate locations for parking, as well as looking at where efficient use of spaces could be employed (e.g. two uses that have mutually exclusive peak times and that could share spaces).
- 8.108 The approved strategy explored the application of the maximum car parking standards from the North West Cambridge Area Action Plan (NWCAAP) for each of the local centre uses. This would equate to the need to provide 319 car parking spaces. As part of the strategy, consideration was given to where the number of car parking spaces could be rationalised as mentioned above, so where the efficient use of spaces would be reasonable. Using this method the total number of spaces has been marginally reduced to 304. Given that the standards are maximum's the approach to reduce to some degree is in accordance with the AAP standards.
- 8.109 As such, the strategy proposes a 'pool' approach, where these 304 car parking spaces are located around the local centre, either beneath the food store, on Bus Gate Street or in other convenient locations. Due to the location of the car parking spaces, these predominately fall within the application site for Lot 1 and their location has been considered under that application.

### Community Centre

- 8.110 Calculating the standards for a community centre is based upon the public floor area of the building, which is 726 m<sup>2</sup>. Using this standard, the AAP stipulates that the maximum number of car parking spaces to be provided would be 37. There is no separation between visitor and staff spaces in the standards.
- 8.111 As part of this application, there are no car parking spaces included as they are included within the local centre car parking pool and for this reason, fall within the determination of other reserved matters applications. In saying this, officers have of course considered how many of the local centre car parking spaces should be attributed to the community centre. The Local Car Parking Strategy proposes 34 visitor spaces, which is in accordance with the AAP standards. An additional 6 spaces are proposed for staff, which are either located to the North West of the market square or on the west side of Bus Gate Street, in permit enforced locations. It is acknowledged that this equates to 40 spaces. However, both the visitor and staff spaces are not specifically dedicated to the community centre and are part of the local centre car parking pool of 304 spaces.

8.112 Overall, the number of car parking spaces in the pool is below the maximum car parking standards and therefore when considered in the round, this number does not exceed the permitted standards and as such it is considered that the proposals are not in conflict with the NWCAAP policies. In addition to this the local centre car parking strategy was set up to see where efficiencies could be made.

#### Nursery

8.113 The car parking standards require provision for staff only and based upon 35 members of staff, the proposal is to provide 15 car parking spaces in the primary school car park. This is considered to be an acceptable level of provision and by locating these spaces within the primary school car park, it enables the on-street car parking spaces to be used for the benefit of visitors to the local centre.

#### Disabled Car Parking

8.114 With regards to disabled spaces, there are 3 provided for on Bus Gate Street to the west of the Lot, which are 50 m from the entrance to the Community Centre and 15 m from the entrance to the nursery, both of which are on a level access. With regard to the walking distance to the community centre, there are opportunities to sit if needed at 14 m and 22 m, which is considered to be appropriate.

#### Management

8.115 Key to the success of the parking is the management of the spaces. The applicant is retaining control of all of the public realm in and around the local centre, save for the primary street which runs around the edge. A management company (or similar) would enforce the parking across the local centre.

8.116 Some designated spaces would be subject to permits at all times (spaces for health and police office workers). Some permits only during office hours (Mon- Fri 0800-1800). The parking spaces allocated for local centre uses would be pay and display (Mon-Sat 0800-1800 and Sun 1000-1700) which would be free for the first hour.

#### Cycle Parking

#### Community Centre

8.117 In order to encourage sustainable travel, cycle parking provision has been provided that is above the standards for community facilities. Using the standards contained within Appendix 2 of the AAP, the requirements would be for 40 spaces. This application proposes to provide 72 spaces, 36 of which will be covered. These covered spaces along with a further 24 uncovered spaces shall be provided to the south of Community Square, adjacent to the terraced lawn. The structure of the covered cycle stands

shall be designed by another architect and as such, their appearance shall be addressed through the imposition of an appropriate condition (5). However, floorplans submitted through this application indicate the use of Sheffield stands at correct interval spaces in accordance with standards contained within the NWCAAP, which provides the reassurance that this number can be delivered in this space.

- 8.118 A further 12 uncovered spaces are provided for to the west of the community centre, outside of the application line for this application, but within Lot 1, which is also before this Committee and will be delivered through that application.
- 8.119 The cycling and walking officer has questioned the distance between the cycle parking adjacent to the terraced lawn and the entrance to the Community Centre, which is approximately 35 m. It is appreciated that where possible, cycle parking provision should be located as close as possible to the entrance of the building. In this situation, there are other factors, such as the location of the Ridgeway to the south as well as a terraced area at the entrance of the community centre to accommodate changes in ground levels. However, there has to be a balance between all the elements that assist in place making and officers do not consider that 35 m is a great distance to walk (from the entrance of the Guildhall to GAP on the Market Square) from parking your bicycle, particularly as the entrance to the centre will be clearly visible to users.

#### Nursery

- 8.120 With regard to the nursery, the provision of cycle parking is proposed to be delivered in conjunction with the primary school, where cycle storage including that for oversized bikes, can be provided for in the shared school/nursery forecourt. At present, the primary school is at a pre-application stage and officers are ensuring that the cycle parking provision does come forward as part of that application.
- 8.121 With regard to delivery of the two facilities, it is intended that the primary school with its main entrance, early years provision and shared forecourt will be delivered by September 2015. The community centre is due to be opened prior to the occupation of the first key worker unit, currently June 2016.
- 8.122 The breakdown of spaces for this use is the provision of 17 staff spaces and 20 visitor spaces as a minimum. Within the 20 visitor spaces, these shall include provision for oversized bikes, trailers & cargo bikes. As these types of large bikes will be left for periods of time, they will need to be covered.

#### Conclusion

- 8.123 The proposals for both cycle and car parking comply with policy NW19 of the NWCAAP, which state maximum standards for car parking, and minimum standards for cycle parking (within Appendices 1 and 2 of the



NWCAAP). Access into the proposal is safe, and has raised no objections from the highway authority, and transport impact will be mitigated for through the existing Section 106 agreement. The proposal is therefore compliant with Policies NW12, NW15, NW16, NW17, NW18 and NW19 of the NWCAAP.

## **Construction**

- 8.124 The Site Waste Management Plan (SWMP) submitted as part of this application sets out targets and key performance indicators (paragraph 4.3 of that document), and this information is welcomed; in particular the use of recycled or secondary aggregate locally sourced (within 30km) as far as practicable. The estimated waste arisings and disposal set out in the document demonstrates the applicants attempt to follow the waste hierarchy with an estimated 93% of waste from the site being diverted from landfill.
- 8.125 Also welcomed are the waste management procedures which includes a construction site compound with a designated waste storage area being incorporated into the design of this proposal at an early stage. The segregation of waste into a minimum of 8 streams which will provide secure storage with clear labelling is supported.
- 8.126 As a reserved matters application pursuant to the outline consent the construction of this proposal will have to follow the agreement procedures within the Construction Environmental Management Plan (CEMP), approved by this committee. In addition to this, condition 53 of the outline consent requires a site specific Construction Method Statement to be submitted prior to commencement of development. This will help control the construction process in terms of local impacts and residential amenity as well as controlling the our of construction works.
- 8.127 Through the submitted documentation, and the procedures already secured at the outline stage it is considered that the application complies with Policy NW28 of the NWCAAP.

## **Third Party Issues**

- 8.128 The comments made by the NW Cambridge Faith Reference Group are acknowledged regarding no reference within the application submission to the facility being used by faith groups. The Group has been involved in the process during the pre-application stages, through engagement at a variety of community events. While acknowledging the importance of faith groups in assisting to establish a new community this facility has been designed for maximum flexibility based on detailed research and wide consultation and will be used by a wide range of different groups and activities. To single out one group when describing how the facility will be used could be mis-leading. The composition of the building with different sized meeting rooms will provide the facilities required by a variety of different groups, including faith groups and as it is pointed out, these will contribute to the diversity of uses that this facility can accommodate.

- 8.129 Reference has been made to the lack of ablution facilities, which will make it impossible for some faith groups to use the community centre. The faith representative group acknowledge that the centre will not primarily be a worship space and as such an ablution facility would be very specific. It is considered that it would be difficult to justify designing in specific detailed needs for one faith group when the overall size of the buildings is limited and the facility needs to address a broad range of requirements. It is noted that such facilities are provided for within the Multi-Faith Chaplaincy Centre on J J Thompson Avenue, to the south of Madingley Road.
- 8.130 Within the rationale section of this report (paras 8.12 – 8.15), it is explained that between 500 sqm and 700 sqm was identified as the requirement by the local authorities at the outline application stage. Due to the sensitive location of the community centre, adjacent to the SSSI, public realm and strategic open space, expansion on this particular site would be difficult in the future. However, the Community Centre has been sized to the maximum limit, in order to successfully cater for the community once the development is fully built out. In addition there are other facilities, such as the primary school that will offer a facility for the community outside of core hours, as well as the location of flexible spaces within residential 'Lots' that will cater for the community and its evolving needs. Within the parameter plans there is provision through the designated land use for other community facilities (within the D1 Use Class) to be incorporated into later phases that are to the north west of the site.
- 8.131 The local authorities fully support the need to ensure that community engagement and involvement are included from an early stage to ensure that the Community Centre functions to its full potential.

### **Section 106**

- 8.132 The reserved matters application falls under the agreed Section 106 agreement at the outline stage. The proposed development does not give rise to any new issues that need to be secured by legal agreement.
- 8.133 Community Facility provision has been provided to a specification that fulfills the terms of schedule 6 parts 1 to 9 of the agreed S106.

### **CONCLUSION**

- 9.1 The proposal has been developed in line with approved parameter plans and site wide strategic strategies, and has evolved further through detailed discussions with officers at the local authorities. The proposed development brings forward two uses that are vital to developing community cohesion within a new strategic development. The challenging sustainability requirements have brought forward an architecturally interesting proposal, which identifies with its civic function as well as responding to its sensitive location between the local centre and strategic

open space. The proposal complies with the adopted NWCAAP and is therefore recommended for approval.

## **10.0 RECOMMENDATION**

### **13/1828/REM: APPROVE subject to the following conditions and Informatives.**

1. Prior to the commencement of development, except for any underground enabling works of the community centre and nursery, samples of the materials to be used in the construction of the external surfaces of the community centre and nursery hereby permitted, shall be submitted to and approved in writing by the local planning authority. These materials shall include;
  - i) All external materials associated with the Community Centre and Nursery
  - ii) All rainwater goods
  - iii) All materials associated with hard landscaped areas
  - iv) Manhole covers,
  - v) External features such as windows, doors and lintels

A sample panel of the facing materials and hard landscaping materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the appearance of the external surfaces is appropriate. (NWCAAP policy NW2)

2. Prior to the commencement of development, except for any underground enabling works of Community Square, samples of the materials to be used in the construction of the external surfaces of Community Square hereby permitted, shall be submitted to and approved in writing by the local planning authority. These materials shall include;
  - i) All materials associated with hard landscaped areas
  - ii) Manhole covers,

A sample panel of the hard landscaping materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the appearance of the external surfaces is appropriate. (NWCAAP policy NW2)

3. Prior to the installation of any external building signage on the approved uses, detailed drawings shall be submitted to and approved by the local

planning authority. Development shall be carried out in accordance with the approved drawings.

REASON: To ensure that the appearance of the signage is appropriate (NWCAAP policy NW2).

4. Prior to the construction of any tree pits within the Community Square, full details shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved drawings.

REASON: To ensure that the tree pits are correctly constructed (NWCAAP policy NW2)

5. Prior to the installation of any cycle parking shelter within the approved development, detailed drawings shall be submitted to and approved by the local planning authority. The approved shelters shall be constructed and completed prior to the occupation of the approved development. Development shall be carried out in accordance with the approved drawings.

REASON: To ensure that the appearance of the shelters are appropriate. (NWCAAP policy NW2)

6. The development hereby approved shall be constructed in accordance with the surface water drainage strategy document titled North West Cambridge Lot 7 Reserved Matters Application Surface Water Drainage Strategy dated January 2014 (Ref: NWC1-URS-07-LTW-XX-RPT- CE-0003 PA2).

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP Policy NW25)

7. Prior to commencement of development details of the linear drainage along with calculations for the final method of surface water collection shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP Policy NW25)

8. Prior to the occupation of the approved nursery, cycle parking provision that shall be provided for in the adjacent primary school site shall be constructed and available for use. If a permanent scheme cannot be delivered, then a scheme should be submitted to and approved for temporary cycle parking in accordance with the approved number of spaces.

REASON: To ensure that there are adequate cycle parking spaces available for the uses proposed (NW17).

9. The development hereby permitted shall accommodate those D1 Use Classes that have been assessed as part of this application and shall not extend to the occupation of any other D1 Use as permitted by The Town and Planning (Use Classes) Order 1987 (as amended).

REASON: In order for the impact of any other uses within the D1 Use Class to be assessed and agreed by the local planning authority and to comply with the outline approval (NWCAAP policy NW20).

10. The development hereby approved shall be constructed in accordance with the approved plans and noise insulation / attenuation scheme, recommendations, and principles, including the installation of a noise limiter set to the satisfaction of the Local Planning Authority to control amplified music as detailed in the submitted URS document titled “North West Cambridge –North West Cambridge – Lot 7 Reserved Matters Application Noise Insulation Scheme dated February 2014 (Ref: NWC1-URS-05-LTW-XXRPT- AC-0005 PA2”.

Prior to OCCUPATION a completion report demonstrating compliance with the approved plans and noise insulation / attenuation scheme, including the installation and setting of the noise limiter, shall be submitted to and approved in writing by the Local Planning Authority (LPA).

The noise insulation / attenuation scheme including the noise limiter as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.

REASON: To protect the amenity of the adjoining properties on the site. (NWCAAP policy NW2).

11. Events incorporating the use of amplified music or a public address system at the Community Centre shall not take place outside of:-

Sunday to Thursday: 07.00 – 23.00 hours  
Friday and Saturday: 07.00 – 00.00 hours.

REASON: To protect the amenity of the adjoining properties on the site. (NWCAAP policy NW2)

12. During events at the Community Centre accompanied by amplified music and/or a public address system all external doors and windows associated with the room holding the event shall be kept shut at all times, apart from the main entrance door/s (that allow general ingress and egress) which shall be kept closed so far as reasonably practicable.

REASON: To protect the amenity of the adjoining properties on the site. (NWCAAP policy NW2)

13. Amplified music and public address system shall not be permitted in any of the garden areas associated with multipurpose rooms or the main hall of

the Community Centre outside the hours of 09:00 and 19:00 Monday to Sunday.

REASON: To protect the amenity of the adjoining properties on the site. (NWCAAP policy NW2)

14. Prior to OCCUPATION, a scheme to minimise the level of noise emanating from plant associated with the development, ensuring that the rating level of the noise at the boundary of the premises hereby approved (having regard to noise sensitive premises) is less than or equal to the background level (L90) shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented before first occupation.

The noise insulation / attenuation scheme as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.

REASON: To protect the amenity of the adjoining properties on the site. (NWCAAP policy NW2)

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

REASON: To protect the amenity of the adjoining properties on the site. (NWCAAP policy NW2)

16. Prior to the commencement of development, a statement shall be submitted to and approved in writing by the local planning authority, which provides details of how the approved development shall be constructed in accordance with the measures set out in the Geological Site Management Plan. Development shall be carried out in accordance with the approved statement.

REASON: To protect the Travellers Rest Pit SSSI, which is of national significance (NWCAAP policy NW4).

17. The shared refuse store shall be laid out in accordance with drawing NWC1\_MUM\_07\_XXX\_GF\_SK\_AR\_140114-2. Development shall be carried out in accordance with the approved drawing.

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

#### DRAWINGS

NWC1-AEC-07-LTW-XX-DRG-TP-0001 PA1

NWC1-MUM-07-SWD-GF-DRG-AR-0001 PA1  
NWC1-MUM-07-LTW-RF-DRG-AR-0001 PA1  
NWC1-MUM-07-LTW-GF-DRG-AR-0001 PA1  
NWC1-MUM-07-LTW-01-DRG-AR-0001 PA1  
NWC1-MUM-07-NUR-XX-DDE-AR-0001 PA1  
NWC1-MUM-07-LTW-XX-DSE-AR-0104 PA1  
NWC1-MUM-07-LTW-XX-DSE-AR-0103 PA1  
NWC1-MUM-07-LTW-XX-DSE-AR-0102 PA1  
NWC1-MUM-07-LTW-XX-DSE-AR-0101 PA1  
NWC1-MUM-07-LTW-XX-DEL-AR-0104 PA1  
NWC1-MUM-07-LTW-XX-DEL-AR-0103 PA1  
NWC1-MUM-07-LTW-XX-DEL-AR-0102 PA1  
NWC1-MUM-07-LTW-XX-DEL-AR-0101 PA1  
NWC1-MUM-07-COM-XX-DDE-AR-0010 PA1  
NWC1-MUM-07-COM-XX-DDE-AR-0001 PA1  
NWC1-MUM-07-CTD-GF-DRG-LD-0004 NWCD\_SD\_HG\_PP PA1  
NWC1-MUM-07-CTD-GF-DRG-LD-0003 NWCD\_SD\_WG\_PP PA1  
NWC1-MUM-07-CTD-GF-DRG-LD-0002 NWCD\_SD\_CFG\_PP PA1  
NWC1-MUM-07-CTD-GF-DRG-LD-0001 NWCD\_SD\_HG\_PP PA1  
NWC1\_MUM\_07\_XXX\_GF\_SK\_AR\_140114-2  
NWC1-TLA-LB-ZZZ-XX-DRG-LD-0304 PA1  
NWC1-TLA-LB-ZZZ-XX-DRG-LD-0005 PA1  
NWC1-TLA-LB-ZZZ-XX-DSE-LD-0003 PA1  
NWC1-URS-07-LTW-XX-DRG-CE-0006 PA1  
NWC1-URS-07-LTW-XX-DRG-CE-0005 PA1  
NWC1-URS-07-LTW-XX-DRG-CE-0004 PA1  
NWC1-URS-07-LTW-XX-DRG-CE-0003 PA1

#### DOCUMENTS:

Lot 7 Design and Access Statement December 2013  
Lot 7 Sustainability and Energy Statement December 2013  
Lot 7 RECAP Waste Toolkit December 2013  
Lot 7 Site Waste Management Plan December 2013  
Utilities and Foul Drainage Statement NWC1-URS-07-LTW-XX-RPT-CE-0002 PA1  
Piling Risk Assessment NWC1-URS-07-LTW-XX-RPT-CE-0004 PA1  
Biodiversity Survey and Assessment C033/BSA7/v6

REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

#### **INFORMATIVES**

##### **Plant noise insulation**

To satisfy Condition 4) above (Plant Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant and equipment, vents etc (collectively) associated with this application should be less than or equal to the background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period),

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

### **Odour Informative**

To satisfy standard condition C60 (Odour/Fume Filtration/Extraction), details should be provided in accordance with Annex B of the, "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems," prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:

<http://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

### **Licensing Informative**

If the premises are 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.

### **Health and Safety**

As parts of the development are intended to be run as businesses, the applicant is reminded of their duty under the Construction (Design and



Management) Regulations 2007 to ensure that the that all significant risks related to the design and operation of the premises are minimised. The applicant is advised to contact the Health and Safety Executive for further advice regarding the nursery.

### **Food Safety**

The applicant is reminded that under the Food Safety Act 1990 (as amended) any premises run as a food business will need to register with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that food areas including food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

### **Geological Site Management Plan**

For the purposes of condition 16, the Geological Site Management Plan may be submitted as part of the Constructors Method Statement, which shall be submitted prior to the commencement of development in order to discharge condition 53 of the Section 73 permissions.

### **Contact details**

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

Author's Name:	Sophie Pain
Author's Phone Number:	01223 457296
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## APPENDIX A PLANNING SITE HISTORY

Reference	Description	Outcome
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<b>Strategic Approvals</b>		
11/1114/OUT & S/1886/11	Outline for 3,000 dwellings; up to 2,000 student bedspaces; employment floorspace, including commercial and academic floorspace; retail floorspace; Senior Living; Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries; Hotel; Energy Centre; and associated infrastructure including roads, pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.	Approved
13/1402/S73 and S/2036/13/VC	Section 73 application to vary condition 69 (Drawing Numbers) of 11/1114/OUT and S/1886/11.	Approved

<b>Infrastructure Approvals</b>		
13/0279/FUL	A temporary access road from Madingley Road into the North West Cambridge site for a period of 10 years and associated works.	Approved
13/0537/REM and S/0857/13/RM	Stripping of topsoil and temporary storage for the period of construction works including a temporary car parking area for up to 350 vehicles for a period of 10 years.	Approved
13/1258/FUL	Construction of highway embankment on Madingley Road including associated infrastructure.	Approved
13/1401/REM and S/2037/13/RM	(1) The Primary Street surface finishes. (2) Phase 1 infrastructure initial Western Edge earthworks, surface water lagoon excavation, two stage channel and engineered road build up on utility corridors.	Approved
13/1740/REM and S/2533/13/RM	Reserved Matters Approval is sought, pursuant to 13/1402/S73 and S/2036/13/VC, for the formation and finishes of part of the Western Edge.	Approved

<b>'Lot' Approvals</b>		
13/1400/REM and S/2044/13/RM	325 post graduate bed spaces, part of strategic green corridor, part of strategic cycle and pedestrian route and associated infrastructure.	Approved
13/1748/REM	Foodstore and retail unit, 117 residential units, a primary health care centre, a police office, a district heating energy centre, access roads, including bollard controlled street and associated infrastructure and ancillary structures.	Approved
13/1827/REM	232 residential units, residential car parking courts for wider local centre uses and the adjacent access Lane and associated ancillary structures.	Pending Consideration

14/0109/REM	73 residential units, car and cycle parking , landscaping, utilities and associated structures.	Pending Consideration
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