

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 16 April 2014

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<b>Application Number</b>	13/1786/REM	<b>Agenda Item</b>	
<b>Date Received</b>	9 December 2013	<b>Officer</b>	Mike Ovenden
<b>Target Date</b>	10 March 2014		
<b>Parishes/Wards</b>	Queen Edith's		
<b>Site</b>	Bell School Development site, Babraham Road, Cambridge		
<b>Proposal</b>	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission 13/1118/S73 for 270 dwellings (including Affordable Housing), 100 bed student accommodation for Bell Language School, public open space, associated roads, footpaths/cycleways and drainage infrastructure.		
<b>Applicant</b>	The Gogmagog Partnership LLP and the Bell Educational Trust Ltd		
<b>Recommendation</b>	Approve with conditions		
<b>Application Type</b>	Reserved Matters Major (large)	<b>Departure:</b>	<b>No</b>

The above application has 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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## **0.0 INTRODUCTION**

0.1 The Bell School development site lies on the southern edge of Cambridge near Addenbrookes and is one of a series of sites coming forward for residential development in the area that are collectively referred to as the Southern Fringe. The Bell site is wholly within the City boundary.

0.2 The site is allocated for housing development in the Cambridge Local Plan 2006. It remains an allocated site in the emerging draft local plan (Cambridge Local Plan 2014: Proposed Submission).

### **Original outline permission**

0.3 Outline planning permission was granted at the end of 2010 for *'Residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure'*. In this report this original outline permission is referred to as 'Permission 1'. At the same time a full application was approved allowing the creation of an emergency access between the site and Greenlands. This emergency access was constructed shortly before the permission for it expired in December last year.

0.4 The outline permission required submission of all reserved matters applications within three years from the date of the original outline permission (i.e. by 13 December 2013). This is in contrast to other larger fringe sites which allow submissions over a longer period. As this three years period has now lapsed no further reserved matters applications can be submitted under the outline permission.

### **Reserved matters approval for access**

0.5 In August 2011 a reserved matters application was submitted showing the details of the junction with the Babraham Road. This was refused by the Joint Development Control Committee (JDCC) in October 2011. An appeal was held following the refusal and the decision dismissing the appeal was issued in May 2012. In July 2012 a revised application for the junction was submitted and refused by the JDCC in September 2012. In March 2013 the subsequent appeal was allowed granting permission for the details of the access to Babraham Road. This approval was granted pursuant to 'Permission 1'.

### **Revisions to original outline permission**

0.6 Two applications under S73 of the Planning Act 1990) have been approved amending conditions on the outline permission. In November 2012 a S73 application was granted altering two conditions relating to the timing of submission of details of the cycle links and exterior lighting.

0.7 In November 2013 a further S73 application was granted substituting the original masterplan and parameter plans for updated versions which had resulted from the design work carried out in preparation for the submission of a reserved matters application. This work had affected the layout which differed in some respects from that envisaged at the original outline stage and other updates to the height and approved access parameter plans. Also since the original outline permission the design of the vehicular access from Babraham Road had been granted on appeal. The details of that access were brought into the new outline permission. By granting the S73 application a third outline permission, 'Permission 3' was created. It is this third outline permission that this reserved matters application relates to. The key changes agreed by the approval of 'permission 3' are:

- Modifications to the masterplan involving changes to the position of drainage ponds, buildings, allotments and open spaces
- Introduction of a retirement block in the western part of the site
- Changes to the access parameter plans, including to the route of the upgraded southern pedestrian /cycle route based on the updated masterplan layout
- Changes to the height parameter plans based on the updated masterplan layout
- Inclusion of the approved details of the Babraham Road junction into the outline permission

The report to the JDCC in November 2013 can be inspected via [this link](#).

0.8 This reserved matters application has been subject to extensive pre-application work for more than 18 months prior to the submission of the application in December 2013 along with presentations to the Cambridgeshire Quality Panel, Disability Consultative Panel, JDCC, the Southern Fringe Community Forum and two public exhibitions.

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

1.1 The site subject to this reserved matters application is the whole site subject to the outline permission. The land is former playing fields with a very gentle slope from north-south and east-west. The site covers an area of 7.78 hectares and has no direct frontage to Babraham Road (A1307) other than an arm of land lying between 4a and 6/6b Babraham Road which would provide the approved vehicular access into the site. The site shares a common boundary to its north with the Forvie site, Greenlands and the Bell School buildings. Greenlands is a development of compact two storey flat roof dwellings. Those dwellings closest to the north boundary share an open garden and are approximately 7 metres from the site boundary, The residential properties facing Babraham Road to the east are larger, mostly two storey pitched roof dwellings set in more generous plots. The dwellings south of the access to the site share a common boundary with the site and are mostly set away from the boundary by about 40 metres. One notable exception is a bungalow 6b Babraham Road which is a backland site developed in the 1980s which is sited close to the sites eastern boundary. To the south is farmland

(greenbelt) and the expanded Addenbrookes 20/20 campus to the west. A key feature of the site is a mature hedgerow running along the southern boundary of the site adjacent to a City wildlife site, with another running along the western edge of the site.

- 1.2 The site does not fall within a Conservation Area and there are no listed buildings that are either on or adjacent to the site and neither are there any Buildings of Local Interest. The site falls outside the controlled parking zone.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks reserved matters (access, appearance, landscaping, layout and scale) approval for 270 dwellings, including 40% (108) affordable homes, 100 bed student accommodation, and public open space, roads, footways, cycleways and drainage infrastructure. The reserved matters application therefore proposes 77 fewer dwellings than the maximum permitted by the outline permission. The development would have a density of about 35 dwellings per hectare.

- 2.2 The layout follows that of the approved indicative masterplan and parameter plans which form part of 'permission 3'. The only vehicular access would be from Babraham Road, the main circulation route on the site would be a loop road with short shared surface lanes running north south. The proposed 74 retirement units would be at the western end of the site, next to the green and the allotments, balancing pond and the open space along the southern boundary. The student units would be sited in the northern corner adjacent to Bell School's campus with a direct route between them. There would be open space throughout the site in accordance with the masterplan, including a large green adjacent to Greenlands, an avenue vista running south from it terminating in open space and play area and providing view to the Gog Magog hills beyond. Wet ponds in the eastern and western corners of the site would be visual and ecological features and part of the SuDS scheme. Other areas of open space are also provided throughout the site. The development would contain pedestrian and cycle routes that would connect to a footpath, cycleway and emergency access recently constructed to Greenlands, and to other existing cycle and footway links adjacent to the site boundaries including the permissive path along part of the southern boundary which would be upgraded in accordance with the requirements of the S106 agreement.

- 2.3 The application is accompanied by the following documents:

- Design and Access statement
- Planning Statement
- Sustainability Statement
- Energy Statement
- Landscape proposals
- Statement of Community involvement
- Ecological Conservation management plan
- Design Code compliance statement

- Foul and surface water drainage strategy
- Public Art Strategy
- Specification for archaeological works
- Arboracultural impact statement
- Affordable housing statement
- List of conditions to be cleared by this application
- Landscape management plan
- Soft landscaping specification
- Off site cycle works plan

2.4 Since the original application was registered a number of amendments and additional information have been made, these include:

- General amendments to layout
- Changes to distribution of affordable housing
- Changes to gradients of gardens of units 4 to 12
- Increased width of southern permissive path/cycle path
- Architectural refinements
- Revised drainage details
- Landscape/vegetation/southern hedgerow details

2.5 Further internal and external consultation regarding the proposed amendments has been undertaken, including neighbours and those who had already commented on the application.

2.6 There are a number of conditions which require submissions prior to or concurrently with the first reserved matters application:

6. Site wide phasing plan
7. Design Code
8. Design Code compliance statement
10. Landscape statement in compliance with Design Code
12. Landscape maintenance plan
18. Details of allotments
19. Distribution of market and affordable housing
20. Plan indicating homes built to lifetime homes standards.
21. Renewable energy statement
23. Detailed surface water strategy
26. Site wide ecological management plan
27. Ecological management plan
29. Details of access links through site
35. Details of covered, secured cycle parking
36. Details of foul water drainage
39. Details of outdoor lighting
50. Details of on site storage for waste

2.7 Information and details relating to all the above discharges of conditions have been submitted alongside this reserved matters application. As many of these are integral to the consideration of the reserved matters application which covers the whole site, they are cross-referenced where applicable throughout individual sections of the report. The key strategic

site wide conditions i.e. phasing and design code are proposed to be discharged as part of the consideration of this report as set out in the officer recommendation. Other more detailed ones will be discharged under delegated powers.

- 2.8 There are a large number of other conditions that will need to be discharged either prior to commencement of development or on subsequent triggers as set out in the relevant individual conditions.

### 3.0 **RELEVANT SITE HISTORY**

Reference	Description	Outcome
06/0795/OUT	Residential development not exceeding 347 dwellings (houses, apartments, inc affordable and key worker housing), 100 bed student living accommodation for the Bell Language School, public open space, vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure.	Approved in December 2010 subject to conditions and S106 agreement
06/0959/FUL	Construction of 3m wide combined footpath / cycleway and emergency access link from proposed residential development site at land off Babraham Road to the public highways in Greenlands on land between 25 And 26 Greenlands Cambridge	Approved in December 2010
11/0918/REM	Reserved matters for access from Babraham Road to serve residential development (outline planning permission 06/0795/OUT).	Refused and dismissed on appeal 2012
11/1477/REM, 11/1478/REM & 11/1479/REM	Reserved matters for access from Babraham Road to serve residential development (outline planning permission 06/0795/OUT).  <i>These applications related to different permutations of the access i.e.:</i> 11/1477/REM Nearside (southbound passing bay) 11/1478/REM Traffic lights 11/1479/REM Right turn lane	All withdrawn by applicant in July 2012.
12/0890/REM	Reserved matters application for proposed road junction of site access	Refused Sept 2012.

	road with Babraham Road, and initial section of access road, including additional details required under condition 28 of the outline planning permission (06/0795/OUT).	Allowed on appeal in March 2013
12/1027/S73	Variation of Conditions 29 and 39 of 06/0795/OUT for residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure	Approved November 2012
13/1118/S73	Variation of conditions on existing outline permission (reference 12/1027/S73 dated 1 November 2012): conditions 3 (reserved matters), 4 (masterplan), 5 (parameter and access plan), 28 (access details), 30 (link to Greenlands) and 32 (access plan), attached to outline permission for residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure.	Approved December 2013

#### 4.0 **PUBLICITY**

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notices Displayed:	Yes (7)

#### 5.0 **POLICY**

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

5.1 See Appendix A

##### **Cambridge Local Plan 2006**



5.2 See Appendix B

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

5.3 See Appendix C

## **6.0 INTERNAL AND EXTERNAL CONSULTATIONS**

### **Summary**

6.1 A number of amendments and requests for additional information were raised through the consultation process as set out in Appendices D and E. These related to landscape, urban design and drainage issues. Amended plans were submitted on 14 March 2014 which addressed most of the issues. Further internal consultation was carried out on this submission and the proposal is now considered acceptable.

6.2 The application is now supported by the City Council's landscaping, drainage, sustainability, waste, access, ecology, urban design, pedestrian and walking officers and Cambridgeshire County Council. Conditions are attached to address the remaining issues.

## **7.0 NEIGHBOUR REPRESENTATIONS**

### **Summary**

The site is adjacent to developed land to the north and east and to date eight representations have been received. See Appendix F for summary of representations.

## **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, Design Code and Cambridgeshire Quality Panel Review
3. Building design, layout and materials
4. Streets, connectivity and access
5. Car and cycle parking
6. Public open space and allotments
7. Landscaping and ecology
8. Drainage and flood risk
9. Renewable energy and sustainable construction
10. Housing mix and typology
11. Waste
12. Public Art
13. Contamination
14. Impact on adjacent properties
15. Other Issues/ other third party reps

## **Principle of Development**

- 8.2 The application is a reserved matters application (detailing access, appearance, landscaping, layout and scale) pursuant to the approved (section 73) outline approval 13/1118/S73. This application must therefore be read in the context of the outline approval and relevant policies in the Cambridge Local Plan 2006.
- 8.3 The outline permission agreed the principle of developing the site with up to 347 dwellings, 40% of the total would be affordable units, and 100 student units, plus supporting open space, pedestrian and cycling routes. The outline permission contains full details of the access from Babraham Road which are as approved on appeal in March 2013. This application proposes 270 rather than the maximum of 347 dwellings and the same 100 student units, but otherwise proposes the same type of development approved under the outline permission. This application relates to the development of the site as a whole with a single developer.

## **Compliance with Parameter Plans, Design Code and Cambridgeshire Quality Panel Review**

- 8.4 The parameter plans approved as part of the outline permission provide a high degree of prescription due to the detail contained on the plans, more so than on the other fringe sites. The recent S73 (permission 3) approved at JDCC on 20 November 2013 and this Reserved Matters (REM) application were worked up in parallel and therefore there is a high degree of compliance between the parameter plans and this REM as demonstrated below.
- 8.5 Masterplan – The REM follows the requirements of the masterplan and the main components are:
- The site will be served by a single vehicular access
  - Once into the site there will be an entrance square with trees, benches, shared surface and the underground recycling centre
  - The main vehicular circulation route is in the form of an adopted loop road
  - Shared surface mews streets and linear open space run north south across the site
  - The main areas of open space are situated along the southern boundary, including wet balancing ponds and dry holding areas
  - Other areas of open space include a large green (110 x 25m) near Greenlands and a large green in the western half of the site.
  - The students' accommodation is to be sited adjacent to the Bell School campus
  - The retirement units are to be sited on the western edge of the site adjacent to the allotments and western green.
  - The site is crossed by pedestrian and cycle routes connecting up to existing or upgraded routes at the corners of the site

- 8.6 Building heights parameter plan – The heights of the buildings in the REM sit within the heights of buildings across the site allowable under the parameter plan. The dwellings in the south east corner of the site would be up to the permitted height of 10 metres in height but also include lower elements at 6 metres height providing some variation along this edge. In the north east corner of the site permissible heights are 11 metres, although blocks 5, 6, 7 and 9 would be 10 metres high, although other buildings in this quarter would be lower, for example part of buildings 5 and 6 have a lower (7 metre tall element adjacent to the boundary).
- 8.7 Across most of the rest of the site buildings can be up to 13 metres in height and while some key marker buildings (building 1, 3 and 4) are approaching or at that height, there is still plenty of variation provided by lower height buildings within the streetscape. The REM complies with the heights set out in the approved heights parameter plan.
- 8.8 Storey heights parameter plan – The REM follows the storey heights plan very closely. The few differences are that in a couple of areas the REM shows fewer storeys than the maximum permitted. For example units 1-5 have two storey elements rather than being completely three storey and the link at the centre of the retirement units is single rather than two storeys. These variations are minor and acceptable.
- 8.9 Access parameter plan – The REM shows the main vehicular movement route, together with the pedestrian and cycle routes across the site and how they will be connected to those on adjoining land, including the link between the student units and the Bell School campus, all as shown on the access parameter plan.
- 8.10 Public open space plan – The REM application provides the disposition and size of the various types of open space fixed by the S73 outline permission.

### **Design Code**

- 8.11 Condition 7 of the Outline permission requires the submission of a Design Code prior to or concurrently with the reserved matters application and sets out a wide range of issues to be addressed within the code, as per other Fringe sites within the remit of this Committee (see condition wording set out in [Appendix G](#)). Members will be familiar with the format of Design Codes previously approved which have followed the guidance in “*Design Codes for Strategic Development Sites within the Cambridge Fringe Areas*” (May 2012) which was prepared by the authorities and endorsed by the JDCC .
- 8.12 In this instance, unlike other Fringe sites which are larger and to be built out by multiple developers in a large number of phases over a prolonged number of years, this site is in single ownership, is to be built out by one developer over a relatively short period of time, by the Gog Magog Partnership. It will provide a relatively small number of units, when compared for example to the larger Clay Farm or Trumpington Meadows,

similar to that at Glebe Farm which took the form of a full application without a code.

- 8.13 Therefore whilst the applicant has provided the same level of detailed information as other Fringe site developers have provided through their more formal Code documents, the applicants for this smaller site have done this through a combination of additional detail within the reserved matters plans themselves, the design and access statement which is more detailed and a design code compliance statement (summary included in Appendix H) which cross-references all the matters condition 7 required to be addressed in the Design Code. The applicant has secured Counsel's opinion that given the above specific circumstances condition 7 can be addressed by a Code which is in a different format, provided that it covers the same issues and in the same level of detail.
- 8.14 Officers have considered this in detail through meetings with the applicants and in this instance, given the close similarity to the Glebe Farm development, where a Code was not required, officers support the approach being taken for this site. Design Codes bridge the gap between outline applications and reserved matters and the submitted document explains and describes the design approach taken for the site. Furthermore the S73 application masterplan, more prescriptive parameter plans and translation through to the detailed design of the REM and associated detailed plans and other documentation mean that officers are confident that the design quality and future co-ordination between phases and parcels can be achieved through the mechanisms proposed by the applicant. The scheme is described in more detail in the sections below. Whilst the design code condition wording sets out a number of aspects that have to be addressed in detail, officers have assessed the REM submission as a whole, together with the design code compliance statement and consider that the application complies with outline conditions 7 and 8 which can therefore be discharged in parallel with the REM application approval..
- 8.15 The nature of the design code approach that the applicant has taken means that it is inextricably linked to this individual reserved matters application. An informative will be added to the reserved matters permission advising the applicant that if there were to be any material changes to the scheme or the development were to be broken down into individual parcels and built out by more than one developer, this condition discharge may need to be reviewed/redischarged in the context of any different scheme that may then come forward.
- 8.16 It is not considered that this approach would work on larger-scale sites, to be built out in a number of phases and by multiple developers.
- 8.17 Officers have considered the Design and Access statement and design code compliance statement and consider that the documents discharge the requirements of conditions 7 and 8.

### **Cambridgeshire Quality panel review**

- 8.18 The emerging proposals were considered by the Cambridgeshire Quality Panel in June 2013. The Quality Panel's report is attached as Appendix I. A number of issues were raised by the panel and have been addressed by the applicant.

#### Issue

- (i) The panel was concerned about the location of the allotments, limited access for servicing and suggested it become a walled garden.

#### Response

The allotments and the retirement units have been reconfigured since the Panel, providing a much more open aspect with improved service access. The open aspect with 'ha ha' rather than walled garden is considered to be a more appropriate boundary treatment.

#### Issue

- (ii) The panel questioned whether the café within the over 55 accommodation was appropriate to spill out into the car park to the north.

#### Response

The café within the over 55 accommodation is to be used by residents and the parking has been relocated since the panel commented, and the space outside reconfigured. A residents' garden is to be provided to the south of the entrance.

#### Issue

- (iii) The panel suggested that the southern part of the estate road loop would be busy and should be a shared surface.

#### Response

The road throughout the site has been designed to 19 mph standard and accords with the access parameter plan. The site would be well provided with pedestrian and cycle routes which are segregated from the main loop road and there are shared surface mews in other parts of the site which further encourage pedestrian usage. The highways authority supports the arrangement of the loop road with pavements.

#### Issue

- (iv) Due to its good location and easy access to the City centre it should minimise parking and together with encouraging cycling and the community car club.

#### Response

The proposal provides fewer parking spaces than permitted by the maximum car parking standards. The layout, connectivity and cycle parking provision encourages walking and cycling. A car club space is provided adjacent to the retirement units.

#### Issue

- (v) The panel questioned the scale of the 'village green' and suggested fewer larger spaces.

#### Response

Following deferral of the S73 application in October 2013, the disposition of open space was revised and the size of the village green (western open space) was increased back to that on the original masterplan. Officers consider that this addresses the panels concerns. The REM application is required to provide the quantum and disposition of openspace shown on the parameter plans which it does.

#### Issue

- (vi) The panel questioned whether the retirement units were located in the right part of the site and should be positioned more centrally. The panel considered that the architecture of the retirement units didn't harmonise with the rest of the scheme.

#### Response

The retirement units would occupy a quiet, prime location on the site, away from passing vehicular traffic, amid open space and allotments and having good access to cycle and pedestrian routes. The retirement building would have good connections to the bus routes on the enlarged Addenbrookes campus. The scale of the building is such that it could not be sited elsewhere without breaching the parameter plans. The external appearance of the retirement units share elements with other parts of the scheme, for example flat roofs, light coloured brickwork, recessed balconies and deep windows.

#### Issue

- (vii) The panel was concerned about the proposal to only provide affordable housing to meet the CfSH level 4 with level 3 for the market housing as required by the outline condition.

#### Response

The applicant now proposes to provide 55% of the total number of dwellings (148 units) on site at code level 4 rather than just the 108 affordable units. It is also noted that the student block which is not subject to any stipulation on the outline permission is to achieve BREEAM 'very good'. Officers welcome this approach.

Other comments related to suggestions about information to be submitted with the application and comments relating to the then incomplete nature of the proposal. For example while information about the student units was not available at the time full information has been provided with this application, following pre application discussions with officers.

## Conclusion

The proposals have evolved since being viewed by the quality panel in June last year, taking into account both panel, and officer input. All of the key issues raised by panel have in the officers' opinion been successfully resolved.

### **Layout, building design and materials**

- 8.19 The layout for the application site needs to be considered in conjunction with the approved masterplan (see paragraph 8.5 above). Across the site there is a mix of house types, of varying heights some with pitched roofs others flat. In general the units with pitched roofs are those adjacent to the eastern side of the western green, along the southern part of the site and those backing on to the Babraham Road properties in the eastern corner of the site. The rest of the buildings would have flat roofs, including the student and retirement units. The building typologies work with the disposition of open space to create four different character areas.
1. Country vernacular – a softer part of the development where the buildings abut the open space
  2. Ordered formal – the bulk of the development particularly along the northern street where there is a formal arrangement of buildings and spaces
  3. Mews – there are four Mews streets where through the use of shared surfaces there is a quieter semi public realm.
  4. Collegiate – at the east and west ends of the site where the buildings of larger scale (student units, the duplex block and the retirements units) provide a more formal face recalling the 'formal spirit of central Cambridge 'collegiate' architecture.
- 8.20 The general approach to all of the proposed housetypes and apartments is supported in urban design terms. The individual elevations and streetscenes combine to create a well-articulated and well-designed scheme. Short rows of similar houses create a good rhythm to the proposed streets (e.g. along the northern boundary) and larger apartment building with clear 'barn/agricultural references' help to define key spaces and routes. The overall family of units combines to create an overall coherence to the proposed scheme. Various detailed improvements have been achieved since the original submission with the negotiation and receipt of revised plans.
- 8.21 The Design and Access statement identifies a simple palette of materials. The buildings will be built of bricks, mostly a light brick, with a minority to

have a medium brown multi. To add to the visual interest some dwellings will use cladding, the roofing materials on the pitched roof units will be dark grey slate or dark red tiles. Timber garage doors, metal balustrades, some white render and accent materials at house entrances conclude the range of materials. In common with other southern fringe sites, condition 9 on the outline permission requires the final agreement of materials, including a sample panel, prior to the development of a building. A further condition is recommended to agree the detail of roofing materials for Block 4 and timber garage doors to house type J.

- 8.22 The individual dwellings meet and in most cases exceed the internal residential space standards set out in Policy 50 of the emerging local plan (2014 Proposed submission). The exceptions are the five 2 bedroom houses in Block 2 which are 2 sqm below and the three 1 bedroom flats in block 3 which are 8 sqm below. However this small number of smaller units are considered to be acceptable and provide a range of properties available most of which exceed the standards set out in the emerging policy.
- 8.23 All houses (110 units) will have brushed stainless steel letter boxes on the front door. The retirement units (74) will have their post delivered to the reception. The other flats and duplexes (86) will have letter boxes within a secured lobby area in each block, accessible to postal deliveries and parcel delivery will use a phone entry system to contact the resident. The same system will operate at the student block. Alternatively student post could be delivered to the Bell School campus.
- 8.24 Officers consider this to be an acceptable balance between security and ease of delivery.
- 8.25 Policy 57 Designing New Buildings (Draft Local Plan 2014) seeks secure letter boxes which are conveniently located and accessible from the street. Officers consider that the 110 dwellings, 74 retirement units and 100 student units will have easily accessible postal delivery facilities. Following discussions with the applicant the 85 flats (inc duplexes) will either have accessible lobbies or will be provided with externally accessible letter boxes. The submission of details will be covered by condition 16.

### **Streets, connectivity and access**

- 8.26 The sole vehicular access into the site is from Babraham Road as shown on the approved masterplan and access plan. It will be built in accordance with the detailed design approved on appeal in March 2013 and was incorporated into the outline permission by last year's S73 application. The application provides a clear hierarchy of vehicular routes. Once into the site there is an entrance square as shown on the indicative masterplan and the main vehicular circulation route is via a loop road with short shared surface mews streets running north south. The layout of streets across the site are described in paragraphs 8.5 and 8.9 above.
- 8.27 The development would be crossed by cycle and pedestrian routes linking to existing routes at the site corners. These cycle and pedestrian routes



are at least 3 metres wide, with the exception of the link in the north west corner which is 4 metres wide, both as required by condition 29 of the S73 outline permission. The permissive cyclepath/footway to the south of the site is to be upgraded to 5 metres wide as required by the s106 agreement. The proposal complies with outline condition 29 and officers are therefore able to recommend discharge of this condition alongside the reserved matters. A condition (condition number 5) is recommended to ensure that solar lights are provided on the cycle paths where there are no street lights (along the southern boundary).

#### Broadband

- 8.28 In common with other fringe sites, the scheme will be required to provide high speed broadband access to properties to allow working from home, use of home shopping, and also to access the community website which will provide information on sustainable modes of travel and things such as car sharing options. A condition has been proposed to ensure that there is adequate access to the Internet to ensure home working potential (condition 18). Information packs will be used to inform residents of the technologies provided within new homes and to help encourage them to live lower carbon lifestyles.

#### **Car and cycle parking**

##### **Car parking**

- 8.29 The development complies with the City Council maximum car parking standards of one space for 1 and 2 bedroom dwellings and two spaces for 3 bedrooms and above. None of the one or two bedroom units have more than one space and none of the larger units have more than two spaces. Some of the three and four bed homes (18 and 9 respectively) have one rather than the two spaces, allowable under the maximum standards. Most dwellings have on plot parking, with small parking courts being provided for each of the flat blocks, including the retirement units. The 74 retirement units have a total of 22 spaces (inc 3 for staff) which is considered acceptable and in accordance with standards. The site is provided with good connections where it is appropriate to allow a lower level of provision than maximum numbers set out in the parking standards. The student units are to be provided with 13 spaces (10 plus 3 for staff) which comply with adopted standards.

<b>Accommodation</b>	<b>Standard</b>	<b>Provision</b>
1 or 2 bed dwellings	Maximum of 1 space per unit	1 space per unit
3 bed dwellings	Maximum of 2 spaces per unit	2 with 2 spaces, 18 with 1 space
4 bedroom dwellings	Maximum of 2 spaces per unit	60 with 2 spaces, 9 with 1 space
5 bedroom dwellings	Maximum of 2 spaces per unit	2 spaces per unit
Retirement units	1 space per 4 units plus staff	1 space per 4 units plus staff
Student units	1 space per 10 bed spaces plus staff	1 space per 10 bed spaces plus staff

8.30 Forty nine visitor car parking spaces are to be provided on street in accordance with policy and total parking does not exceed 1.5 spaces per unit across the site. 5% of non allocated parking is suitable for use by disabled people as required by outline condition 34. One space for the car club will be provided adjacent to the retirement units.

8.31 The site will be subject to a Traffic Regulation Order, which will have the effect of preventing on street parking other than in specific visitor parking bays, together with interim traffic management arrangements prior to adoption as required by outline condition 53.

### **Cycle parking**

8.32 Each dwelling and the student units are to be provided with cycle parking in accordance with City Council standards detailed below. These are to be provided in various ways to suit house types and include space in garages, dedicated cycle parking in rear gardens, communal facilities for flats, temporary facilities to the front of terraces and visitor spaces where they will be overlooked.

<b>Accommodation</b>	<b>Standard</b>	<b>Provision</b>
Dwellings	1 space / up to 3 bedroom dwellings 3 spaces / 4 bedroom dwelling 4 spaces / 5 bedroom dwelling Total 643 spaces	1 space / up to 3 bedroom dwellings 3 spaces / 4 bedroom dwelling 4 spaces / 5 bedroom dwelling Total 643 spaces
Visitors	'some level' of provision	90 spaces
Student units	2 spaces / 3 bed spaces Total 67 Visitors 1/ 5 bedspaces	Total 70 Visitors 1/ 5 bedspaces
Retirement housing	1 space / 6 residents – 21 spaces 1 space / 2 staff – 3	30 spaces 12 spaces

	spaces Visitors -	10 spaces
Total	754	869

Outline condition 35 requires submission of details of cycle parking and the submission made with this application satisfies that condition, subject to a condition (condition 6) requiring provision of a ring to the front of dwellings to permit short stay cycle parking at those dwellings where cycle parking is provided in the rear of properties.

### **Public open space and allotments**

8.33 The outline permission and the S106 agreement requires the provision of sufficient on site open space to meet the Council's standards for the full number of dwellings permitted by the outline permission – i.e. 347 dwellings. In fact the total public open space agreed at outline stage marginally exceeded the standards for that scale of development. This reserved matters submission proposes only 270 dwellings but still would provide the same quantum of open space required by the outline permission and its S106 and in the locations shown on the masterplan.

<b>Type</b>	<b>Standard (hectare per 1000 people)</b>	<b>Requirement for 347 dwellings</b>	<b>Provision on masterplan approved as part of outline</b>	<b>Provision in RM application</b>
<b>Children and teenagers</b>	0.3	0.23	0.23	0.23
<b>Informal open space</b>	1.8	1.39	1.54	1.54
<b>Allotments</b>	0.4	0.31	0.32	0.32
<b>Total</b>	-	1.93 hectares	2.09 hectares	2.09 hectares

8.34 In accordance with the requirements of the S106 agreement attached to the outline permission, a financial contribution will be made to fund off site provision of indoor and outdoor sporting facilities.

Children and teenagers

8.35 The REM application will provide 0.23 hectares for children and teenagers as required by the S106 agreement. Two locally equipped areas of play (LEAP's) are proposed within the site. One will be adjacent to the southern boundary and will be provided with equipment such as a Play tower and slide, tyre swing, the grass maze, smaller pieces of equipment and timber and rocks for natural play. The other will be on the western green with a climbing frame and net, tyre swing and smaller pieces of equipment. Both are positioned so that they are overlooked by buildings but at a sufficient

distance to allow an adequate buffer within landscaped informal areas. The LEAP's are positioned adjacent to cycle and pedestrian paths, have informal seating and will act as a focal point within their respective landscaped spaces. The location of the LEAP's is in accordance with the masterplan and considered appropriate.

- 8.36 Four Local Areas of Play (LAP's) are proposed for younger children and toddlers. The LAP's are positioned closer to the residential units. The location of the LAP's is considered appropriate.
- 8.37 In accordance with the outline permission and its masterplan the REM does not indicate any provision for older children in the form of Neighbourhood Equipped Areas of Play (NEAP's). This type of facility is typically more strategically located and accessed by children who are able to travel independently to use them. Provision for teenagers is proposed as part of the Clay Farm application, north of the Cambridgeshire Guided Busway spur to Addenbrooke's. The design of the green corridor will be developed further through the approval of reserved matters as part of the Clay Farm application. Teenagers from the Bell School site will be able to use these facilities.
- 8.38 The precise details of this equipment will be required by recommended condition 9. Under the terms of the S106 agreement the play areas are required to be laid out before practical completion of 25% of dwellings in the phase to which they relate.

#### Informal open space

The REM application will provide 1.54 hectares for informal open space as required by the S106 agreement. This includes the open space near Greenland, central corridor, east and west balancing ponds, open space along the southern boundary and the western open space. The open space is well distributed throughout the development and accessible to all residents.

#### Allotments

- 8.39 The REM application will provide 0.32 hectares for allotments as required by the S106 agreement. They are proposed to be in two parts both on the western edge of the site, as agreed in the masterplan. The main area of allotments would be to the south of the retirement units with a small element in the north west corner of the site. The total area satisfies the requirements of the outline permission and its S106.
- 8.40 A small area of parking would be provided for allotment users together with a small ancillary building (12.6 x 5.8m) providing a store, office, WC and kitchen. The building would be 2.4 m tall and topped with a green roof. The building will also be available to provide the temporary on site community meeting room (5.0 x 4.0 m) facilities for the development required in condition 6e. The application and supporting documents indicate the layout and facilities to be provided and further details are to be

required by condition 14 to supplement those submitted to meet outline condition 18 (allotments).

- 8.41 The S106 agreement requires the developer to offer to transfer the play areas to the City Council prior to the occupation of 90% of the dwellings with commuted funds for future maintenance for 12 years.

### **Landscaping and ecology**

- 8.42 The tree planting strategy includes a variety of native species around the perimeter and ornamental species within the development. The native species, such as English Oak, Lime and Field Maple are along the southern and western boundaries to supplement the existing hedgerow and shelter belt. Within the development the opportunity has been taken to propose larger species trees such as Oak and Ironwood in the larger open spaces with smaller species trees such as Hawthorn, Whitebeam, ornamental cherry and pear within the green corridors. The primary road around the development has Lime trees along it where space allows and the secondary streets are lined with Dogwood, Birch and a smaller species Pin Oak.
- 8.43 As stated above the site is to be provided with significant open space which in accordance with the different character areas to be created on site will provide a sense of openness through much of the site. The landscape design has been worked up with the design of the drainage system to achieve a functional and attractive landscape. The character of these green spaces is to be further enhanced with planting which together with the use of street trees along the northern street and the Mews streets provide a visual link between the open spaces. The use of planting will enhance the quality feel of the development. The green finger running from the green south of Greenlands will have an avenue of trees as shown in the masterplan framing a view south over greenbelt farmland.
- 8.44 One of the important features of the site is the mature hedgerow that runs along the southern edge of the site. It forms an important visual buffer between the site and the fields to the south and will become the new City edge. It also has ecological value as recognised in its designation as a City Wildlife site. In recent times the hedge has not been actively managed and has become very overgrown with collapsed willows and long stretches of elderberry.
- 8.45 Some works to improve flow along this ditch are likely to be required but are likely to be minimal. There will be supplementary planting and where stretches of the existing hedge are to be removed they will be replaced by a double row of native species mixed hedgerow and supplementary tree planting to the north of the hedgeline. The planting will be carried out using semi mature plants as part of the initial activity on site. The works to the hedge including fencing and protective fencing are to be agreed prior to work commencing by condition 13.
- 8.46 To manage the hedge and allow it to regenerate, the hedge will be reduced to  $\frac{3}{4}$  of its current height and flailed into an 'A' shape. Gaps will

be filled with existing hedgerow species. A buffer zone of up to 5 metres along the northern side of the hedge will be planted with clumps of native trees to strengthen the hedgeline, with Oak trees planted at intervals. The hedgeline will be protected along its northern edge with a post and wire fence.

- 8.47 Links to the upgraded permissive path along part of the southern boundary and to the Sustrans cycleway to the south west corner of the site will pass through the hedge at three points. In order to cross the drainage ditch each link will have a 4 metre wide bridge.
- 8.48 The hedge along the western boundary is adjacent to another City wildlife site. This edge is to be managed by removing poplars originally planted as a nurse crop which have since aged, become overgrown and are suppressing other vegetation. The poplars will be removed and replaced by more appropriate species, for example hornbeam, lime, hawthorn and hazel.
- 8.49 The application contains detailed specifications, a landscape proposal plan, arboricultural impact statement, southern boundary method statement. Notwithstanding the information submitted to meet condition 11 and 12 (landscape design, hard landscaping and management details). Subject to recommended conditions requiring further detail about phasing, soft and hard landscaping plans, utilities trenching, allotments and position of lighting and service cabling no landscape concerns remain.
- 8.50 A joint ecological management plan and statement has been submitted with the application. It describes the surveys, protection, enhancement and monitoring of habitats on the site together with a maintenance plan. Conditions (26 and 27) requiring the plan and statement can be discharged on the basis of the information that has been submitted.
- 8.51 With regard to the proximity of the new southern cycle route outside the site to the southern boundary hedge, this element is not subject to the reserved matters approval. The path is secured by the S106 agreement. To ensure that the new cycle route protects the hedgerow and City wildlife site, its final position will need to be agreed between officers of the two authorities.

### **Drainage and Flood Risk**

- 8.52 The site is assessed as being in zone 1 which is the lowest level of flood potential. One of the key requirements for this development is to incorporate a sustainable drainage system (SuDS). The original outline application masterplan was drawn prior to detailed drainage design but indicated that a likely scheme would include balancing ponds and swales. The revised masterplan approved as part of 'permission 3' was tested to establish that it could provide a SuDS scheme. A strategic surface water drainage strategy was approved as part of the S73 outline permission to this effect. The strategy was further developed with more refined and detailed hydraulic modelling. The proposals were developed in conjunction with the landscape proposals to achieve a fully integrated scheme.

- 8.53 The detailed surface water strategy submitted in support of this RM as required by condition 23 of the outline permission. The drainage strategy reduces the discharge rate from the site down to the existing greenfield peak run off rate and peak volumes so there will not be any increase in flood risk downstream. To achieve this it uses a system of permeable paving for mews courts, parking bays and driveways, swales, wet balancing ponds and dry detention basins to manage the water on site. The ponds at each end of the southern boundary are proposed to retain standing water to provide drainage, landscape and ecological benefits. The depressions in the dry detention basins are intended to only serve as storage during storm events and drain shortly afterwards. A condition is recommended requiring the submission of final construction details of the SUDs system to ensure that it operates as set out in the drainage strategy.
- 8.54 The Environment Agency has advised that the strategy is acceptable and recommended a condition requiring its implementation. This requirement is already part of outline conditions 23. The SUDS system including the ponds will be managed and maintained by the City Council using maintenance contributions secured as part of the outline permission's S106. The only exception are the small swales that run along the frontage of some of the properties in the northern street and the houses in the south east corner of the site and two of the mews streets which will be maintained by a management company.

#### Foul drainage

- 8.55 The foul drainage system will drain to the existing system under the Babraham Road. The north east corner of the site will drain to the existing system under gravity and the rest of the site will drain by gravity to the pumping station along the southern boundary from where it will be pumped to the Babraham Road system. The proposal is acceptable in terms of compliance with the details required to be discharged under condition 36 of the outline permission.

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

- 8.56 In common with other southern fringe sites the outline permission contains a condition (21) which requires an assessment of the developments total predicted carbon emissions and measures to reduce it by at least 10% through use of renewable energy sources. The applicant has assessed the energy consumption for heating, hot water and lighting across the site including all residential units, student accommodation, communal areas and external areas, including street lighting. Photovoltaic panels will be utilised to meet this policy requirement, with panels distributed across the dwellings and student unit. These will reduce carbon emissions by 70,489 Kg/CO<sub>2</sub>/annum.
- 8.57 Condition (22) which requires the affordable dwellings to achieve the Code for Sustainable Homes level 4 and the market units to achieve level 3. The applicant is proposing a fabric first approach to sustainable construction and makes extensive use of photovoltaic panels. The

proposal meets the requirement of the outline permission to achieve code 4 for affordable housing and code 3 for market housing. This would result in 108 dwellings reaching level 4 with the remaining 162 units being code 3. However, following negotiations with officers, the applicant is proposing to exceed this minimum level so that 55% of all dwellings (approximately 148 units) will achieve code 4. Officers welcome this higher level of provision.

- 8.58 While the outline permission has no stipulation for the energy efficiency of the student units, the applicant is proposing to construct the block to achieve BREEAM 'Very Good'. The application complies with conditions 21 and 22 of the S73 outline in this respect.

### **Housing Mix and Typology**

- 8.59 The 270 dwellings proposed in the application would range between 1 to 5 bedroom properties. The application proposes the following mix of dwelling sizes which is considered to be an acceptable mix of small and family size accommodation.
- 8.60 The provision of the retirement units has affected the proportion of flats to houses resulting in a ratio of approximately 60/40. However retirement units apart, the mix is 44/56 which is still close to what has been secured on other southern fringe sites of 60/40 houses/flats and is therefore considered to be acceptable.

### **Housing mix for the Reserved Matters Site**

	<b>Total</b>	<b>Private</b>	<b>Affordable</b>	<b>Affordable Mix (%)</b>	<b>Indicative Mix (%)</b>
<u>Apartments</u>					
1 Bed	<b>32</b>	7	25	23	10
2 Bed	<b>126</b>	65	61	56	40
3 Bed	<b>2</b>	2	0	0	0
<b>Total Apartments</b>	<b>160</b>	<b>74</b>	<b>86</b>	<b>79</b>	<b>50</b>
<u>Houses</u>					
3 Bed	<b>18</b>	0	18	17	40
4 Bed	<b>69</b>	65	4	4	10
5 Bed	<b>23</b>	23	0	0	0
<b>Total Houses</b>	<b>110</b>	<b>88</b>	<b>22</b>	<b>21</b>	<b>50</b>
<b>Total</b>	<b>270</b>	<b>162</b>	<b>108</b>	<b>100</b>	<b>100</b>

### **Affordable housing**

- 8.61 The development would provide 40% (108) of the total number of dwellings as affordable housing as required by the S106 agreement. The developer will deliver all of the affordable housing with the Council's preferred affordable housing provider (Bedfordshire Pilgrims Housing



Association – BPHA). All affordable homes will meet code level 4 and lifetime homes requirements.

<b>Tenure</b>	<b>Number of units</b>	<b>Percentage</b>
Market	162	60%
Affordable	108	40%
Total	270	100%

8.62 The affordable housing would be provided as houses, retirement flats and other flats as set out in the following table.

<b>Type of affordable unit</b>	<b>Number</b>	<b>Percentage (rounded)</b>
Retirement flats	74	69
Houses	22	20
Other flats	12	11
Total	108	-

8.63 The affordable housing provision will deliver a mixture of property types ranging from 1, 2, 3 and 4 bed room homes. Within the 1 and 2 bedroom homes to be provided 74 properties will be provided for retirement living. The affordable housing mix does not meet the indicative affordable housing mix in the s106 because it pre dates the inclusion of the retirement units. The Bell School development is the only development in which a retirement living scheme for older people is being provided for and for that reason makes this development different from the other strategic growth sites. There is a mixture of affordable housing products such as social rent for the retirement living housing along with affordable rent and shared ownership for the remainder of the affordable homes. Offering this range of housing products will assist with the development of mixed/balanced communities.

### **Retirement units**

8.64 The 74 retirement units are to be provided on the western side of the site. The building would have both three and four storey elements arranged around a single storey entrance core. Lifts will be provided to all floors. This scheme will consist of a mix of 1 and 2 bedroom units and will also have associated communal facilities such as meeting room, café, communal kitchen, dining room, lounge and hairdressers. The units will be unique across the fringe sites and contribute towards creating mixed and balanced community.

8.65 The units are classified as dwellings (use class C3) because each would be provided with bedroom (s), kitchen/living room, WC/shower room and would be self sufficient. As with other dwellings extra care could be arranged by individual occupiers to meet their own needs but the provision of care is not formally part of the proposal. It is not a care home. The retirement units will be restricted to occupiers of 55 years old and over by planning condition (condition 19). The applicant's experience of providing similar accommodation elsewhere is that the average age across its schemes is over 80 years of age. Car parking would be provided in two small parking courts and there would be a residents' garden adjacent to

the south elevation. The block would be situated adjacent to the allotments, western open space and close to the facilities at Addenbrookes via the adjacent pedestrian and cycle route.

- 8.66 The retirement units are to be managed by BPHA as affordable housing as part of an innovative scheme to meet an identified need in Cambridge. The tenure split will be approximately 60/40 social rent/shared ownership.

### **Clustering**

- 8.67 As originally submitted the application proposed to cluster the affordable housing in two main groups. The 74 retirement units are affordable units and are proposed in the west corner of the site and originally a terrace of 12 duplexes and flats were proposed close by (17 metres away). However following the post submission JDCC briefing on 22 January 2014, the applicant has reconsidered the clustering and amended it by relocating the 12 units further along the northern boundary so that there is at least 75 metres between them and the retirement units at their nearest point. Most of the remaining affordable units are houses and these are mostly located along the northern edge of the site although six are proposed off a Mews street. The remaining 12 units are flats and would be in block 5 and five of the nine flats in block 6 would be affordable (the other four flats in the block being market units).
- 8.68 With the exception of the 74 retirement units which cannot practicably be provided in more than one cluster, none of the other clusters exceed the maximum size given in the City Council's Affordable Housing SPD which is 25 units. The proposed clusters are 5, 6, and 23. The details submitted are supported by the Housing officer and BPHA and are considered to be acceptable and to satisfy condition 19 (clustering and distribution) on the outline permission.

### **Lifetime homes**

- 8.69 In compliance with outline condition 20 all affordable units and 15% of the market units meet lifetime homes standards. Furthermore with the exception of building 2, which contains 6 flats above ground floor level, all blocks containing flats, including the retirement and student buildings, have lifts.

### **Waste**

- 8.70 Condition 49 of the outline permission requires the submission of details of the underground recycling centre to be provided in the entrance square. The application shows it to be provided adjacent to Block 8 and it will allow residents to dispose of textiles, Books/CD/DVDs and commingled waste. This facility will be provided as part of the enabling works when the adjacent highway is constructed and has been located to be easily acceptable to the collection vehicle. The facility is a similar arrangement to that installed at Glebe Farm and is accepted by the waste officer and meets the requirements of outline condition 49.

8.71 Condition 50 of the outline permission requires the submission of details of the on site storage facilities for waste and arrangements for disposal. The proposed refuse and collection management follows City Council's requirements. The road network has been tracked to demonstrate that all collection points would be accessible to collection vehicles. The application shows that each dwelling would be provided with three wheeled bins (recycling, organic waste and residual waste) with communal storage and collection facilities, covering the same three types of waste, being provided for the all blocks and student units. The dwellings provide for kerbside collection while the blocks have communal storage sited where they are accessible by the collection team. The arrangements are accepted by the waste officer and meet the requirements of outline condition 50.

### **Public Art**

8.72 A public art strategy as required by the outline S106 has been submitted with the application. Its aims are to:

- commission a programme of public art that is integral to the development process
- reflect the aim of the development to provide a sustainable high quality and inspiring living environment
- contribute to the quality, distinctiveness and character of the site
- offer local residents scope for engagement in the development process through a programme of informative and creative activities linked to the public art programme
- encourage discourse between the commissioned artists and the local residents to ensure that the work is relevant to both its built and social context
- create a challenging opportunity for artists to contribute to the development and the broader city context
- commission works which represent quality both in their development and delivery
- promote the development within the city and beyond
- realise a significant public art programme that has lasting impact in the area
- make a positive contribution to the wider public realm by reinforcing opportunities offered by the development to enhance the experience and enjoyment of the area for visitors and regular users (such as cyclists and walkers)
- support a strategic approach to public art in the Southern Fringe area

8.73 The strategic aims will be delivered through two major public art commissions which will be supported by a public engagement programme, and press and promotional activity. Officers support the strategy.

8.74 A Public Art Delivery Plan (PADP) has been also submitted with the Reserved Matters planning application. The PADP has been developed to comply with Cambridge City Council's Public Art Supplementary Planning Document (SPD) and to achieve the aims and objectives for public art as

mitigation, as set out in the SPD. The development of the PADP has been overseen by a Public Art Steering Group.

- 8.75 The Steering Group comprises of Hill Residential, the landscape architects, a Community Development officer from BPHA and with the City Council's Public Art Officer as an observer. The role of the Steering Group is to assist with the development of commissions, artist appointment and project delivery. The S106 agreement requires the provision of public art to the value of 1% of capital construction costs. The total budget including contingencies is £250,000 which is approximately 1% of capital costs. A planning condition is recommended to require submission of calculations to confirm the value of 1% of capital costs.

### **The Proposals**

- 8.76 The artist Peter Randall Page has been appointed to undertake a major commission as part of the new development. The brief for the artist required that collaboration with the landscape architects is undertaken and the subject of water or water management is addressed through the commission. The artist is proposing a sculptural intervention within one of the water detention basins (central southern open space), which will be activated by rainfall. The proposal is currently at the conceptual stage and requires further development. This is the main commission for the site and has a budget of £190,000.
- 8.77 A second smaller commission is proposed, which looks at the wider public areas of the site and the artist Laura Bacon has been appointed to undertake this commission. A series of works will be proposed and delivered within the development, which will engage new and existing residents. The artist is particularly interested in informal play and her initial response to the brief proposes a series of complimentary structures, linked to the natural elements of the site. She will develop her proposals through engagement with the local community. The budget for this commission is £45,000.
- 8.78 Officers welcome the submission of the PADP for Bell School and recommend its approval (subject to the submission of some further information).
- 8.79 The artists have been appointed through a limited competition process and the concept proposals also comply with the SPD requirements. It is noted that the proposals are currently at the conceptual stage and once further developed, information must be submitted to the Council for final approval of the works themselves.

### **Impact on adjacent properties**

- 8.80 The northern and eastern edges of the site abut existing development, including residential development at Greenlands and along Babraham Road. To protect the amenity of neighbours the approved outline parameter plans restrict the height of buildings adjacent to existing dwellings. The development complies with the height parameter plans,

part of the purpose of which is to protect the amenity of neighbours. The occupier of 2 Babraham Road has written to the Council concerned that the student block will overlook and overshadow his garden. The distance between the application site boundary and the boundary of 2 Babraham Road is approximately 60 metres. At this distance, material overlooking or overshadowing will not occur and obscure glazing is therefore unnecessary.

- 8.81 It is noted that the closest windows on the eastern elevation of the student block are secondary windows to bedrooms on the first and second floors. There are no balconies on this block. This reinforces the view that material overlooking of 2 Babraham Road will not be created.
- 8.82 A similar comment has been made by the occupier of 4 Babraham Road. This property has a longer garden than 2 Babraham Road but there is still a 35 metre wide part of the Bell campus between them. The main element of the student block would be a further 25 back metres from the boundary (total distance 60 metres). Only oblique views would be possible from the projecting rear wing of the student units at about 40 metres away. This would not create material overlooking.
- 8.83 Concern has been expressed by some Greenlands residents that properties adjacent to them should be limited to two storeys and that the new development would overshadow them. The development of the two blocks closest to Greenlands (Blocks 5 and 6) would have a two storey, 7 metre high element nearest to the common boundary. Due to the relative positions of the two blocks, the 140 m wide green adjacent to Greenlands, the two blocks would only create partial shade during only parts of the day and not give rise to material overshadowing.
- 8.84 The proposed dwellings in the south eastern corner of the site would be between 15 and 20 metres from the common boundary with the corner unit being closest at approximately 10 metres. Due to these distances, the further distances to existing dwellings and the careful design of windows, it is considered that material overlooking of adjacent properties will not occur.
- 8.85 In conclusion the design of the development follows the requirements of the approved parameter plans and protects the amenity of adjacent properties from material overlooking and over shadowing.
- 8.86 **Phasing of the development**
- 8.87 A phasing plan has been submitted with the application as required under outline condition 6 and shows that the site will be developed in five stages. The first works to be carried out will be the enabling works involving the construction of the vehicular access to Babraham Road, the main highway through to the western edge of the site and the pedestrian and cycle route to Greenlands.

#### **Timing of commencing each phase**

<b>Phase</b>	<b>Commencement</b>	<b>Estimated completion</b>
Enabling works	June 2014	Spring/ summer 2016
Phase 1	June 2014	Winter 2017
Phase 2	June 2015	Winter 2017
Phase 3	June 2016	Spring/ summer 2019
Student accommodation	June 2014	Summer 2016

- 8.88 The plan showing the phasing strategy is included in the plan pack (Appendix I). The main estate road would be delivered first. The first residential phase would provide 157 dwellings a mix of unit types and sizes, houses, duplexes and the 74 affordable retirement units, the allotments western open space, southern open space and the triangle of development in the south east corner of the site.
- 8.89 The second phase would be the central core of development providing 53 dwellings including 29 affordable units and two areas of open space and phase three would provide 60 dwellings including a further 5 affordable units and the two last areas of open space. The 100 student units will be developed as a self contained phase.
- 8.90 The phasing of the different elements of the site as set out in the phasing plan is considered to be appropriate. It provides the access to the site first which given that there is no other way of getting in to the site is appropriate and it provides the necessary drainage infrastructure, most of the affordable units and much of the open space including the allotments early on. Play areas will need to come forward in tandem with individual phases as secured through the S106.
- 8.91 The phasing strategy is therefore considered to be acceptable and able to be discharged in parallel with the determination of this REM application.

### **Construction management**

- 8.92 Conditions on the outline permission control construction hours, delivery and collection times and the hours during which heavy vehicles carrying surplus materials or waste may enter or leave the site. A Construction Environment Management Plan (CEMP) which further regulates the manner in which the development occurs is required by the outline permission before development commences. This will include the management of construction vehicles to, from and within the site.

### **Other Issues/ other third party reps**

- 8.93 A neighbour has raised issues relating to the principle and detail of the proposed upgrade of the existing permissive path to become a combined cyclepath and footway. The principle has already been accepted as part of the outline permission (S106) which requires the provision of a five metre wide path along this route. It is also shown in the approved parameter and masterplans which the development is required to follow. The purpose of the route is to provide a more direct link to the south east where it can provide access to the Park & Ride, instead of a more conventional twin footway design along the main vehicular access to Babraham Road.
- 8.94 The application shows indicative details of this path but the detail of the upgrade of the permissive path is not subject to this application as it does not lie within the application site. The S106 attached to the outline permission provides the mechanism for providing the upgrade together with the provision of a toucan crossing across Babraham Road. The developer is to fund the project by meeting the County Council's costs for its design and construction. With regards to the neighbour's concerns about possible use by vehicles, it is noted that bollards are proposed at the Babraham Road end to prevent this.

### **9.0 CONCLUSION**

- 9.1 The proposal has been developed in line with the approved masterplan and parameter plans and has evolved further through detailed discussions with officers and through presentations to JDCC, Quality Panel and public exhibitions.
- 9.2 The proposed development is a much less intensive scheme than permitted by the outline permission and the result will be the high quality development envisaged by the outline application through the creation of an attractive and sustainable scheme with varied character areas, a high measure of landscape and open space, sustainable drainage, together with good links to existing and enhanced pedestrian and cycle links while protecting the amenity of adjacent residents and responding positively to the edge of city location.
- 9.3 The proposal complies with adopted planning policy and is therefore recommended for approval.
- 9.4 Where applicable, strategic outline conditions that are integral to this reserved matters application covering the whole site are recommended for discharge in parallel with the planning application determination. Other non-strategic conditions attached to the outline permission which are cross-referenced to this report and REM application because of their relevance to the issues in question will be discharged separately under delegated powers.

## **10.0 RECOMMENDATION**

- 1. APPROVE RESERVED MATTERS subject to the following conditions and informatives:**
- 2. DISCHARGE STRATEGIC S73 OUTLINE PERMISSION CONDITIONS 6 PHASING, 7 DESIGN CODE, 8 DESIGN CODE COMPLIANCE, 19 AFFORDABLE HOUSING, 20 LIFETIME HOMES, 23 SURFACE WATER STRATEGY, , 29 DETAILS OF ACCESS LINKS, 35 DETAILS OF CYCLE PARKING, 50 DETAILS OF WASTE/RECYCLING.**

Conditions for 13/1786/REM

### **Architectural details**

1. No development of any J type dwelling (J1, J2 or J3) shall commence until details of the wood type and finish have been submitted to and approved in writing by the local planning authority. The dwellings shall be constructed using the approved cladding materials.

Reason: In the interests of the appearance of the development.  
(Cambridge Local Plan policy 3/7 & 3/12)

2. No unit in blocks 2 or 7 shall be occupied until cross sections showing the relative finished heights of the parapet and PV panels on the blocks have been submitted to and approved in writing by the local planning authority. The PV panels shall be installed in accordance with the approved sections.

Reason: In the interests of the appearance of the development  
(Cambridge Local Plan policy 3/7 & 3/12).

3. Prior to the cladding of the roof to block 4 a sample of roofing material to be used on the block shall be submitted to and approved in writing by the local planning authority. The dwellings shall be constructed using the approved cladding materials.

Reason: In the interests of the appearance of the development  
(Cambridge Local Plan policy 3/7 & 3/12).

4. Prior to the occupation of plot 96 full details of the height of the railing along the rear boundary shall be submitted to and approved in writing by the local planning authority. The railing shall be installed in accordance with the approved details.

Reason: In the interests of the appearance of the development  
(Cambridge Local Plan policy 3/7 & 3/12).

### **Cycling**



5. Prior to the first use of the cycle and pedestrian route along the southern boundary full details of the proposed lighting 'Solar studs' shall be submitted to and approved in writing by the local planning authority. The studs shall be installed prior to the first use of the cycle and pedestrian route.

Reason: In the interests of cycling and pedestrian safety (Cambridge Local Plan 2006 Policy 3/7, 4/15, 8/5 and 9/5).

6. Prior to the occupation of any dwelling where its cycle parking is in the rear garden, details of short stay/visitor cycle parking shall be submitted to and approved in writing by the local planning authority. The short stay cycle parking facilities shall be provided in accordance with the approved details prior to the occupation of the dwelling to which it relates.

Reason: In the interests of providing suitable short stay and visitor parking to support and encourage cycling on the development. (Cambridge Local Plan 2006 Policy 3/7, 8/5, 8/6 and 9/5).

### **Drainage**

7. No development (apart from agreed enabling works) shall commence until full details of the following have been submitted to and approved in writing by the local planning authority.

- Invert and cover levels for the whole site
- Full construction details for all drainage elements
- Construction details of inlet and outlets
- Structural calculations of all permeable paving areas to ensure that they are capable of being trafficked by waste collection vehicles.
- Detailed design of the swales and interconnecting pipework together with supporting hydraulic calculations

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

Reason: To ensure effective functioning of the sustainable drainage scheme (Cambridge Local Plan policy 9/3).

8. The publically accessible routes (excluding publically adoptable highways) required for access for the collection of waste from the development shall be designed to facilitate the arrangements for access by refuse collection vehicles with (unless otherwise agreed by the Councils) adequate load bearing requirements to enable operation of refuse collection vehicles. Thereafter the routes shall be maintained in accordance with the County Council's Highway Maintenance standards.

Reason: To ensure that the permeable paving is capable of functioning as part of the drainage system and supporting the weight of refuse collection vehicles (Cambridge Local Plan policy 9/3).

### **Play equipment**

9. Prior to first occupation of any dwelling, notwithstanding the details submitted, exact details of play equipment and surfacing to be provided within the LEAPs and LAPs shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

Reason: To ensure appropriate equipment is provided within the area of play, suitable for the appropriate age range and in accordance with Cambridge City Councils requirements (Cambridge Local Plan policy 9/3).

#### Landscape

10. Notwithstanding the information submitted with the application relating to outline condition 10 (landscaping) the following details of hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development (other than agreed enabling works). The development shall be carried out in accordance with the approved details.

#### Soft Landscape:

- a) scale planting plans, including details of hedge gapping up and supplementary woodland planting, identifying planting areas, plant schedules, planting sizes and densities of planting.
- b) scale, dimensioned technical sections for any mounding, swales, ponds and ditches. The technical plans of the ponds and sections should demonstrate levels of water or dryness and method of drainage, inlets and outfalls, low flow drainage method etc.
- c) Dimensioned tree pits (including those in the entrance square) in hard and soft landscaped areas (technical plan and section details).
- d) soils plans with sections across the site to show ground raising, depths and types of soils.
- e) Detailed earthworks methodology including haul routes, method of storage, soil handling, re-spreading, finished levels and soil decompaction.

#### Hard Landscape :

- f) Full details of play equipment with locations and safety surfacing.
- g) Hard Landscape Plans with all hard surfaces identified.

Reason: To ensure that the planting specification for proposed trees is sufficient to enable their establishment and vitality in the interests of a high quality and attractive environment for future residents (Cambridge Local Plan policies 3/4, 3/7, 3/11, 3/12, 9/3 and 9/5).

11. The works shall be carried out in accordance with the Arboricultural Impact Assessment (dated 14 March 2014) submitted with the application.

Reason: To protect the retained vegetation on the site in the interests of the character and appearance of the locality (Cambridge Local Plan Policy 4/4)

12. Prior to the commencement of the development (other than agreed enabling works) the applicant shall submit an update to the submitted management and maintenance plan to take into account recent amendments of the management of the planting works for the southern hedge.

Reason: To protect the remaining vegetation on the site in the interests of the character and appearance of the locality (Cambridge Local Plan Policy 4/4)

13. Prior to the commencement of development a scheme for the provision of protective fencing of vegetation to be retained shall be submitted to and approved in writing by the local planning authority. This fencing shall be erected prior to the commencement of the development.

Reason: To protect the retained vegetation on the site in the interests of the character and appearance of the locality (Cambridge Local Plan Policy 4/4)

14. Notwithstanding the information submitted concerning outline condition 18 (allotments) prior to the commencement of the development (apart from agreed enabling works) full details of the layout (plot sizes, raised beds, variable height planters, club plots, communal facilities, composting areas, provision of good growing soils and drainage to British Standards, details of access, parking, disabled facilities, watering facilities, delivery of goods facilities, cycle parking and. Construction details for raised beds and paths shall be submitted to and approved in writing by the local planning authority. The allotments shall be constructed in accordance with the approved details.

Reason: To ensure that appropriate allotments are provided in relation to the development of this site (Cambridge local plan 2006 policies 3/8, 9/3 and 9/5).

15. No development (other than agreed enabling works) shall commence until full details of the locations of trees, lighting columns, cabling routes and utilities trenches have been submitted to and approved in writing by the local planning authorities. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the relative positions of trees, utilities and services do not prejudice the long term health of trees in the development (Cambridge local plan 2006 3/7 and 9/3)

### **Letter boxes**

16. No development (other than enabling works) of blocks 2, 3, 4, 5, 6, 7 or 8 shall commence until details of how the letter boxes will be made accessible to non residents have been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out incorporating the approved details.

Reason: In the interests of the accessibility of the postal facilities (Cambridge Local Plan (2006) policies 3/7 and 3/12).

### **Electricity substation**

17. Before the first occupation of block 7, a scheme for the insulation of the electricity substation in order to minimise the level of noise emanating from the electricity substation shall be submitted to and approved in writing by the local planning

authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced and maintained in situ thereafter.

Reason: To protect the amenity of occupiers of the development (Cambridge Local Plan 4/13).

### **Broadband Infrastructure**

18. Prior to the commencement of development (except for agreed enabling works), a strategy for the provision or facilitation of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

REASON: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment (Cambridge Local Plan 2006, policies 3/7, 3/11 and 3/12).

### **Retirement units**

19. No persons under the age of 55 shall occupy any of the units in Building 01/ Block 01 'Retirement accommodation' hereby permitted with the exception of spouses/partners and/or carers of the occupiers complying with the occupancy restriction and/or warden(s), unless otherwise agreed in writing by the local planning authority.

Reason: The restricted occupation of the building would require a higher provision of on site car parking (Cambridge local plan 2006 Policy 3/7 & 8/10).

### **Public Art**

20. Prior to the commencement of the development (other than agreed enabling works) the applicant shall submit an addendum to the public art delivery plan demonstrating that the public art budget meets the 1% of capital construction costs as set out in the S106 agreement.

Reason: To ensure the appropriate provision of public art as part of the development (Cambridge Local Plan 2006 policy 3/7 and Public Art SPD 2010).

### **Fire Hydrants**

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

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

### **Approved Plans**

22. The development shall be carried out in accordance with the following approved drawings and technical documents.

AA2671/2.1/500P  
AA2671/2.1/501P rev P  
AA2671/2.0/502P rev G  
AA2671/2.0/509P rev E  
AA2671/2.0/510P rev K  
AA2671/2.0/511P rev F  
AA2671/2.0/512P rev G  
AA2671/2.0/513P rev G  
AA2671/2.0/514P rev F  
AA2671/2.0/515P rev I  
AA2671/2.0/516P rev G  
AA2671/2.0/517P rev L  
AA2671/2.0/518P rev F  
AA2671/2.0/519P rev F  
AA2671/2.0/520P rev E  
AA2671/2.0/521P rev B  
AA2671/2.0/522P  
AA2671/2.3/591 rev C  
AA2671/2.3/592 rev C  
AA2671/2.3/593 rev C  
AA2671/2.0/601P rev B  
AA2671/2.0/602P rev B  
AA2671/2.0/603P rev B  
AA2671/2.0/604P rev B  
AA2671/2.3/606P rev A  
AA2671/2.1/700P rev C  
AA2671/2.1/710P rev D  
AA2671/2.1/711P rev B  
AA2671/2.1/715P rev E  
AA2671/2.1/716P rev C  
AA2671/2.1/717P rev B  
AA2671/2.1/718P rev A  
AA2671/2.1/720P rev D  
AA2671/2.1/721P rev D  
AA2671/2.1/722P rev C  
AA2671/2.1/723P rev D  
AA2671/2.1/725P rev E  
AA2671/2.1/730P rev D  
AA2671/2.1/740P rev C  
AA2671/2.1/745P rev E  
AA2671/2.1/746P rev B  
AA2671/2.1/747P rev C  
AA2671/2.1/748P rev A  
AA2671/2.1/750 rev F

AA2671/2.1/751 rev B  
AA2671/2.1/752P rev A  
AA2671/2.1/755P rev D  
AA2671/2.1/756P rev D  
AA2671/2.1/760P rev G  
AA2671/2.1/761P rev F  
AA2671/2.1/765P rev G  
AA2671/2.1/766P rev F  
AA2671/2.1/770P rev B  
AA2671/2.1/771P rev B  
AA2671/2.1/772P rev B  
AA2671/2.1/773P rev E  
AA2671/2.1/774P rev C  
AA2671/2.0/800P rev E  
AA2671/2.0/801P rev D  
AA2671/2.0/802P rev D  
AA2671/2.0/803P rev B  
AA2671/2.1/805P rev E  
AA2671/2.1/806P rev E  
AA2671/2.1/810P rev D  
AA2671/2.1/811P rev F  
AA2671/2.1/812P rev E  
AA2671/2.1/813P rev C  
AA2671/2.1/815P rev F  
AA2671/2.1/816P rev A  
AA2671/2.1/820P rev E  
AA2671/2.1/821 rev D  
AA2671/2.1/822P rev D  
AA2671/2.1/823P rev B  
AA2671/2.1/825P rev E  
AA2671/2.1/830P rev F  
AA2671/2.1/831P rev D  
AA2671/2.1/832P rev D  
AA2671/2.1/833P rev D  
AA2671/2.1/835P rev E  
AA2671/2.1/840P rev G  
AA2671/2.1/841P rev E  
AA2671/2.1/842P rev E  
AA2671/2.1/843P rev D  
AA2671/2.1/845P rev E  
AA2671/2.1/850P rev D  
AA2671/2.1/851P rev C  
AA2671/2.1/852P rev C  
AA2671/2.1/853P rev C  
AA2671/2.1/855P rev D  
AA2671/2.1/856P rev D  
AA2671/2.1/860P rev H  
AA2671/2.1/861P rev D  
AA2671/2.1/862P rev D  
AA2671/2.1/863P rev C  
AA2671/2.1/865P rev F  
AA2671/2.1/866P rev F

AA2671/2.1/870P rev E  
AA2671/2.1/871P rev D  
AA2671/2.1/872P rev D  
AA2671/2.1/873P rev C  
AA2671/2.1/875P rev C  
AA2671/2.1/876P rev D  
AA2671/2.0/880P rev F  
AA2671/2.0/881P rev C  
AA2671/2.0/882P rev C  
AA2671/2.0/883P rev C  
AA2671/2.0/884P rev C

AA2671/2.1/890P rev D  
AA2671/2.1/891P rev D  
AA2671/2.1/892P rev D  
AA2671/2.1/895P rev A

Engineering drawings:

404511/TR00C, 03C, TR04C, TR05C, TR06C, TR07C, TR08C, TR09C,  
TR10C, TR11D, TR13D, TR14C, TR15D, TR16C, Tr17D, TR18D, TR19C,  
TR20C, TR22C, PEP 507, 508, 509  
404511 103E, 104E, 105E  
404511 157B, 158B 159B  
404511 179C, 180C, 181B  
404511- 184A  
PEP 160D

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

**Informatives:**

7. The applicant is reminded that if there are any material changes to the scheme hereby approved or the development were to be broken down into individual parcels and built out by more than one developer, advice should be sought in writing from the local planning authority as to whether the discharge of condition 8 may need to be reviewed/redischarged in the context of any different scheme that may then come forward.

Works to the adjacent watercourses may require prior written consent, under the Land Drainage Act 1991, from Cambridgeshire County Council's Flood and Water Team. They should be contacted directly. This is irrespective of any planning permission given. Foul Water Drainage.

All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing

8. The applicant is asked to investigate the provision of a temporary path between the first phase of housing and the Greenfields link during the construction of the second and third phases of development.
9. Plant noise insulation informative

To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing 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.

### **Contact details**

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

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Author's Email:	<a href="mailto:michael.ovenden@cambridge.gov.uk">michael.ovenden@cambridge.gov.uk</a>



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

### Circular 11/95 – The Use of Conditions in Planning Permissions

The main national planning policy document is the National Planning Policy Framework (NPPF – commonly referred to as ‘The Framework’). In comparison to previous planning policy, expressed in Planning Policy Guidance and Planning Policy Statements (PPGs and PPSs), it is a clearer, simpler and more coherent framework that is easier to understand. The document advises those involved in the development process to improve design and make sustainable development happen. *Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.*”

In 2010 the coalition Government indicated its intention to abolish Regional Strategies – including the East of England Plan. The Localism Act (2011) gave the Secretary of State the power to repeal Regional Strategies. The East of England Plan was repealed in January 2013.

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

### **Cambridge Local Plan 2006**

3/1 Sustainable development

3/3 Setting of the City

¾ Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/11 The design of external spaces

3/12 The design of new buildings

4/3 Safeguarding features of amenity or nature conservation value

4/4 Trees

4/13 Pollution and amenity

4/15 Lighting

5/1 Housing provision

5/5 Meeting housing needs

5/9 Housing for people with disabilities

5/10 Dwelling mix

5/11 Protection of community facilities

5/12 New community facilities

5/15 Addenbrookes

8/1 Spatial location of development

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking  
8/11 New roads

8/16 Renewable energy in major new developments  
8/17 Renewable energy  
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change  
9/2 Phasing of Areas of Major Change  
9/3 Development in Urban Extensions  
9/5 Southern Fringe

### **Status of Proposed Submission – Cambridge Local Plan**

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However, it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the policies in the emerging Local Plan that are of relevance to this proposal are addressed in the assessment section above.

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

#### **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction  
Cambridge City Council (January 2008) – Affordable Housing  
Cambridge City Council (January 2010) – Public Art

#### **Material Considerations**

Cambridge Southern Fringe Area Development Framework (January 2006)

**APPENDIX D: INTERNAL CONSULTATIONS AND HIGHWAYS RESPONSE**

<b>Consultee</b>	<b>Final comments</b>	<b>Original comments</b>
Housing	Supports the revised affordable housing proposal.	Supports the proposal
Sustainability	NA	55% of housing will meet Code 4 and student units will meet BREEAM very good which exceeds requirement of outline permission. Proposal meets requirement of 10% on site renewable and approach is supported.
Landscaping	Concerns about proximity to hedge and works to improve drainage of southern ditch have been overcome by commitment to carry out replacement/supplementary planting. Sections of gardens adjacent to northern boundary are now acceptable. Require further details of trees and tree pits within the square. Request conditions.	Concern over effect on southern boundary hedge due to development, drainage works and uncertainty of extent of supplementary planting. Suggest other detailed improvements.
Drainage	Supports the proposal and recommends conditions	Inconsistences between drawings; need for marginal plant shelves to ponds; require further information on works required to permit southern boundary ditch to drain. Suggest inclusion of low flow channels in dry attenuation basins.
Cycling and Walking Officer	Routes through the site are supported; solar studs should be provided along edges of cycle routes not lit by street lighting by condition. Provision of	The proposal has been discussed pre application. Query whether solar studs are to be used to light the cycle routes.

	minor adjustments to cycle parking by condition.	
Urban Design	Revisions to the drawings achieved through negotiation have addressed most concerns. The few remaining details can be addressed by planning condition i.e. materials on roof of block 4, boundary screening on plots 96 and 97 and height of PV panels relative to parapets on blocks 2 & 7.	Overall consistent with parameter plans and design code compliance satisfies conditions 7 and 8 on outline permission. Request shadow studies of housetypes F1v and F2v; sections through site required. Scheme affects root protection zones and therefore integrity of southern boundary hedge. Other matters require clarification.
Waste	NA	The proposal has been discussed pre application.
Public Art	Further details of public art will be required as project moves forward.	Public art strategy is acceptable.
Head of streets and open spaces	NA	No comments received to date
Ecology officer	I am satisfied that appropriate survey have been carried out and the prescribed restoration and management of hedge is acceptable.	Generally support proposals request more detail of pond profiles. Support post development monitoring.
Cambridgeshire County Council (Highways Authority)	The additional information regarding road widths etc allays the concerns raised by the highways authority.	Request further information about highway dimensions.

## **APPENDIX E: EXTERNAL CONSULTATIONS**

<b>Consultee</b>	<b>Final comments</b>	<b>Original comments</b>
Environment Agency	Surface and Foul Water Strategy is acceptable in principle. Suggest condition requiring implementation of strategy.	Identified errors in original information
Anglian Water		No comments received to date
Natural England		No objections
Sustran		No comments received to date
Cambridge Cycling Campaign		No comments received to date
Cambridgeshire NHS		No comments received to date
Cambridge University Hospital NHS		No comments received to date
South Cambridgeshire District Council	-	No comments received to date
Fire and Rescue Services	-	Request condition requiring provision of fire hydrants
Wildlife Trust	-	No objections as mitigation measures are included in the Ecological Conservation Management Plan
Cambridge Water	-	No comments received to date
Cambridge Past, Present and Future	-	No comments received to date
Fulbourn Parish Council	-	No comments received to date
Gt Shelford Parish Council	-	No comments received to date
Stapleford Parish Council	-	No comments received to date

## **APPENDIX F: NEIGHBOUR REPRESENTATIONS**

The owners/occupiers of the following addresses have made representations

<b>:Address</b>	<b>Final comments</b>	<b>Original comments</b>
34 Montague St/29 Greenlands		Concern about overlooking/overshadowing, buildings adjacent to Greenlands should be limited to two storey. Greenlands residents should be able to choose planting for the green.
2 Babraham Road		Block 9 (student accommodation) will overlook/overshadow my garden. Request non opening/frosted glass in elevation.
4 Babraham Road		Concern about overlooking.
27 Greenlands		Concern about overshadowing/overlooking and increase in noise and disturbance
31 Greenlands		Suggest blocks 5 and 6 be moved further apart to reduce overshadowing/overlooking of Greenlands.
31 Greenlands		Greenlands dwellings are two storey and will be dominated by three storey blocks on Bell site and higher buildings at Addenbrookes. Loss of light in early winter mornings. Loss of privacy; blocks adjacent to Greenlands should be limited to two storeys.
16 Babraham Road		Concern over possibility for vehicles to drive along southern footway/cycleway; concerns about proximity of southern footway/cycleway to hedge for reasons of amenity and nature conservation. Possible impact on drainage. Suggest abandoning this element of the development.
41 Alderbrook Road, Solihull		Object to all 3 storey buildings. They are not in keeping with the 2 storey Greenlands dwellings. Any

		3 or 4 storey buildings should be far away from Greenlands.

*The above responses as contained in appendices D to F are a summary of the comments that have been received. For full details of the consultation responses please see the application online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.*

**APPENDIX G: Wording of outline conditions to be discharged with application**

6. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development for the site, a Site Wide Phasing Plan shall be submitted to the local planning authority for approval. The Phasing Plan shall include details of the proposed sequence of development across the entire site, the extent of the development phases/plots, including reference to the type and extent of development envisaged and include timing information - by reference to any date, the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point - and access arrangements for the provision of the following features:
- (a) major infrastructure including all accesses, roads, footpaths and cycleways.
  - (b) equipped children’s play areas.
  - (c) informal open space.
  - (d) allotments.
  - (e) temporary on-site community meeting room facilities.
  - (f) permanent and temporary recycling facilities.
  - (g) strategic foul water drainage and pollution control features.
  - (h) strategic SUDS and surface water drainage features, including balancing ponds, pipe work, controls and outfalls.
  - (i) strategic potable water main provisions.
  - (j) structural landscaping/planting provisions.
  - (k) electricity and telecommunications networks.
  - (l) environmental mitigation measures.
  - (m) all pedestrian, cyclist and vehicular access links into the site.

No development shall commence until such time as the phasing plan has been approved in writing by the local planning authority. The provision of the features shall be carried out in accordance with the approved timing contained within the phasing plan unless otherwise agreed in writing by the local planning authority. Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2006 policies 9/3, 9/5 and 10/1).

7. Prior to or concurrently with the submission of the first of the reserved matters applications for the built-up area of the site, a Design Code shall be submitted to the local planning authority for approval. The Design Code shall be prepared in

accordance with the principles and parameters established in the outline application and shall include both strategic and more detailed elements. The Design Code shall include:

- a) The character, mix of uses and density established through the parameter plans at the outline stage to include the layout of blocks and the structure of public spaces;
- b) The street hierarchy, including the extent of the adoptable highway, typical street cross-sections, street trees and detailed design elements and how these translate into a legible movement strategy across the site. This includes a comprehensive design solution for the Homezones that promotes vehicular speeds to below 10mph and examines the delivery of associated detailed elements within them, such as landscaping, play areas, cycle and car parking and public art;
- c) How the design of the streets and spaces takes into account mobility and visually impaired users;
- d) Block principles to establish use, density and building typologies. In addition, design principles including active frontages (including pedestrian access points and external letterbox design), the design treatment of access points into and the ventilation of undercroft/underground parking areas, fronts and backs and perimeter of building definition;
- e) Key groupings and other buildings including information about height, scale, form, level of enclosure, building materials and design features;
- f) Comprehensive design including detailed plans, sections and materials relating to the treatment of the public realm at the entrance square;
- g) Approach to incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables and satellite dishes/aerials;
- h) Details of the approach to vehicular parking across the entire site and for each development block;
- i) Details of the approach to cycle parking for each development block, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles;
- j) The character and treatment of the ecological mitigation features promoted for the adjacent wildlife corridors;
- k) Details of how the sustainable drainage management train is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, including planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into the balancing ponds;
- l) Details of the public realm to include public art, materials, signage, utilities and any other street furniture;
- m) Details of the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
- n) Details of waste and recycling provision for all building types and their location within the development block and underground recycling points;
- o) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features;



No development shall commence until such time as the Design Code for the entire site has been approved in writing by the local planning authority.  
Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 4/15, 9/3 and 9/5).

8. Any application for reserved matters shall include a Design Code Statement that demonstrates how the application accords with the approved Design Code. No development shall commence within the site for which reserved matters approval is being sought until such time as the Design Code Statement has been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details of the Design Code Statement.  
Reason: To ensure high quality design and coordinated development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 9/3 and 9/5).
19. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the local planning authority. The affordable housing units shall be provided in accordance with the approved details.  
Reason: To ensure that the scheme provides an appropriate balance and mix of housing units (Cambridge Local Plan policies 3/7, 5/5, 9/3 and 9/5).
20. A minimum of 15% of all market dwellings and 15% of all affordable housing units built on any parcel of land shall meet the life-time homes standards as set out in "Meeting Part M and Designing Lifetime Homes" published by the Joseph Rowntree Foundation 1999. Any reserved matters application for residential development shall include a plan showing the distribution of those dwellings to be built to life-time homes standards. The development shall be carried out in accordance the proposed distribution.  
Reason: To ensure that new dwellings cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility (Cambridge Local Plan policy 5/9).
23. Any reserved matters application shall include a detailed surface water strategy relevant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the surface water strategy held within the Flood Risk Assessment addendum dated March 2008 ref 3461/EM/03-08/2165 including Digs. No 3461/02/001 rev G and 3461/02/002 rev A. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.  
If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales,

surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).

The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings. The development shall be carried out in accordance with the approved details and no building for which approval has been given shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 4/16 and 9/3m).

29. Prior to or concurrently with the submission of the first of the reserved matters applications for the residential development, including student accommodation, for the site, a detailed engineering scheme/plan showing access links within the site to the north-western, south-western and south-eastern corners of the site, to enable off-site links to the national cycle route 11 and proposed up-grades to the permissive pathway to the south-east of the site, shall be submitted to and approved in writing by the local planning authority. The links shall be at least 3m wide and at least 4m wide in the north-western corner and shall be shared use pedestrian/cycle surfaces. The links shall be provided in accordance with the agreed phasing plan for the site. The scheme/plan shall include cross sections (existing/proposed), culvert details, levels changes, accurate tree survey data in relation to tree loss, tree retention, tree protection, planting and lighting proposals. The scheme shall be carried out in accordance with the approved details.

Reason: In order secure an appropriate means of access for users of the development (Cambridge Local Plan 2006 policies 3/7, 8/2 and 8/11).

35. Any reserved matters application for a building shall include details of facilities for the covered, secure parking of bicycles for use in connection with the development in accordance with the City Council standards for cycle parking provision and demonstrate that the provision is in accordance with the approach to cycle parking approved as part of the Design Code for site. The facilities shall be provided in accordance with the approved details before use of the associated building commences and shall thereafter be retained and shall not be used for any other purpose.

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

50. Any reserved matters application for a building shall include full details of on-site storage facilities for waste, including waste for recycling. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of

waste. The approved facilities shall be provided prior to the occupation of the buildings and shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 3/12).

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

- 1.1 The applicants have submitted a Design Compliance Statement which satisfies conditions 7 and 8 of the outline permission. The applicant sought legal opinion on the need for a Design Code for the site and based upon the relatively small number of units compared to Clay Farm or Trumpington and that the scheme will be built out by one developer, then there is no need for a Design Code. It is also important to recognise in this context that the submission of the detailed proposals are set in the context of an approved Masterplan as well as particularly highly prescriptive parameter plans and which have had to be adhered to in these reserved matters.
- 1.2 The Compliance Statement submitted by the applicants summarises each of the 14 requirements for design information listed in Condition 7 of the outline permission. Consequently the same information that would have been sought within a Design Code are contained within the submission.
- (a) The character, mix of uses and density established through the parameter plans at the outline stage to include the layout of blocks and the structure of public spaces**
- 1.3 The Design and Access Statement identifies for distinct areas within the site, setting out the mix of uses and density consistent with the approved Masterplan and parameter plans and their requirements for both building blocks and open spaces.
- (b) The street hierarchy, including the extent of the adoptable highway, typical street cross sections, street trees and detailed design elements and how these translate into a legible movement strategy across the site. This includes a comprehensive design solution for the Homezones that promote vehicular speeds to below 10mph and examines the delivery of associated detailed elements within them, such as landscaping, play areas, cycle and car parking and public art.**
- 1.4 The street hierarchy reflects a primary vehicular loop road with access from Babraham Road – this in turn is fed into by a series of secondary routes following a homezones approach of reducing vehicles speeds through shared surfacing, street trees and on-road cycling. A comprehensive footpath and cycleway is established across the site to enable access at all points as established in the Masterplan.
- 1.5 Substantial areas of open space are created across the whole of the site substantially in excess of the Council's Open Space Standards and compliant with the Masterplan which

was relevant to a much larger scheme of 347 dwellings. Car and cycle parking areas are in accordance with Council standards and public art is the subject of a specific submitted strategy.

**(c) How the design of the streets and spaces takes into account mobility and visually impaired users**

1.6 All affordable units and 15% of the private units are designed to Lifetime Home Standards. All apartments are wheelchair accessible with the layout providing step-free routes.

**(d) Block principles to establish use, density and building typologies. In addition, design principles including active frontages (including pedestrian access points and external letterbox design), the design treatment of access points into and the ventilation of undercroft/underground parking areas, fronts and backs and perimeter of building definition.**

1.7 The defined perimeter blocks with active frontages follow the approved Masterplan and parameters plan and letterbox design is addressed in the Design and Access Statement.

**(e) Key groupings and other buildings including information about height, scale, form, level of enclosure, building materials and design features.**

1.8 The scale and mass are compliant with the approved masterplans with materials and design features for the 4 character areas set out in the Design and Access Statement.

**(f) Comprehensive design including detailed plans, sections and materials relating to the treatment of the public realm at the entrance square.**

1.9 All of the above matters are addressed within the submitted plans and Design and Access Statement and are consistent with approved Masterplan and parameter plans. The main access leads into the Entrance Square which is a main civic space from which five streets radiate – it is formed by a shared space with block pavements and slabs with careful placement of trees and seating.

**(g) Approach to incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables and satellite dishes/aerials.**

1.10 The infrastructure for the scheme is integrated into the design process and includes careful treatment of wires and cables and underground recycling provision within the Entrance Square.

- (h) **Details of the approach to vehicular parking across the entire site and for each development block.**
- 1.11 Main parking types are allocated off-street parking comprising integral and mews garaging and communal parking areas for apartments. On street parking is provided for visitors and car club.
- (i) **Details of the approach to cycle parking for each development block, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.**
- 1.12 Cycle parking provision meets Council standards and are positioned in safe and secure accessible locations, e.g. parking within garages and in locations with direct side access to rear gardens. Within apartments and retirement and student accommodation, the secure parking area is on the ground floor. Visitor parking is provided in overlooked public spaces with Sheffield stands.
- (j) **The character and treatment of the ecological mitigation features promoted for the adjacent wildlife corridors.**
- 1.13 Enhancement measures are summarised as new landscaping areas of grassland and wildflowers, new balancing ponds with margins for wildlife, bat and bird boxes and specific method statements to address the southern hedgerow.
- (k) **Details of how the sustainable drainage management train is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, including planting strategies to enhance biodiversity and improve water quality as much as possible before discharge into the balancing ponds.**
- 1.14 A SUDS strategy is adopted which contains a series of swales and attenuation features which on the southern edge of the site contribute to the site's landscaping and biodiversity features.
- (l) **Details of the public realm to include public art, materials, signage, utilities and any other street furniture.**
- 1.15 As stated above, the use of different materials and textures are important qualities of the Entrance Square and provide clear guidance to the users of the site from a vehicle, cyclist and pedestrian perspective.

- (m) **Details of waste and recycling provision for all building types and their location within the development block and underground recycling points.**
- 1.16 Lighting styles (luminaries) are set out in the submission to ensure that visibility, safety and security is not compromised.
- (n) **Details of waste and recycling provision for all building types and their location within the development block and underground recycling points.**
- 1.17 Specific bin types are required throughout the development and their collection points and general provision have been the subject of discussions with officers. Regarding recycling, details of an advanced recycling facility are incorporated into the submission in compliance with Condition 49 of the outline consent.
- (o) **Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing and external building features.**
- 1.18 Energy and sustainability statements are submitted with all market units being Code 3, all affordable being Code 4 and student accommodation being BREEAM very good rating.

## **APPENDIX I: QUALITY PANEL REPORT**

### **CAMBRIDGESHIRE QUALITY PANEL**

#### **REPORT OF PANEL MEETING**

**Scheme:** Bell School Development Site

**Date:** 17<sup>th</sup> June 2013

**Venue:** Shire Hall Room 128, Shire Hall, Cambridgeshire County Council,  
Cambridge

**Time:** 8:30-12:30 (includes site visit)

#### **Quality Panel Members**

Robin Nicholson (Chair)

David Prichard  
Canda Smith  
George Hazel  
Lynne Sullivan  
Simon Carne

### **Panel secretariat and support**

Antony Proietti (Cambridgeshire County Council)  
Judith Carballo (Cambridgeshire County Council)  
Juliet Richardson (Cambridgeshire County Council)

### **Local Authority Attendees**

Michael Ovenden (Principal planning officer, Cambridge City Council)  
Jonathan Brookes (Principal urban designer, Cambridge City Council)  
Ian Dyer (Lead Engineer, Cambridgeshire County Council)

### **Applicant and Representatives**

Joanna Thorndike (Planning Manager, Hill Partnerships)  
Stephen McGrath (Design Director, PRP Architects)  
Nick Parkinson (Design Director, Hill Partnership)  
Robert Myers (Landscape Architect, Robert Myers Associates)  
Roger Chisnall (Land Agent, Bell School)     *Site Visit Only*  
Ben Williamson (Associate, PRP)  
Brian Brooks (Consulting Engineer, PEP)  
Jenny Page (Planning Consultant on behalf of Bell Trust, Beacon Planning)

## **1. Scheme description and presentation**

Architect/Designer	PRP Architects
Developer	Hill Residential Ltd and Bedfordshire Pilgrim Housing Association (BPHA)
Planning status	Reserved Matters



## **2. Overview**

The Bell School development site forms part of the wider Southern Fringe expansion of Cambridge and is situated approximately 4 km south of Cambridge City Centre, to the southeast of Addenbrooke's Hospital. The site extends to approximately 7.7 hectares.

The proposal for approximately 275 dwellings includes a mixture of houses and flats (40% offered as affordable homes), a 100 bed student hall of residence, public open space, vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure.

The scheme will provide on-site public open space and allotments, and provide financial contributions to a number of off-site infrastructure schemes and facilities. The site is relatively free from constraints, the main ones being the need to respect existing development to the north and east (particularly given that the site is open to views from the greenbelt including from the Gog Magog Hills to the south) and that the only practical vehicular access to the site is from the Babraham Road, which runs along the eastern extremity of the site. The layout of the development is heavily influenced by the sustainable surface water drainage system and the provision of a network of pedestrian and cyclepaths across the site to connect to existing routes.

A number of pre-application meetings have been held between the applicant and Cambridge City Council and a pre-submission briefing to the JDCC is scheduled for July 2013. It is understood that the reserved matters application for the whole site will be submitted at the end of July 2013 and potentially determined at the JDCC in October 2013.

### **3. Cambridgeshire Quality Panel views**

#### Introduction

The Panel welcomed being able to review this scheme and considered that it was a fantastic site which offers the opportunity to create a quality development on the edge of the city. The Panel praised the packs of information that were produced as part of the presentation material and welcomed the visit to the Bell School site which was very useful in providing the context for the scheme.

The Panel's advice below reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter.

#### Community

The Panel were concerned about the location of the allotments, which are currently in the south-east corner of the site far from the rest of the development with relatively restricted access for servicing. The Panel questioned whether this important community facility could instead be located in an alternative part of the site. The Panel recommended that the character of the allotments could be as a walled garden, maybe attached to the 55+ accommodation units, which would provide a unique and distinctive aspect to the development.

The Panel questioned whether the café within the 55+ accommodation block is in the right place spilling out into the car parking to the north. This needs to be located so as to help animate and engage with the adjacent public space.

The Panel recommended that an artist be involved at an early stage in order to work with the existing community and develop proposals which will create a sense of place for the scheme.

#### Connectivity

The Panel were concerned about the design of the main southern route because it could end up becoming a loop road, which could be reasonably busy. One of the key elements will therefore be how the route is designed. The Panel

recommended that it was important for it to be designed as a shared space/street in which the car is seen as a visitor, rather than as a road.

The Panel were concerned by the lack of relationship between a number of plans and illustrations. In particular the main plan suggested a loop road which may be particularly busy. However, the illustrations do not include many cars, which seems unrealistic.

Due to its good location and easy access to the city centre (there are bus stops on Babraham Road and Addenbrooke's Hospital that provide regular bus services into the city, as well as excellent cycle and walking links), it was considered that this development provides an excellent opportunity for reducing car use and encouraging sustainable methods of transport. The Panel therefore recommended minimising parking through the use of minimum parking standards, together with the promotion and encouragement of community club cars, cycle groups, etc.

The Panel considered that it would be useful to include on the plans details of the surrounding shops, bus stops, services etc, together with walking distances to these key locations. A comprehensive assessment can then be made in terms of wider connectivity and the appropriateness of the development proposals.

### Character

The Panel welcomed the character proposed for the scheme and noted that there were lots of good elements and ideas. However, the quantity of ideas, particularly in a very narrow site, meant that it was important for the scheme to emphasise the core elements which could otherwise be lost. The Panel recommended a simpler palette of building materials and planting which could be beneficial in helping to simplify the scheme. In particular there is a need to 'stitch' the whole site and varying housing typologies together.

The Panel emphasised that it was the landscape (both hard and soft) of a scheme which makes a place. Within this there is a need to define spaces, and therefore issues of enclosure and edge treatment are of great importance.

The Panel questioned the scale of 'the village green' and considered that the green spaces in the site had been split into too many small parcels which lacked purpose and impact. Instead the Panel advocated fewer, larger green spaces which could make a bigger impact.

The Panel welcomed the good mix of house typologies across the development and highlighted that the aerial views shown were very helpful to consider the site holistically.

The Panel considered that the use of water on-site is a fantastic addition and a key element and driver of the character of the scheme. The Panel questioned whether it is located in the right place and heard that this is driven by the drainage of the area.

The Panel were concerned regarding the 55+ accommodation, located within the south-west section of the site. They considered this a missed opportunity for better integration, which with only small changes could become a much nicer destination. The Panel questioned whether the south-east and south-west elements of the scheme could be swapped over, particularly given the access implications for those using the older person housing in the south-west corner. Alternatively the Panel suggested that the 55+ accommodation was moved to a more central location, with a suggested location as the block in front of the student building. The Panel considered that the architecture of the 55+ accommodation did not harmonise with the rest of the scheme.

The Panel welcomed the introduction of Mews houses with small traditional pitched roofs. However, the Panel were unsure about the car parking provided, with too many small green spaces on it that will be used only as a parking. The Panel raised a number of issues in regards to the legibility of the mews, due to the double-sided aspect of that part of the scheme.

The Panel were concerned about the lack of any detailed information regarding the student accommodation and its relationship to the existing, adjacent

buildings, as the proposals for this corner of the site is still unknown. This area needs further work.

### Climate

The Panel welcomed the fabric first approach to achieving energy and sustainability targets. However, they were disappointed about the lack of ambition, with only Code for Sustainable Homes Level 3 for market housing and Code Level 4 for affordable housing being proposed. The Panel highlighted that building regulations are going to change soon and would encourage this scheme to be more ambitious in terms of sustainability.

The Panel noted that the site had the advantage of being predominantly south-facing and that there were opportunities and issues (e.g. levels of glazing could result in overheating the new homes) that can arise from this. The Panel recommended that a solar strategy was developed, which included a strategy for maximising PVs on the roofs.

## **4. Conclusion**

The Panel considered the proposals to be very comprehensive and overall the plan appears to be well set out. Ideally it would have been beneficial to have seen the scheme at an earlier stage in order to have embedded the Quality Panel principles as early as possible.

The Panel recommended a need to maximise the site opportunities and stitch the site together. There was a general direction to calm the proposal down and simplify a number of elements.

The key issues and recommendations raised by the Panel are highlighted below (these replicate the comments made in the main body of the report, further details of which can be found above):

- Current location of allotments is poor and needs to be reconsidered. Character should be as a walled garden;

- Café area of older person accommodation needs to help animate and engage with the public space;
- Engagement with artist should be from an early stage;
- Main road should be designed as a shared surface, street, in which the car is considered to be a guest;
- Lack of relationship between a number of plans and illustrations. Needs to be addressed;
- Number of parking spaces should be as low as possible, with minimum parking standards and promotion of cycling, walking, car clubs;
- A wider plan is needed to show the surrounding shops, facilities and services, together with travel distances;
- Simpler palette of building materials and planting will help to unify the scheme;
- It is the landscape (both hard and soft) of a scheme which creates a sense of place. Need to define spaces, and therefore issues of enclosure and edge treatment are of great importance;
- There should be fewer and larger green spaces, rather than many small areas, which lack purpose and impact;
- Use of water on-site is excellent. Is there any potential to move to an alternative more public location;
- Older person accommodation is located in the wrong place. Needs to be either in a more central location or swapped with proposals in south-east area;
- House numbering of mews streets needs careful consideration – implications for legibility;
- Student accommodation requires much more detail;
- Need to ensure that what is being proposed can be met and that quality is not diluted later in the process (e.g. substitution of materials) when funds are running out;
- Welcome fabric first approach;
- Sustainability and Code Levels needs to be more ambitious;
- Further work is required on a solar strategy in order to maximise advantage of it being a predominantly south-facing site.

**APPENDIX J: PLAN PACK**