

<b>Application Number</b>	14/0591/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	14th May 2014	<b>Officer</b>	Mr Toby Williams
<b>Target Date</b>	13th August 2014		
<b>Ward</b>	Kings Hedges		
<b>Site</b>	North Cambridge Academy Arbury Road Cambridge CB4 2JF		
<b>Proposal</b>	Demolition of existing school buildings and erection of new 2-storey school and associated parking and landscaping		
<b>Applicant</b>			

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>-The principle of a replacement school is acceptable and would provide a valuable new educational and community facility.</li> <li>-The design is adequate and the scheme would replace an existing school building in a very poor state of repair.</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site comprises the school buildings, car parking and playing fields associated with the North Cambridge Academy (formerly the Manor Community College) located on the north eastern side of Arbury Road. It excludes a tower building and its immediate surrounds currently occupied by Bellerby's College, a private tutorial college.
- 1.2 The site is 7.4Ha in size and incorporates a significant extent of protected open space (4.9Ha) in the form of playing fields and tennis courts.

- 1.3 The main frontage of the site is onto Arbury Road. The main vehicular access is to the west of this. A separate pedestrian/cycling access is from the north east of the site over the sports pitches. The side and rear boundaries of the site abut two storey residential properties and the boundary of the Grove School's playing field. Close to the site is the Colleges' Nursery Family Centre on Campkin Road and opposite the site is Arbury Court local centre.
- 1.4 The existing buildings are flat roofed, in a poor state of repair and date from 1959.
- 1.5 The site is not allocated in the Cambridge Local Plan (2006). It is not within a Conservation Area and there are no Listed Buildings or Buildings of Local Interest on or adjacent to it. Whilst there are trees on site, none are protected. The site falls outside the controlled parking zone.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks planning permission for the demolition of existing school buildings and erection of a new 2-storey school with associated parking and landscaping. The demolition works exclude the existing, more modern sports hall and buildings, including a tower, occupied by Bellerby's College.
- 2.2 The proposal will provide a replacement standalone building catering for a total of 750 pupils (the current intake is 450). It would be sited to the north east of the main school buildings back from the road and would be formed from two main wings running perpendicular to Arbury Road, joined by a horizontal section which would be the entrance point. The new school would be built whilst the main part of the existing school buildings are occupied. Once complete, the remaining school buildings would be demolished and the area in front landscaped.
- 2.3 The application is submitted as part of the Government's Priority School Building Programme being delivered by the Education Funding Agency. In order to be eligible for the programme, applicants have to demonstrate a significant condition need. The North Cambridge Academy is one of 261 schools across the Country that was considered to have a

pressing need to be rebuilt. From my site visit, it was clear that the buildings are in a very poor state of repair.

2.4 The application is accompanied by the following supporting information:

1. Planning Statement
2. Design and Access Statement
3. Transport Assessment Report
4. Arboricultural Survey Report
5. Preliminary Ecological Appraisal
6. Flood Risk Assessment
7. Acoustic Survey Report
8. Geo-Environmental Desk Study

2.5 Amended plans have been received which show the following revisions:

1. Revised landscaping to the front, rear court and side, including larger entrance plaza with seating and visitor cycle parking (20spaces)
2. Additional footpaths
3. Changes to the treatment of the elevations
4. Covered staff cycle parking area
5. Introduction of signage
6. New front canopy over entrance
7. Screening for roof top plant

2.6 Re-consultation has been carried out on the amendments.

### **3.0 SITE HISTORY**

3.1 Extensive history but none relevant to this proposal.

### **4.0 PUBLICITY**

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

4.2 A public consultation event was held at the Academy on the 2 April 2014. Local residents, pupils, parents and local Councillors were invited to view the proposal via a letter drop and via the Academy's web-site.

## 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/6 3/7 3/11 3/12 4/2 4/4 4/13 4/15 5/11 5/12 8/2 8/4 8/6 8/16 8/18

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

Central Government Guidance	National Planning Policy Framework March 2012  National Planning Policy Framework – Planning Practice Guidance March 2014  Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction 2007
Material Consideration	Open Space and Recreation Strategy 2011
Joint Ministerial Statement	‘Policy Statement – planning for schools development’ August 2011.

## 5.4 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, there are no policies in the emerging Local Plan of relevance.

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 No Objection: The number of students will remain the same in the short/medium term. The development will not have a significant impact on the network. The level of car parking will remain the same. Cycle parking should be provided in accordance with adopted standards. A Travel Plan has been submitted that requires revisions that can be secured via condition. The layout drawing indicates sufficient manoeuvring space for vehicles.

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

- 6.2 No objection: Recommends conditions in relation to: contaminated land, construction hours, demolition/construction noise, collection/delivery times, control of dust, plant/building noise insulation, external sports facilities noise impact assessment, external sports facilities hours of use, odour/fume filtration extraction, external flood-lighting, operational waste storage/collection. Informatives are also proposed.

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

### **6.3 *Application as submitted***

Objection: The Landscape Team, whilst supportive of the scheme in principle, do not support the application as currently submitted. More details associated with the comments listed above must be provided for a full assessment of the scheme.

In summary:

- A detailed planting plan showing all proposals, planting lists, hedge types and intended heights, and showing amendments recommended within the comments
- Street furniture, lighting, and hard works plans with some detailed areas highlighted, in particular, the courtyard area.
- Cycle parking strategy drawing showing locations and type of provision or shelter

With the submission of the above amendments and further information, we may be able to support the proposed application. A number of suggested conditions have been provided below should the application be approved.

### ***Application as amended***

The changes to the courtyard are satisfactory. The proposals are not fully explanatory, but the plans appear to be showing benches, division of space and more planting. This is suitable given the limitations of the scheme. The frontage has been improved. Support for the scheme is given subject to conditions.

## **Urban Design and Conservation team**

### **6.4 *Application as submitted***

The arrangement of windows and spandrel panels emphasises the horizontal form of the building. Recessing or projecting elements of the building would help break up the longer elevations. The treatment of the elevations does not respond to the intended functions within the building, particularly the main entrance and hall.

Amendments are needed to the proposed landscape treatment:

- Provide threshold planting to soften the appearance of the building.
- Hedge planting is needed in front of the fence between the Bellerby's Building and proposed school.

The following information needs to be provided:

- Details of the treatment of the Bellerby's Building, including (if necessary) reinstating any walls and windows following demolition;
- Details of the functional requirements of the Bellerby's Building;
- Details of the location and arrangement of rainwater goods, window and door reveal depths and vents/flue extracts need to be provided;
- Treatment of the external plant building and substation, and;
- Details of cycle parking numbers.

#### *Application as amended*

The following amendments are supported:

- Frontage landscaping (including grass terracing, birch copse, benches and additional tree planting).
- Inclusion of coloured panels on the elevations.
- Additional cycle parking stands to the front.
- Introduction of signage.
- Plant screen setback.
- Introduction of canopy welcomed in principle but seeks lighter weight design and lower height via condition.

It is disappointing that further amendments to the elevations to include more recesses/projections and variation in roof heights have not been undertaken. Overall the amendments are generally acceptable.

#### **Environment Agency**

- 6.5 No Objection on the grounds of flood risk. Recommend a surface water drainage condition and surface water drainage management condition.

## **Sport England**

- 6.6 No Objection: The rebuilding of the school will largely be restricted to land within its existing footprint. The sports hall and artificial grass pitch would not be affected. The existing changing rooms will be demolished and new ones provided within the new building close to the sports hall. A strip of a part of a playing field (40m x 5m) will be lost, however, the main playing field and sports pitches will be largely unaffected. Additional informal green areas will be created to the NW of the new building. No objection to the loss of the strip as it affects land incapable of forming a playing pitch. The playing fields should not be used for construction materials/compounds.

A new fitness studio within the changing room block will be provided. The new main hall will be available for use by the wider community. The existing gym will be lost, which is a base for Cambridge Gymnastics Academy. The school and club are in dialogue to agree the details of the multi-purpose hall (adjacent to the main hall) being converted for gymnastics. The application should be subject to a planning condition to ensure the relocation (on or off-site) of the club prior to the loss of the existing facility. A new or updated community use agreement for the indoor and outdoor sports facilities is recommended.

## **Anglian Water**

- 6.7 No objection: Recommends surface water condition

## **Cambridgeshire Constabulary (Architectural Liaison Officer)**

- 6.8 There is a lack of surveillance of the cycle storage across the site. The racks could be located in a more favourable position, such as in front of the school offices. CCTV is not proposed. The external lighting strategy is acceptable. Night purging should be secure.

## **Cambridgeshire County Council (Archaeology)**

- 6.9 No Objection: There is evidence of Roman settlement in the vicinity of the site. Recommends an archaeological investigation to be secured via condition.

## **Design and Conservation Panel (Meeting of 11 December 2013)**

### **6.10 1. Presentation - North Cambridge Academy, Arbury Road.**

The pre-application proposal for a new secondary school following the demolition of the existing school buildings. Presentation by Phil Houghton of the Education Funding Agency, architect David Shaw (CPMG), the Principal of North Cambridge Academy Martin Campbell with Alan McLaughlin and Colin Watkins of building and construction company Wates.

Jo Morrison was not present for the presentation and therefore did not participate in the vote.

The Panel's comments are as follows:

- The Panel noted that the strategy for the development of the school's site is highly pragmatic being largely shaped by the over-riding requirement for the academy to remain operational in its existing buildings during the single phase construction period and without re-course to the use of temporary on-site accommodation. The Panel also noted the attempts by planning officers to explore the development of a scheme within the context of a master-plan which factored in the potential availability of the Bellerby's site in the longer term.
- Relationship to the school's playing fields. The Panel felt the new site layout addressed the areas of protected open space effectively. It was noted that the access points on the boundary of the playing fields would need to be carefully managed for security purposes.
- Landscaping. Currently, this aspect seems to have been given only minimal attention. Should funding become available, it is hoped that the site's landscaping could be enhanced. Panel would not wish to see future car parking allowed to encroach on to the landscaped area between the new school and Arbury Road.
- Materials (render onto block work). The Panel expressed some concern regarding the basic level of detailing applied here and urged the need for careful design and application, so as to ensure that the external rendered finishes do not deteriorate within a relatively short timescale.
- Internal corridors. In the Panel's view, the potentially hostile environment of the long, narrow, artificially lit corridors needs to

be enhanced through the incorporation of natural light via sun pipes and/or roof lights.

- Cycle parking access and provision. Little detail was provided on the space provided or on the arrangement and style of cycle racks. It is hoped that details of such provision, including the surveillance of such areas are included in the planning application.
- Hard play area (community parking). The Panel would welcome some consideration given to the provision of an official spill-out area for community use, instead of the vehicular turning circle as currently proposed.

## **Conclusion**

**The Panel were conscious of the tight budgetary constraints and quality of education imperatives associated with the early delivery of the proposed scheme. In such circumstances, the proposed site arrangement appears to offer the optimum layout. The Panel were however, supportive of the attempts by planning officers to explore the development of a scheme within the context of a masterplan. The Panel would urge that careful consideration is given to enhancing the quality of; the internal corridors, the external finishes to the new buildings, landscaping and cycle provision.**

**VERDICT – GREEN (6), AMBER (1) with 1 abstention.**

## **Cambridge City Council Access Officer**

- 6.11 No objection. Recommends that the reception and classrooms should have hearing loops installed. Signage and colour contrast in the internal fit-out should be implemented. Changing facilities should be in accordance with Sport England Guidance.

## **Cambridge City Council Senior Sustainability Officer**

- 6.12 Building Design: The following measures are supported:

- Hybrid ventilation strategy with heat recovery
- Large opening windows with solar control glazing and internal blinds
- Fabric first approach, exceeding Building Regulations
- Night purge ventilation

-Flexible building layout

Renewables:

Policy 8/16 requires developers of major proposals to meet at least 10% of their proposals energy requirements through the use of on-site renewable energy provision. Further information in relation to carbon calculations and the specification of the photovoltaic system has been provided in an Energy Statement. The planning submission proposes the use of photovoltaic panels to meet the requirements of policy.

A 28 KWP photovoltaic array has been specified to deliver the carbon reduction. The application is given full support.

### **Cambridge City Council Sustainable Drainage Officer**

- 6.13 No objection: The surface water strategy (using soakaways and an under drained swale) is adequate. Recommends a surface water condition based upon infiltration tests.

### **Cambridge City Council Cycling and Walking Officer**

- 6.14 *Application as submitted*

The cycle parking provision is inadequate. The draft Travel Plan does not inform the provision. Additional cycle parking for pupils, secure/covered cycle parking for employees and visitor cycle parking near the entrance should be provided.

*Application as amended*

No comments have been provided at the time of writing this report. I will report any further comments on the amendment sheet or orally at the meeting.

### **Cambridge City Council Public Art Officer**

- 6.15 *Application as submitted*

Objection: The application does not contain any details for the provision of public art. The revisions have not addressed this issue.

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

## **7.0 REPRESENTATIONS**

7.1 The owners/occupiers of the following addresses have made representations on the plans as submitted:

- 19 Blackthorn Close
- 15 Shelly Garden
- 123 Woodhead Drive

7.2 The representations can be summarised as follows:

### *Plans as submitted*

- There is no visitor cycle parking.
- Cycle provision for students should be more ambitious.
- The cycle racks should better positioned so that they are overlooked.

- The school grounds include an area behind the newly installed metal fence which is the responsibility of the school to maintain.
- Trees that were felled some years ago should be replanted adjacent to the tennis courts.

- The impact of the building on residential amenity is unclear.
- Clarification regarding construction access is required.

### *Plans as amended*

- The cycle parking has been reduced in overall quantity albeit visitor spaces are now provided at the front of the building. Provision should be made in accordance with the Council's adopted standards.

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

## **8.0 ASSESSMENT**

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

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

### **Principle of Development**

8.2 The North Cambridge Academy (NCA) caters for pupils of between 11-16 and stands in a prominent location off Arbury Road in the heart of the community. The redevelopment of the site has the potential to greatly improve the design and presence of the school within the local community and this proposal represents a key opportunity. The school buildings are evidentially in a poor condition and the fact that they have qualified for the Government's Priority School Building Programme is an indication of the need for a replacement.

8.3 In my opinion, the principle of a replacement school is acceptable and is in accordance with policies 5/11 and 5/12 of the Cambridge Local Plan 2006. The existing school buildings clearly suffer from dilapidation and are not of any merit. Whilst any part(s) of the existing school could be repaired, there are clearly advantages associated with a new build scheme in terms of energy efficiency, operational improvements and circulation.

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

#### *Siting and Landscaping*

8.4 The submitted scheme proposes to demolish the existing school buildings and build a new school to the rear of the existing

grouping of buildings. This would take the form of a two storey building consisting of two wings with a recessed central link where the main entrance would be located. Behind this would be a 16m wide central courtyard space enclosed on three sides and partially hemmed-in by the retained sports hall to the north east.

- 8.5 The north western wing of the building would provide shared space: for students during school hours; and for members of the public out of school hours. Within this wing the wider community would be able to utilise changing facilities, a fitness studio, a learning resource centre and a new multi-purpose hall. The retained sports hall to the north would continue to be available for use by the community. The scheme shows the retention of the Bellerby's building, in County Council ownership, to the north west of the site. Existing car parking provision and access arrangements and the caretaker's house on the frontage would be retained.
- 8.6 The siting of the school building is a result of the decision to maintain educational continuity by retaining the majority of the school buildings during the build. The use of temporary accommodation during the construction phase has been ruled out because of cost. Whilst this is understandable it has compromised the ability to optimise the quality of layout and design of the new school. Initially a limited number of buildings will be demolished on the edge of the existing open space. This will make for a cleared construction site. The new school will be built and then the existing school decanted and demolished with the frontage area that is then released being landscaped.
- 8.7 Whilst it is accepted that a new school is urgently needed, and the current school does not make a positive contribution to the appearance of the area, I do not consider the siting of the new school has maximised the constraints and opportunities of the site and pragmatic decisions about costs have driven less than ideal development solutions. The new school block is set further back from the Arbury Road frontage, is cramped in form and would have less of a presence than the existing school buildings. It also means that a large area of land is left to the front with potentially little practical means of use. Students are mainly to have access to this space as a means of arrival and departure because it is not within the secure area of the school. The new school would also be sited adjacent to the retained

Bellerby's building and the two buildings, to my mind, will visually jar for as long as the Bellerby's building stands. This has reduced the opportunity for a new civic building to make an improved contribution to the appearance and townscape of this part of the city, and to the aspirations of the students studying here.

- 8.8 Given this a high quality landscape scheme is needed for the frontage to make it a successful place. The initial proposal failed to achieve this, incorporating mainly large grassed areas, with a small entrance court, little landscaping variety or visual focus to the building entrance.
- 8.9 The applicants have amended their proposal. The front area now includes a science garden and horticultural growing beds projecting from the southernmost wing. This would be fenced off and landscaped, but would enable glimpse views through. It is a practical and interesting use of the frontage.
- 8.10 Alongside the science garden would be a new shared 3m wide pedestrian/cycle path. This has come forward as part of the amendments and would be a natural route for pupils arriving from the south. Within the centre of the landscaped frontage is a grass terraced bund forming an amphitheatre. It would measure 34m x 35m and be accessed from the main diagonal path cutting through the site leading to the entrance. It would be a significant feature. If robustly constructed, it would be utilised for supervised outdoor theatre/performances or study and is a welcome amendment.
- 8.11 Around the main entrance, the revised plans have extended the hard landscaping space to include a tarmac court with seating and visitor cycle parking for 20 bikes. This would sit adjacent to a triangular area of ornamental planting.
- 8.12 The Bellerby's building is set to the front left of the main diagonal approach behind a new hedge and tree planting on top of a proposed low level grass bund with Birch copse. This will partially soften the visual presence of the Bellerby's tower. These revisions are also welcome.
- 8.13 To the rear, a 16m wide courtyard space is proposed between the two extending wings. The plans for this space as submitted showed it as a grassed area whereas the amended plan shows

seating, tree planting and a variety of surfacing materials. Officers have encouraged an imaginative design for this courtyard space to promote outside learning. The amended plans give a 'nod' in the right direction albeit that I am disappointed that larger scale and more detailed plans have not been developed.

- 8.14 To the west of the rear wing is an outside hard landscaped area that will also function for community parking during out of school hours. Tarmac is proposed as the main surfacing material and will be differently coloured to create visual interest. This space shows limited planting or seating. In my opinion, it remains a disappointment and could be designed to a higher standard to include: more planting; more seating (as it is adjacent to the dining hall); and a variety of different surfacing materials (such as paving) perhaps with some form of outside shelter.
- 8.15 In summary, the front landscaping space, that is most visible to members of the public, has been improved through the most recent revisions. My view is that this area has been enhanced and is acceptable. The rear spaces require further detailed design work to be acceptable which can be secured through condition 16.

### *Massing and Design*

- 8.16 The proposed two storey height is in keeping with the surroundings. In my opinion, more height could be given to the entrance point to emphasise its position on the site but this has not been offered by the applicants. Instead, a frontage canopy has been added to the scheme which would project from the roof level by 2.5m. It would provide limited shelter at this height and at this projection, but together with the signage adjacent would provide a degree of focus and legibility to the entrance. The Urban Design officer has welcomed its provision in principle but has suggested the detailed design of the canopy should be subject to condition 14.
- 8.17 The scheme incorporates long and flat elevations. This is most true of the eastern elevation which is 89m. It contains no form of projecting or recessed element(s) and no variation in roof height. I would describe this elevation as flat and lacking articulation. It is typical of all the building elevations apart from the entrance, which are made up from a combination of either

white render or buff brick, with smaller grey rendered panels between grey aluminium windows and narrow coloured aluminium panels.

- 8.18 Officers have sought amendments to the elevations to create a greater degree of interest but these have not been provided. Instead, alterations to the fenestration have been carried out which has involved the reduction in grey render and the insertion of the coloured panels to break up the horizontal planes. The colouring reflects that of the Academy's signage and denotes the school's house structure. In my opinion, the panels add interest to otherwise bland and functional looking facades.
- 8.19 The Design and Conservation Panel and Urban Design colleagues have raised concern with the 'basic level of detailing applied' and have 'urged the need for careful design and application' particularly of the render. A number of conditions (13 and 14) are proposed to capture these elements.

### *Summary*

- 8.20 The design of the building could be much improved and whilst officers recognise the financial constraints here they remain concerned that this represents a lost opportunity to do a better scheme for the benefit of pupils and residents of this part of the City. It reflects the functional use of the spaces inside and the limited budget available under the Priority School Building Programme. The response to officers' concerns has been disappointing, however, I am mindful of the improvement to the landscaped elements of the proposal, particularly the frontage together with the introduction of the canopy and the coloured paneling. In my opinion, the scheme is adequate to gain officer support and I consider it compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Co-ordinated Development**

- 8.21 The proposal includes the retention of the building occupied by Bellerby's (a private tutorial college) and the demolition of a number of single storey buildings to the front of it. The part occupied by Bellerby's is in the separate ownership of the County Council which was transferred to them on the creation of the North Cambridge Academy. It is in a very poor state of

repair. It would make sound planning sense to redevelop this part of the site at the same time or at the very least develop a masterplan for it.

- 8.22 Officers have encouraged the development of a scheme within the context of a master-plan, which can factor in the potential availability of the Bellerby's site in the longer term. This has not been forthcoming but I do not consider that it is a reason to resist the proposal under Cambridge Local Plan policy 3/6.

### **Public Art**

- 8.23 The applicants have provided little information with regard to their approach to public art despite officers requesting a public art delivery plan at pre-application and application stages. They have indicated that they have made contact with Kettle's Yard art gallery, who are keen to support and help to deliver a public art project. The Academy and EFA have expressed an interest in delivering the public art through student experiences and learning; as well as the installation of a physical object.
- 8.24 The frontage of the site would appear to offer ample opportunity for a public art project. It is disappointing that nothing has been developed. I recommend condition 21 to secure a public art delivery plan for the site. I am mindful of the constrained budget for this project and at the applicant's request I am agreeable to a revision to the wording of the condition to secure a value of public art up to 1% of the capital construction costs.
- 8.25 Subject to this condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

### **Renewable energy and sustainability**

- 8.26 The applicants propose a hybrid ventilation strategy with heat recovery; large opening windows with solar control glazing; internal blinds, a fabric first approach, exceeding Building Regulations; night purge ventilation; and a flexible building layout. The approach is to minimise energy demand. The measures are welcomed by the Council's Senior Sustainability Officer.

- 8.27 Policy 8/16 requires developers of major proposals to meet a 10% renewable energy requirement. The planning submission proposes the use of photovoltaic panels. These would be located on the rear, inner side of the western wing. The Council's Senior Sustainability Officer, following the submission of further information, has given her full support to the approach.
- 8.28 In my opinion, the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

### **Disabled access**

- 8.29 Level access would be available from all car parking areas. There would be level thresholds at all entrances and a lift positioned centrally within the entrance foyer. 4 disabled parking bays are designated within the eastern car parking area. Out of hours disabled parking would also be available adjacent to the western wing. The applicants advise that the dedicated 4 spaces are 75 metres from the main entrance. This is far from ideal and it is unclear whether this route would be available as it would be across the projecting wing between the science garden, which is shown to be gated. I recommend condition 18 to ensure this aspect of the scheme is considered more thoroughly as it may be more convenient for disabled parking bays to be located within the drop-off area further up Arbury Road. I also recommend that the Access Officer's comments are appended as an informative to any permission.
- 8.30 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Residential Amenity**

#### *Impact on amenity of neighbouring occupiers*

- 8.31 The building would be 2 storeys (7.8m to the parapet). Given the set-back location of the building it is relatively remote from nearby dwellings and I do not consider its physical presence would cause any significant issues in terms of dominance of built form, over-shadowing or loss of privacy.

- 8.32 The main impact on nearby residents will be the construction process. Subject to the various conditions recommended by my colleagues in Environmental Health to mitigate the construction impact in terms of hours of working, noise and dust etc. I find the scheme acceptable (see conditions 5-12) and compliant with policies 3/4 and 3/7.

### **Refuse Arrangements**

- 8.33 Refuse would be collected from the rear adjacent to the westernmost wing where a dedicated bin store is provided. The location of the bin store is close proximity to the kitchen. Adequate space has been provided for refuse vehicles to turn and collect bins. The proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety and Travel Plan**

- 8.34 The Highways Officer has raised no objection to the proposal. The number of students will remain the same in the short/medium term and the existing access arrangements would remain unaltered. A draft Travel Plan has been submitted that the County Transport Team advise requires revision. I intend to secure this via condition 19.
- 8.35 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

#### *Car Parking*

- 8.36 The existing car parking is to remain unaltered and provides 120 spaces (30 of which are allocated for Bellerby's). The spaces are mainly located along the northwestern edge of the site. 16 spaces are provided adjacent to the western wing, directly south of the retained sports hall and a further car parking area, with disabled provision, is located to the south of the easternmost wing.
- 8.37 The standards require a maximum of 2 spaces for every 3 staff, 5% of which should be disabled. 80 staff are currently employed on site but this could rise to 100 if the school was fully enrolled.

The standards therefore require a maximum of 67 spaces, 4 of which should be disabled.

- 8.38 Technically there is an overprovision of 23 car parking spaces. The standards allow for some flexibility in their application where there is a redevelopment of a site with an existing authorized level of car parking higher than specified in the standards. In my view, subject to a robust travel plan secured through condition 19, I have no issue with the level of car parking proposed as it would be practically difficult to find another use for these spaces in the short term.

### *Cycle Parking*

- 8.39 The school currently provides 180 cycle parking spaces. The application, as amended, proposes 200 cycle parking spaces in total. The provision is in three areas:
- 20 visitor spaces adjacent to the main entrance
  - 92 staff spaces, covered and secure, to the west of the western wing
  - 88 pupil spaces, uncovered to the rear of the site
- 8.40 The adopted standards require cycle spaces for 75% of all pupils. 450 students are currently enrolled at the school therefore requiring some 338 spaces, which could rise if the school was at full capacity to 563 spaces. Therefore, against the standards there is an overall deficit of at least 138 spaces which is recognised by the Council's Walking and Cycling Officer and in third party representations.
- 8.41 The applicants have been encouraged to reconsider the location of the cycle parking to make it more visible. Currently neither area for staff or pupils is surveyed by windows in the building. The applicants do not intend to install CCTV. The Architectural Liaison Officer has raised this as an issue and I agree with him that the location and nature of provision is poor. I have also advised the applicants to consider a phased provision for cycle parking and for this to be indicated on the revised plans. This has not been provided.
- 8.42 The applicants have instead put forward amendments altering a pupil cycle store to a staff cycle store. This has been covered and secured with one entrance point and is located to the west

of the entrance. The level of provision for staff appears excessive given that there are more spaces proposed than staff currently employed. It is also not reflective of the 2006 Travel Survey submitted by the applicants - that is out of date - which indicates that only 6% of staff cycled to work. The revisions, if accepted, would mean that if students wished to cycle they would have to park their bikes at the very rear of the site. The route to this from Arbury Road would be circuitous.

- 8.43 The provision of 20 visitor spaces to the front of the main entrance is welcomed, but there is no provision for visitors to the rear adjacent to the sports hall or changing facilities. This would also appear to be necessary.
- 8.44 The approach to cycle parking provision as part of this new development demonstrates a lack of coordinated thinking regarding its location and distribution. It is not easily accessed, the quantity is below the adopted standard and security and surveillance of cycle spaces is poor. I recommend condition 15 to deal with this outstanding issue.
- 8.45 Subject to this condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.46 A number of representations have raised issues regarding cycle parking. I agree with these concerns. The issues have been addressed in the preceding paragraphs.
- 8.47 One representation seeks to clarify the Academy's responsibility for maintenance of its grounds and replanting for trees that have been felled. The responsibility for maintenance is not a planning issue. The issue of the tree loss is not for this application albeit that the frontage of the site will be subject to new planting.
- 8.48 The impact of the construction process and access is to be secured via conditions 5-12.

### **Other Issues**

- 8.49 A strip of a part of a playing field (40m x 5m) will be lost to the new footprint of the building. This is designated as protected

open space. The main playing field and sports pitches will be largely unaffected. An additional informal green area will be created to the NW of the new building. Sport England raise no objection to the loss of the strip as it affects land incapable of forming a playing pitch.

- 8.50 Sport England state that the existing gym will be lost, which is a base for Cambridge Gymnastics Academy who regularly utilise the facility. The school and club are in dialogue to agree the details of the multi-purpose hall (adjacent to the main hall) being converted for gymnastics. Sport England advise that the relocation of the club should be subject to a planning condition prior to the loss of the existing facility. I agree and recommend condition 22.
- 8.51 As existing outdoor pitch provision and the existing sports hall are to be unaffected by the proposal, I do not consider it necessary to secure an updated community use agreement as recommended by Sport England.

## **9.0 CONCLUSION**

- 9.1 The principle of a replacement school is acceptable. The design is adequate and subject to conditions appropriate cycle parking provision and the detailed design of the building, including its canopy can be agreed. A public art proposal has not been developed for the site but subject to a planning condition there is no reason why this could not be incorporated into the frontage of the site.
- 9.2 This is an important project that will deliver the rebuilding and investment in a new school. The scheme's ability to deliver a high quality new school that maximises the constraints and opportunities of this site has been partially compromised by a number of pragmatic decisions including the site constraints, the need for continuing education within the existing building and EFA funding levels. Amendments to this scheme have addressed some of issues that have arisen. Other issues remain and are to be agreed through condition. I recommend approval.

## 10.0 RECOMMENDATION

**APPROVE** subject to completion of the s106 Agreement and the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

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.

3. The proposed 28 KWP photovoltaic array as set out in the Energy Statement of 25 July 2014 by Commercial Services Design Ltd shall be installed on the building and be fully functional in accordance with the approved details prior to occupation of the new school building.

Reason: In order to ensure compliance with Cambridge Local Plan 2006 policy 8/16.

4. Contaminated land

No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of nearby properties and future occupiers of the building (Cambridge Local Plan 2006 policy 4/13)

5. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

6. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition/construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2006 policy 4/13)

7. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties (Cambridge Local Plan 2006 policy 4/13)

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

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

9. Before any plant is installed, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

In order to safeguard residential amenity (Cambridge Local Plan 2006 policy 4/13)

10. Prior to the installation of any equipment for the purposes of extraction and filtration of fumes/odours, details of the equipment shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the building is occupied.

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

11. Details of any proposed floodlighting or external lighting shall be submitted to and approved in writing by the local planning authority prior to its installation. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15)

12. Prior to the commencement of development a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority. The CMS shall provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers and the safety of pupils (Cambridge Local Plan 2006 policy 4/13).

13. No development, apart from demolition works and below ground infrastructure works, shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

14. Apart from demolition works or below ground infrastructure works, and notwithstanding the approved plans the following details shall be provided:

-Prior to commencement of development, revised details of the proposed canopy, alternative plans for its design, preferably at a lower level and with greater projection, shall be submitted to and approved in writing by the local planning authority.

-Prior to its installation, plans and details regarding roof access and maintenance arrangements. Externally visible balustrading will not be acceptable. A mansafe system or similar should be installed.

-Prior to its installation, details of signage and way-finding placeholders.

Reason: The proposed canopy would provide little physical cover from the rain and is poorly designed. As this is the main entrance to the site, a more attractive, light weight canopy should be designed which also fulfils its functional purpose (Cambridge Local Plan policy 3/12).

15. The new school building shall not be occupied until full details of facilities for the partially covered, secure parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The agreed facilities shall provide for both visitors, pupils and employees, be easily accessible and be provided in accordance with the approved details. The approved facilities, which shall include a phasing plan for provision in the event that pupil numbers rise, shall be provided before use of the development commences.

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

16. Within six months of the commencement of development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out in accordance with an agreed phasing plan.

Hard landscaping details shall include: proposed finished levels or contours; means of enclosure; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. external seating and shelter, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports).

Soft Landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, grading and sections for the proposed amphitheatre and an implementation programme.

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

17. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

18. Prior to the occupation of the building, plans shall be submitted to and approved in writing by the Local Planning Authority which show the location of at least 4 disabled car parking bays.

Reason: The current proposed location may be unsuitable for disabled access purposes (Cambridge Local Plan policy 3/7).

19. Within 3 months of the occupation of the building, a Travel Plan for the Academy shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the agreed provisions.

Reason: In the interests of the sustainable travel to and from the site (Cambridge Local Plan policies 8/2, 8/4, 8/6).

20. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

21. Within six months of the commencement of development, a Public Art Delivery Plan shall be submitted to and approved in writing by the local planning authority and shall include the following:

- Details of the Public Art and artist commission;
- Details of how the Public Art will be delivered, including a timetable for delivery;
- Details of the location of the proposed Public Art on the application site;
- A breakdown of costs and how one percent - or an alternative cost otherwise agreed in writing by the local planning authority - of the capital construction costs will be spent on the provision of Public Art;
- The proposed consultation to be undertaken with the local community;

The approved Public Art Delivery Plan shall be fully implemented in accordance with the approved details and timetable.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan 2006.

Prior to the occupation of the development, a Public Art Maintenance Plan shall be submitted to and approved in writing by the local planning authority and shall include the following:

- Details of how the Public Art will be maintained;
- How the Public Art would be decommissioned if not permanent;
- How repairs would be carried out;
- How the Public Art would be replaced in the event that it is destroyed;

The approved Public Art Maintenance Plan shall be fully implemented in accordance with the approved details. Once in place, the Public Art shall not be moved or removed otherwise than in accordance with the approved Public Art Maintenance Plan.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan 2006.

22. Prior to the loss of the existing gym or in accordance with an alternative timescale agreed in writing by the Local Planning Authority, a relocation plan for the Cambridge Gymnastics Academy shall be submitted to and approved in writing by the Local Planning Authority. The relocation plan shall be implemented in accordance with the approved details.

Reason: To ensure the future of this community sports club who currently operate from the gym facility that will be lost as a result of the redevelopment (Cambridge Local Plan policy 6/1)

23. Prior to the commencement of development a surface water scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall use infiltration as a method of surface water disposal and be based upon infiltration tests that have been undertaken and which are submitted alongside the scheme to form the basis of calculations for the design of the proposed soakaways.

Reason: In the interests of sustainable drainage (Cambridge Local Plan policy 3/1)

## **Informatives**

### Contaminated land

If during the works contamination is encountered, the LPA should be informed, additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. The applicant/agent to need to satisfy themselves as to the condition of the land / area and its proposed use, to ensure a premises prejudicial to health situation does not arise in the future Contaminated Land Guide.

The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>. Hard copies can also be provided upon request.

## Asbestos

Asbestos containing materials (ACMs) may be present at the site. The contaminated land investigation/report should consider ACMs within the Conceptual Site Model. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

## Demolition/construction noise/vibration report

The noise and vibration report should include:

a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.

b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- o Agreed target levels are likely to exceeded
- o Upon the receipt of substantiated complaints
- o At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 01233 457457.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

#### Demolition/Construction Dust

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

- o Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

- o Guidance on the assessment of dust from demolition and construction

[http://iaqm.co.uk/wp-content/uploads/guidance/iaqm\\_guidance\\_report\\_draft1.4.pdf](http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf)

o Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:

[http://www.london.gov.uk/thelondonplan/guides/bpg/bpg\\_04.jsp](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)

#### Plant noise insulation

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.

### Odour and Fume Cupboards

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

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

The application should take into account BS EN 14175 (Fume Cupboards) and, if relevant, BS 7989:2001 (Specification for Recirculatory Filtration Fume Cupboards) which provide the necessary guidance on heights required for adequate dispersion and technologies to be used.

### Noise from Use of External Sports Pitches

It is recommend a noise impact assessment is undertaken to establish the impact the proposed sports pitch will have on local amenity and its location suitability, incorporating an amalgamation of guidance from the following standards and organisations:

- o BS 4142:1997
- o BS 8233:2014
- o World health organisation - guidelines on community noise
- o Chartered institute of Environmental health: Clay target shooting (contains guidance on impact noise that is relevant and can be adapted for this proposed development).

## External Lighting

To satisfy the lighting condition the artificial lighting scheme for the approved use shall include details of any external lighting of the site such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises both on and off site. This information shall include layout plans / elevations with luminaire location annotated, full vertical and horizontal isolux contour maps, hours and frequency of use, a schedule of equipment in the design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact off-site and at proposed residential premises and at artificial light sensitive premises in accordance with the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'. Advice from the Council's biodiversity officer should also be sought.

## Health and Safety

As the premises is intended to be run as a school/academy, the applicant is reminded of their duty under the Construction (Design and Management) Regulations 2007 to ensure that that all significant risks related to the design and operation of the premises are minimised. Contact the Food and Occupational Safety (FOS) Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

## Food Safety

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

## Licensing

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

## Disabled Access

The applicants attention is drawn to the comments of the Council's Access Officer whom recommends that the reception and classrooms should have hearing loops installed. Signage and colour contrast in the internal fit-out should be implemented. Changing facilities should be in accordance with Sport England Guidance.