

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date:

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<b>Application Number</b>	S/1996/14/FL	<b>Agenda Item</b>	
<b>Date Received</b>	20 <sup>th</sup> August 2014	<b>Officer</b>	Katie Parry
<b>Target Date</b>	21 <sup>st</sup> November 2014		
<b>Parishes/Wards</b>	Girton		
<b>Site</b>	Field Station, Huntingdon Road, Cambridge		
<b>Proposal</b>	Refurbishment and Replacement of Redundant Buildings for Continued Class B1b (Business) use.		
<b>Applicant</b>	Chancellor Masters & Scholars, University of Cambridge		
<b>Recommendation</b>	Approval		
<b>Application Type</b>	Major	<b>Departure:</b>	No

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### 0.0 INTRODUCTION

- 0.1 This is a full application that has been submitted as a stand-alone application and whilst the site does fall within the red line boundary of the North West Cambridge outline permission, it does not prejudice the wider objectives of the approved development. The site is located on the south side of Huntingdon Road near to the A14 flyover as shown in the location plan in Appendix A.
- 0.2 The application is being reported to the Joint Development Control Committee for determination as under the Terms of Reference / Scheme

of Delegation and being non-residential development; it exceeds the development threshold that can be determined under delegated powers.

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

- 1.0 The existing site comprises numerous agricultural type buildings stock pens and hay barns of various scale, design and age. The majority of the accommodation on the site is either in a poor condition or derelict and therefore does not meet the demands of the site users, with the exception of the more recent stock and holding pens. The premises are in Class B1b (Business) use.
- 1.1 The site is located solely within South Cambridge District and has a site area of 1.1ha. It is located outside of the Cambridge Green Belt but within close proximity of the designated Green Belt.
- 1.2 The long term re-development of the site is provided for within the North West Cambridge Area Action Plan and outline permission but the plan acknowledges that the development at North West Cambridge will take many years to complete and will come forward as and when the University can show a clear need for the land to be released and this part of the site is within the later phases of the development.

## **2.0 THE PROPOSAL**

- 2.1 The planning application seeks approval for demolition of existing derelict buildings and replace them with new accommodation providing the University with fit-for-purpose facilities of appropriate standards in order to enable the continued use of the site until it is required for redevelopment. It is not the intention of the current proposal that it in any way frustrates or delays the development of the North West Cambridge site or the implementation of the Area Action Plan and it is not envisaged that the land which is this subject of the application will be required for development for 15-20years.
- 2.2 The application is accompanied by the following documents:
1. Design & Access, Planning Statement
  2. Statement on Transportation
  3. Ecological Assessment
  4. Arborist Report
  5. Flood Risk Assessment
  6. Contamination Statement
  7. Technical Supporting Documents
    - i. Noise Impact Assessment
    - ii. Sustainability Statement
    - iii. Ventilation and Extraction Statement
    - iv. Drainage and Utility Assessment
    - v. Lighting Assessment

2.6 Since the original application was registered a number of amendments and additional information have been submitted which relate to the flue enclosures. Further consultation regarding the proposed amendments has been undertaken where appropriate.

### **3.0 RELEVANT SITE HISTORY**

3.1 **S/1993/14/PD** – Prior Notification (demolition) – Description: Demolition of Derelict and Redundant Buildings. – Prior Approval Granted.

**S/0883/05/F** – Full Applications – Description: Replacement of Agricultural Buildings and Erection of 2 Animal Field Shelters – Approved

### **4.0 PUBLICITY**

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

### **5.0 POLICY**

#### **5.1 National Planning Policy Framework (2012) and National Planning Practice Guidance (2014)**

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

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a national planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched.

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

NW1 Vision  
NW2 Development Principles  
NW8 Employment Uses

#### **Core Strategy DPD (January 2007)**

ST/1 Green Belt  
ST/3 Re-Using Previously Developed Land and Buildings

#### **Development Control Policies DPD (July 2007)**

DP/1 Sustainable Development  
GB/3 Mitigating the Impact of Development Adjoining the Green Belt  
NE/15 Noise  
NE/16 Emissions  
TR/2 Car and Cycle Parking Standards  
ET/1 Limitations on the Occupancy of New Premises in South  
Cambridgeshire

## 6.0 **EXTERNAL AND INTERNAL CONSULTATIONS**

### **External Consultations**

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

No significant adverse effect on the Public Highway resulting from this proposal. No objections.

### **Internal Consultees**

#### Ecology

Application is supported by an ecological assessment which finds no significant constraint to the development. No objection subject to the inclusion of a planning condition.

#### Trees

No objection subject to the inclusion of a tree protection condition.

#### Head of Environmental Services

No objection in principle to the proposals but the following environmental health related issues need to be carefully considered and appropriately controlled by condition, to protect the health and quality of life of existing and future residential premises and the facility itself:

- Noise and vibration impacts
  - Construction phase: Noise and dust
  - Operational noise impact of building uses and fixed building services plant and equipment
- Operational Odour Fume Generation and Control
- Artificial Lighting

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

#### Girton Parish Council

Approved – Planning committee meeting held on 11<sup>th</sup> Sept 2014.

## **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:

- Principle of Development
- Design, Layout and Elevations
- Landscape
- Drainage
- Transport Matters
- Ecology
- Noise
- Sustainability

### **Principle of Development**

8.2 The application is a full planning application which falls within the North West Cambridge Area Action Plan (NWCAAP) and within the red line boundary of the NWC outline permission. The application site is located solely within South Cambridgeshire District administrative boundary. This application has been considered within the context of the Development Plan, which is the legal starting point for the determination of planning applications. For this application the Development Plan consists of the NWCAAP, SCDC Core Strategy DPD and SCDC Development Control Policies DPD. The National Planning Policy Framework is a material consideration in the determination of this application. The proposal is considered to be in accordance with the development plan.

8.3 The proposal does not involve a change of use as the permitted use of the site is established. The proposal is therefore a rationalisation of existing old or derelict buildings to be replaced with new consolidated buildings and layout to enable the continued use of the site until it is required for redevelopment.

### **Design, Layout and Elevations**

8.4 The Field Station site lies in the North West corner of the allocated major development site and is within the NWCAAP area. It is located outside of the Cambridge Green Belt but does adjoin the green belt on the Huntingdon Road side of the site.

### **Layout and Design**

8.5 A number of existing buildings on the site are being demolished (a prior notification for their demolition was granted in September 2014) to enable the construction of the new buildings. The buildings which are proposed to be demolished are:

- F174
- F175
- F179

- F180
- F181
- F182
- F183
- F184
- F185

The following existing buildings on the site will be retained:

- F176
- F078
- F178
- F079

- 8.6 The buildings along the frontage with Huntingdon Road (the Open Barn, F178, F078 and F176) will remain unchanged on the site. The limited view of the site from Huntingdon Road will remain unchanged and the redevelopment and refurbishment of buildings will be in the heart of the site away from the Public Highway and public viewpoints. The proposed development comprises a series of linked buildings to form a complex with a coherent layout linking from the site entrance, via new staff facilities, support spaces and technical areas through to the retained stock holding buildings and the grazing land beyond.
- 8.7 To the west of the main building a 'barn' building and two additional stock pens to the south of this are proposed. These pen buildings are designed to replicate the existing pen buildings, in scale, layout and appearance.
- 8.8 Overall, the proposed layout is considered to be in keeping with the existing development on the site and its location adjacent to the Cambridge Green Belt.

Scale

- 8.9 The proposed main building comprises a mix of single and two storey elements. The main roofs are shallow pitched.
- 8.10 The scale of the main building reduces with the site topography to the lowest point adjacent to the existing stock pens. Overall the proposal is for a net decrease in floorspace see Table 1.1 below.

Gross internal floorspace lost by demolition	Gross internal floorspace proposed	Net additional gross internal floorspace
3,430 m <sup>2</sup>	3,248 m <sup>2</sup>	-182 m <sup>2</sup>

**Table 1.1 Non-residential Floorspace**

- 8.11 There is no change proposed for the number of people employed at the site or the hours of operation. These will remain as existing.

Elevations and materials



- 8.12 The proposed materials are considered appropriate and will harmonize with the existing buildings that will remain on the site. The materials proposed comprise buff brickwork, black weatherboarding, vertical timber and lightweight roofing panels with a grey finish. A condition has been proposed to ensure that materials are consistent with those existing on the site.

### **Landscape**

- 8.13 The existing site is a mixture of concrete paths and grassed grazing areas. There is no change proposed to grazing areas. In addition there are small clusters of existing mature trees on the site predominately to the west of the main building (east of the existing stock pens). It is proposed to remove 4no. trees and replace with 3 no. trees. The remaining trees will be retained on site and a condition has been included to protect the tree roots during the construction stage of the development. There are no tree preservation orders on the site.
- 8.14 The overall landscaping proposals are considered to be acceptable and will not have a detrimental impact on the surrounding area or the adjacent green belt.

### **Drainage**

- 8.15 The application site is located within floodzone 1. A Flood Risk Assessment dated July 2014 has been submitted with the application and concludes that after taking into account the flood risks to the site from all sources following the proposed development, the overall post-development flood risk is deemed to remain low.

### **Transport Matters**

#### Transport Impact

- 8.16 The number of staff working on the site will remain at 30. However it should be noted that the actual number on site on any one day / time would be expected to be lower than this as many of the staff's main place of work are different university buildings within Cambridge.
- 8.17 The car parking arrangements will remain as they are currently, works to this area will be limited to re-surfacing where the existing surface is damaged.
- 8.18 A new cycle shelter is proposed and will be provided as part of the scheme. The proposed cycle shelter is proposed to be a steel frame with clear plastic sheet cladding.
- 8.19 The nearest bus stop is located approx. 750m to the south-east adjacent to the junction between Huntingdon Road and Girton Road. This is

considered to be within an acceptable walking distance for a proportion of the staff.

- 8.20 The site is within cycling distance of Cambridge city centre for example Downing Street is 4.7km from the site. Therefore the city centre university buildings are within a cycle ride of 20 minutes or less, making cycling a viable option for those using the site.

## **Ecology**

- 8.21 As part of the application, an Ecological Assessment was also submitted. This identifies the site is dominated by buildings and hard standing. Two of the buildings within the site had evidence that they are being used by nesting birds (barn swallow) and a number of buildings with permanent openings are used by a brown long-eared bat or bats for night time roosting and feeding. The buildings which are proposed to be demolished did not contain features which would be considered attractive to day roosting bats.
- 8.22 The following recommendations have been made in the Ecological Assessment, which are supported by the Ecology Officer:
- All trees, above ground vegetation and buildings with bird nesting potential to be removed outside of the recognised bird nesting period.
  - Ten no. enclosed brick faced bat boxes to be built in the external walls of new buildings within the site at roof eave level in locations away from permanent security lighting.
  - Ten no. artificial swallow nest cups in new livestock buildings.
  - Security lighting to be triggered by motion sensors and the use of down-lighters and cowls to minimise light spill to achieve a largely dark environment for nocturnal wildlife.
- 8.23 The ecological approach set out in the submitted document and recommendations included the ecological approach is considered to be acceptable and is supported by the Ecology Officer.

## **Noise**

- 8.24 The Noise Impact Assessment Technical Supporting Document dated July 2014 states that the majority of the plant such as a number of pumps, boilers and air handling units (AHU's) are proposed to be located within enclosed plant areas. A roof top plant area containing a number of chillers is proposed along with a ground floor plant room and an emergency generator unit.
- 8.25 The nearest sensitive receptors are located some 45m away from the nearest plant location. As such these locations will benefit from attenuation through distance propagation; this is expected to be about 30dB.

Additional benefits are also expected to be provided by screening and directivity factors.

### **Sustainability**

- 8.26 A Sustainability Statement was submitted as part of the Technical Supporting Documents dated July 2014. The pre-assessment demonstrates that the current design proposals are predicted to achieve in excess of the minimum requirement of 70% for BREEAM Excellent. This is in accordance with NWCAAP Policy NW24 which requires non-residential development to achieve BREEAM “Excellent” standards.
- 8.27 Potable water demands will be minimised on the proposed development by using water efficient fittings to reduce demand. In addition rainwater harvesting will be used for the toilets, in accordance with NWCAAP Policy NW24.

### **9.0 CONCLUSION**

- 9.1 The planning application seeks approval for demolition of existing derelict buildings and replaces them with new accommodation providing the University with fit-for-purpose facilities of appropriate standards in order to enable the continued use of the site until it is required for redevelopment. It is not the intention of the current proposal that it in any way frustrates or delays the development of the North West Cambridge site or the implementation of the Area Action Plan and it is not envisaged that the land which is this subject of the application will be required for development for 15-20years.
- 9.2 The proposal does not involve a change of use as the existing use of the site is established. The proposal is therefore a rationalisation of existing old or derelict buildings to be replaced with new consolidated buildings and layout. The proposal has been developed in line with the Development Plan and has evolved further through detailed discussions with officers at the local authority. The proposal complies with the adopted Development Plan and is therefore recommended for approval.

## **10.0 RECOMMENDATION**

### **APPROVE S/1996/14/FL subject to the following and informatives:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

REASON: To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.

2. Prior to the commencement of development of the buildings approved, except for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of the buildings, shall be submitted to approved in writing by the local planning authority.

REASON: To ensure that the appearance of the external surfaces is appropriate and consistent with the existing buildings on site. (NWCAAP policy NW2).

3. No building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

4. i) No construction work and or construction collections from or deliveries to the site shall take place, other than between the hours 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 hours on Saturdays unless agreed in writing with the local planning authority. No construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.  
  
ii) Prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the mitigation measures to be taken to protect local residents construction noise and or vibration. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS5228: 2009 Code of practice for noise and vibration

control on construction and open sites: Parts 1 Noise and 2 Vibration. Development shall be carried out in accordance with the approved details.

REASON: All to ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15 – Noise Pollution and DP/6 – construction Methods.

5. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust supersession provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning authority.

REASON: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/16 Emissions and DP/6 Construction Methods.

6. Before the development/use hereby permitted is commenced, a noise impact assessment of building(s) and associated plant / equipment and a noise insulation scheme to include proposals for noise mitigation as appropriate, in order to minimise the level of noise emanating from the said building(s) and/or plant or equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

REASON: To protect the amenity of nearby properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15

7. There shall be no deliveries and or collections outside the hours of 0700 hrs and 2100 hrs on Monday – Saturday and not at all on Sundays, Bank and public holidays unless otherwise agreed in writing by the Local Planning Authority.

REASON: To avoid unreasonable disturbance outside normal working hours to nearby residential properties.

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

scheme/s shall be installed before the use hereby permitted is commenced and shall be and retained thereafter. Any approved scheme / system shall not be altered without prior approval.

Any approved fume filtration/extraction system installed, shall be regularly maintained in accordance with manufacturer specification to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority.

REASON: To protect the amenity of future residential premises in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/16.

8. The lighting scheme hereby approved shall be installed, operated and maintained in accordance with the submitted plans and artificial lighting assessment / statement (List and dates of reports submitted). Additionally, at all times the lighting scheme shall operate in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 including requirements for resultant sky glow, light intrusion / trespass, source glare / luminaire intensity and building luminance".

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

REASON: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14- Lighting Proposals.

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

ELE-AR-PL-002  
ELE-AR-PL-005  
ELE-AR-PL-007  
ELE-AR-PL-008  
ELE-AR-PL-019 REV A  
ELE-AR-PL-021 REV A  
ELE-AR-PL-025  
ELE-AR-PL-030 REV A  
ELE-AR-PL-060  
ELE-AR-PL-070  
ELE-AR-PL-071  
ELE-AR-PL-080

Site Sections

ELE-AR-PL-190  
ELE-AR-PL-191  
ELE-AR-PL-195

ELE-AR-PL-196

Elevations

ELE-AR-S4-200 REV A

ELE-AR-S4-201 REV A

ELE-AR-S4-220 REV A

ELE-AR-S4-240

ELE-AR-S4-241

ELE-AR-S4-260

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

12. The development hereby approved shall be constructed in accordance with the recommendations contained within part 4 of the accompanying report, "Ecological Assessment, Field Station, Huntingdon Road, Cambridge dated July 2014. Any variation to the recommendations shall be approved in writing prior to implementation.

REASON: To ensure the development does not harm local wildlife. (NWCAAP Policy NW2).

## **INFORMATIVES**

### **Construction / Demolition Informative**

During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

### **Operational Fixed Plant / Equipment Noise Informative:**

To satisfy the above noise assessment and noise insulation / mitigation scheme condition (Noise Insulation), the noise level from all powered plant, vents and equipment, associated with this application that may operate collectively and having regard to a worst case operational scenario (operating under full power / load), should not raise the existing or future lowest representative background level dB LA90,1hr (L90) during the day between 0700 to 2300 hrs over any 1 hour period and the existing lowest background level dB LA90,5mins (L90) during night time between 2300 to 0700 hrs over any one 5 minute period by more than 3 dB(A) respectively (i.e. the rating level of the plant / equipment operating collectively needs to be lower than or match the existing or future background level), at the boundary of the premises subject to this application (or if not practicable at a measurement reference position / or positions in agreement with the LPA) and having particular regard to noise sensitive premises. Noticeable acoustic features and in particular 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 to protect the amenity of the area, preventing unreasonable noise disturbance to other premises.

To demonstrate this requirement 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. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.

In addition due regard may be given to recommended noise levels BS 8233:2014- Guidance on sound insulation and noise reduction for buildings

Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with 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 (background L90) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.

### **Odour Control Informative**

To satisfy the odour and or fume filtration / extraction condition, it is recommended that an effective and appropriate odour/fume extract system be installed to ensure an odour nuisance is not caused to the occupiers of neighbouring premises. The system will need to deal with the two main phases of contaminants within cooking emissions: the particulate (grease, small food and smoke particles) and gaseous (odour vapour/volatile organic compounds).

Further advice regarding the control of noise and odour, is contained in the following DEFRA guidance document: Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005- Product Code: PB 10527) produced by Department for Environment, Food and Rural Affairs (DEFRA):

<http://www.defra.gov.uk/publications/2011/03/25/odour-noise-kitchen-exhaust-pb10527/>

It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment



selection. It is recommended that any scheme should make reference to this document.

### **Operational Waste / Recycling Provision Informative**

All waste and recycling requirements for residential development should be provided in accordance with the Cambridge & Peterborough RECAP Partnership “*Waste Management Design Guide Supplementary Planning Document*” (RECAP Design Guide), which has been adopted by Cambridgeshire County Council and SCDC.

Adequate information will need to be provided on operational waste and recycling provision such as receptacle type, size and number, how and where they will be presented for collection, street dimensions (vehicle tracking) and management arrangements for offering and collecting from an agreed location.

The Cambridgeshire and Peterborough Minerals and Waste Core Strategy also sets out a requirement for developments to make provision for waste storage, collection and recycling in accordance with the content of the RECAP Waste Management Design Guide.

The RECAP guide can be found via the following link:

<http://www.cambridgeshire.gov.uk/environment/planning/mineralswasteframework/recapwastemanagementdesignguidespd.htm>

All architects and developers need to fully consider all the information contained in the design guide at an early stage to ensure compliance and consideration of all the requirements.

*Further advice on this topic can be obtained from Andrew Hinge, Contracts Manager, Environment Operations, Growth Areas & Planning Team, Health & Environmental Services- Telephone No: 01954 713462 or email [Andrew.Hinge@scambs.gov.uk](mailto:Andrew.Hinge@scambs.gov.uk) .*

### **Informative in relation to condition 7**

It is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the extraction equipment, is kept, preferably at the premises and is available for inspection by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

## Contact details

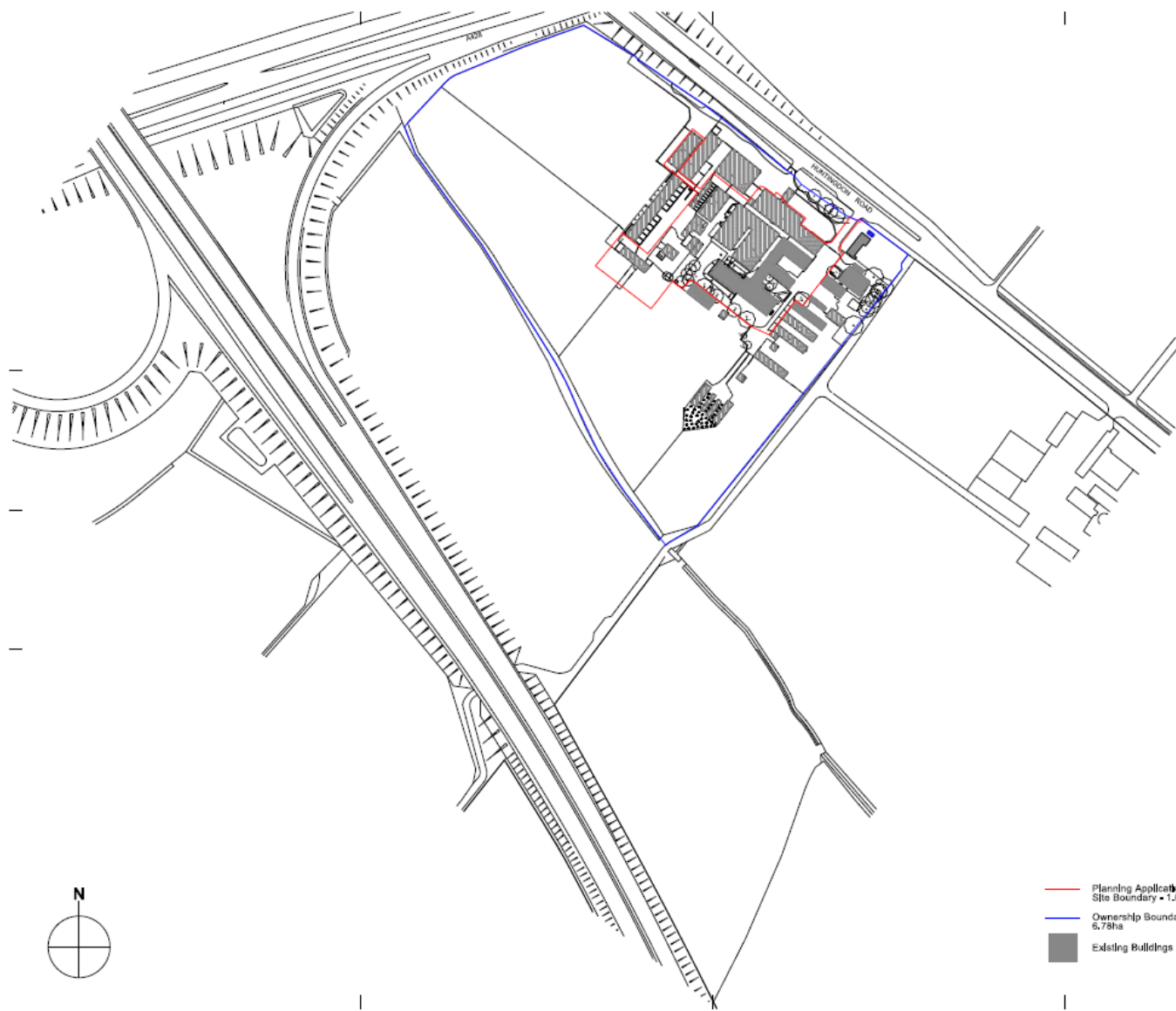
To inspect any related papers or if you have a query on the report please contact:

Author's Name: Katie Parry

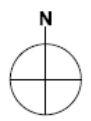
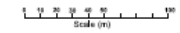
Author's Phone  
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# APPENDIX A – Site Location Plan



No.	Notes
1	Planning Application Site Boundary
2	Ownership Boundary
3	Existing Buildings

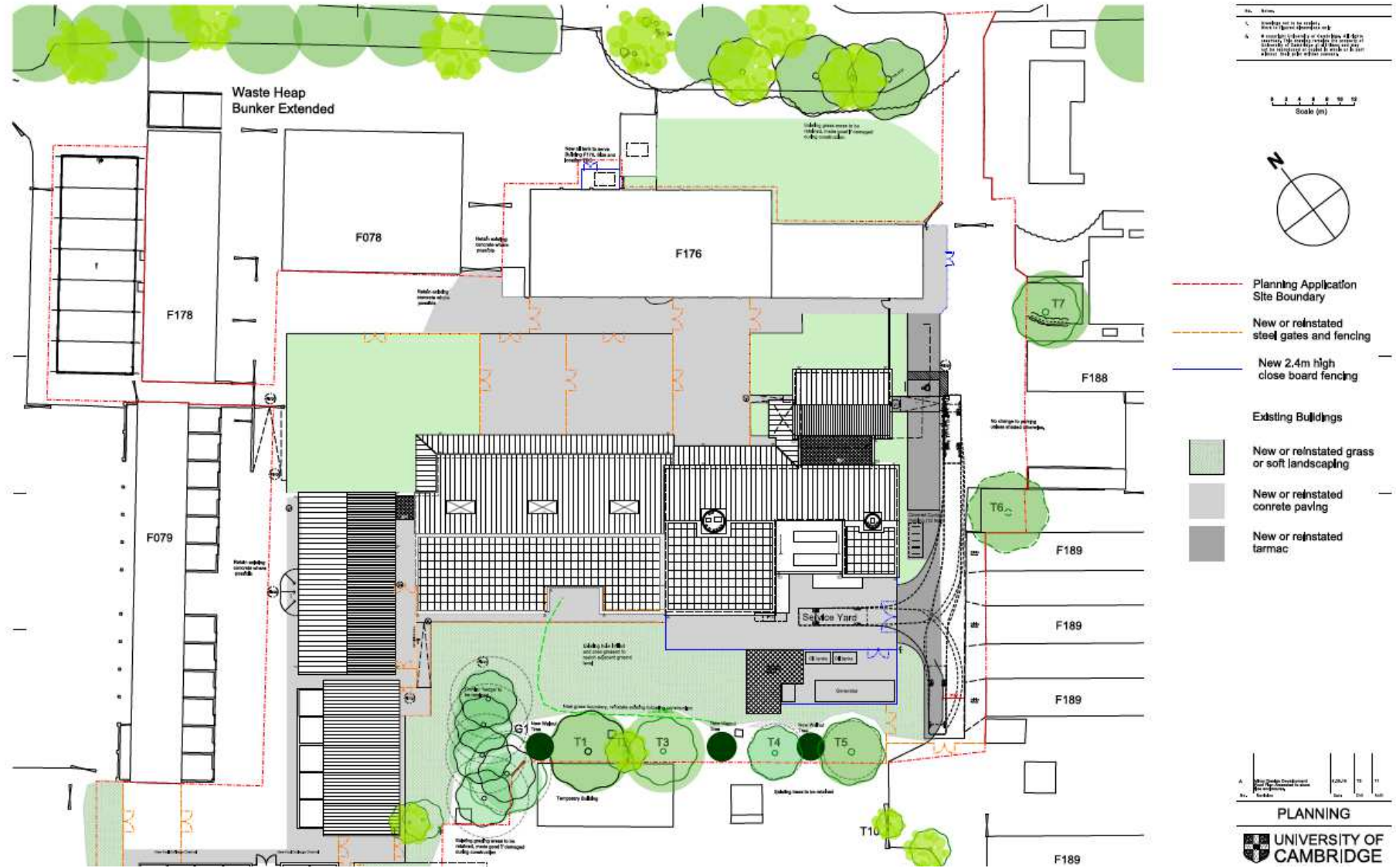


- Planning Application Site Boundary - 1.07ha
- Ownership Boundary 6.78ha
- Existing Buildings

PLANNING			
<b>UNIVERSITY OF CAMBRIDGE</b> Estate Management			
Plot No: Plot Name: Hartington Road, Cambridge			
Existing Location Plan			
Scale	Date	Drawn	Checked
ELE-ARG-PL-002			



# Proposed Site Plan



APPENDIX B - Eye level view from main site entrance





Aerial view looking south



Aerial view looking north

