

Application Number	14/1511/LBC	Agenda Item	
Date Received	17th October 2014	Officer	Elizabeth Thomas
Target Date	12th December 2014		
Ward	Market		
Site	Jesus College Jesus Lane Cambridge CB5 8BJ		
Proposal	Internal refurbishment and external remodelling of the Rank Building; addition of a new entrance building between Marshall Court and the Rank Building; internal refurbishment of the Webb Building; alterations to the west elevation and addition of a new cafe pavilion to the north elevation of the Webb Building (formerly Wesley House). Proposals provide facilities for lectures and conferences, social space, administrative spaces and residential accommodation.		
Applicant	Mr Christopher Pratt Jesus College Jesus Lane Cambridge CB5 8BL United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed amendments to the building and site as a whole are acceptable in principle subject to refinement and details via condition. <input type="checkbox"/> The amended proposal respects the architectural and historic character of the buildings and the site as a whole.
RECOMMENDATION	APPROVAL subject to conditions and S106 agreement

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The Jesus College site, to the north of Jesus Lane, is enclosed by that street, Victoria Avenue, Jesus Ditch, and Park Street. It lies wholly within City of Cambridge Conservation Area No.1(Central), and contains a number of listed buildings. In the nineteenth century, the Wesley House site was developed within this area. Its original main building (referred to from now on as the Webb Building) was designed and built in the traditional Cambridge college format, around three sides of a court, to be used as a whole, as a Methodist theological college. This building is listed Grade II. The fourth side of the original Wesley House court, facing Jesus Lane, was closed in the mid-twentieth century by the erection of the Rank building. The Rank building is not listed.
- 1.2 As a result of a review of training requirements by the Methodist Church, Wesley House has been radically reduced in size. Permission has already granted, under 14/1116/FUL, 14/0259/FUL, 14/0592/LBC and 14/0590/FUL, for alterations to the small eastern part of Wesley House to adapt it to its new role. The remainder of the former Wesley House site, including the Rank building and the majority of the Webb building, has returned to Jesus College ownership. This application proposes alterations to adapt this part of the site and to reintegrate it with the rest of Jesus College. The alterations include some demolition, including small parts of the Webb building, some remodelling, extensive internal alterations to all the buildings, including the Webb building, and some new development, particularly the creation of a new entrance between the Rank building and the adjoining listed houses at 20-22 Jesus Lane.

2.0 THE PROPOSAL

- 2.1 There are a number of proposed changes and alterations to the buildings and site. I have dealt with the proposal under the following headings in section eight of this report and via subsequent recommended conditions.
- Proposed works to the Webb building
 - Proposed works to the Rank building
 - New building element

2.2 It is important to note this application has been amended since the original submission. The main amendments to the original proposal are as follows:

2.3 Proposed floorspace

The application was originally calculated by the applicant as having 1019.0sqm net additional gross internal floorspace. This was later recalculated as 848.0sqm net additional gross internal floorspace. Revised floorspace calculations were set out to the case officer from the agent in an email dated 21/11/15.

2.4 Conservation and heritage

Extensive consultation has taken place with the conservation officer to amend the scheme. This is detailed further in the consultation and assessment sections of this report.

3.0 SITE HISTORY

3.1 There is a wide range of previous development history in relation to Jesus College I have included the most recent and relevant development history in relation to this application.

Reference	Description	Outcome
14/1116/FUL	The demolition of a group of outbuildings currently in use by the colleges gardening department and for the temporary relocation of the gardening department to a building known as The Forum.	Permitted
14/0259/FUL	Alterations to storage sheds to form new boiler house	Permitted
14/0592/LBC	Demolition of existing single storey rear extension and erection of replacement three storey rear extension, internal and external alterations to Grade II Listed Wesley House	Permitted
14/0590/FUL	Redevelopment of Wesley House comprising demolition of existing gatehouse and erection	Permitted

14/1508/FUL 14/1509/LBC	of replacement academic hub building, demolition of existing single storey rear extension and erection of replacement three storey rear extension, and associated external alterations Erection of a single storey and covered walkway link in West Court.	Refused
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4.0 PUBLICITY

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

5.0 POLICY

5.1 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/12 3/14 4/4 4/10 4/11 7/7 8/2 8/3

5.2 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 – use of conditions in planning permission
Supplementary Planning	Planning Obligation Strategy (March 2010)

Guidance	
Area Guidance	<u>Area Guidelines</u> Cambridge City Council (2002)–Eastern Corridor Area Transport Plan: Cambridge Historic Core Conservation Area Appraisal (2006) (Jesus Lane)

5.3 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 are of relevance/the following policies in the emerging Local Plan are of relevance:

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

- 6.1 The site falls within the area for which financial contributions towards the Eastern Corridor Area Transport Plan (ECATP) are sought. The ECATP is required for any development that generates a net increase of 50 or more trips.

Conservation Team

- 6.2 The proposals represent a major set of interventions in the complex of buildings. The architectural interest, including the collegiate form around three sides of an open quadrangle,

needs to be maintained and the adaption of interior features needs to be sensitive to the contribution they make to the significance of the listed building hence the conditions recommended below. Subject to conditions, the proposals are considered compatible with Local Plan policies 4/10 and 4/11 and the NPPF.

Environmental Health

- 6.3 The Environmental Health team have no objections to this application in principle, subject to the following recommended conditions and informatives.

Conditions:

- Construction hours
- Deliveries during demolition/construction
- Air quality
- Building/plant noise insulation
- Hours of use of the external terrace/pavilion
- Waste and recycling commercial
- Waste and recycling residential

Informatives:

- Plant noise insulation
- Air quality
- Food safety
- Licensing

Senior Sustainability Officer (Design and Construction)

- 6.4 As the application is not major this means the requirements of policy 3/1 and 8/16 of the Cambridge Local Plan (2006) are not applicable. The design and access statement submitted with the application demonstrates the principles of sustainable design and construction have been considered.
- 6.5 The Sustainability Officer encourages the applicant to give further consideration to surface water drainage for this development and possible future development thinking about how it could be integrated into a landscape proposal.

Landscape Architect

6.6 No comments to make on this application.

Access Officer

6.7 The access officer has urged provision of hearing loops, asymmetric doors, mixed height seating, good colour contrast and handrails.

7.0 REPRESENTATIONS

7.1 No third party representations have been received.

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 matters are:

1. Principle of development
2. Context of site, design and external spaces
3. Renewable energy and sustainability
4. Disabled access
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Planning Obligation Strategy

Principle of Development

8.2 The building and site in question are in a sensitive and constrained location any development proposal will need to respond carefully to this context.

8.3 It is considered the amended proposed development has successfully addressed the concerns originally raised, and responds in an appropriately sensitive manner to its context.

8.4 In my opinion, the overall principle of the development is acceptable and in accordance with policies 3/4, 3/7, 3/11, 3/12 and 3/14.

Context of site, design and external spaces

Masterplan:

- 8.5 The Design and Access Statement (at paragraph 2.1) notes that the current application is part of phase one of a masterplan which would have two further phases.
- 8.6 I do not consider it helpful to refer to a masterplan as a minor background statement in this proposal when no detailed information or discussions have taken place with the local planning authority about the rationale, development or detail of the proposed materplan.
- 8.7 I am not aware that this masterplan has any status in terms of having being put to or endorsed by the Local Planning Authority. For clarity, the decision to be made on this application is confined to the present application only and will not imply endorsement of any masterplan. Although the submitted drawings include a "Site Plan – Future Phases" NMLA-1402-P1-00-012, I have excluded this from the consent I recommend for the current applications (14/1510/FUL & 14/1511/LBC) – via a condition and an informative – as it is not detailed to any degree in the applications, is not part of the description of development applied for, and therefore is not examined in officers' or consultees' responses.

Proposed works to the Webb Building:

- 8.8 Significant changes are proposed to the Webb Building, which form the most controversial aspect of the proposed development. This is because proposed changes are to the library, access to the new cafe pavilion, and changes to the western part behind the proposed new foyer block [which includes demolition]. This is a significant change to a listed building, therefore attention to detail is paramount.

The conservation officer's advice is that the adaptations to the interior are acceptable provided that appropriate conditions guarantee the detail.

- 8.9 Removal of the purpose designed and built book shelving from the Gutteridge Library is proposed.

Proposed works to the Rank Building:

- 8.10 The existing building is not a success in townscape terms due to its bulky and horizontal emphasis, which is at odds with the conservation area. Therefore successful improvement is welcomed to this building.
- 8.11 The proposed development shows much better more vertical emphasis to the façade, but the materials proposed are questionable within the context of the site. These materials need to be controlled by condition.

New building elements:

- 8.12 The lantern light over the new foyer block would be a significant feature in the streetscape as it marks an entrance. This is a very prominent area as it is a junction point for several of the building and routes around them.
- 8.13 The new entrance proposal will form a modest contrast with the Porter's Lodge entrance the other end of the Rank Building forming the new entrance to Wesley House. The new entrance is considered a vast improvement from the former garage entrance use. Again the success of these extensions to the Webb Building would depend upon good materials and detailing and appropriate conditions are therefore recommended.
- 8.14 The proposed café pavilion at the north side of the site is attached to the old Common Room (through which it is accessed). The amended submission of this element has been revised to be a lighter, more transparent structure with accordingly reduced impact on the common room/library building. The garden structure-based design can read as an addition in the setting provided by the grounds. More glazing in the roof and walls will result in better visibility of the rear walls and stone-mullioned, windows of the host building. The revised pavilion is subservient in the relationship of the host and "extension". The new terrace/basement upon which the pavilion would sit is revised to have less heavy detailing with railings rather than parapet.
- 8.15 Conditions are essential to control the detail of these changes but overall I am satisfied that the proposal conforms to planning policies 4/10 and 4/11 and the Framework.

Renewable energy and sustainability

- 8.16 Sustainable measures have been put forward as part of the proposed scheme which are considered acceptable.
- 8.17 The Sustainability Officer has commented on this application and is satisfied with the sustainable measures put forward.

Disabled access

- 8.18 The access officer has recommended some improvements to the scheme. I recommend informatives to highlight these issues to the applicants.

Residential Amenity

- 8.19 I do not consider the proposal would have any impact on the amenity of neighbours.

Refuse Arrangements

- 8.20 The Environmental Health department has recommend appropriate conditions for waste and recycling, which will enable the proposal to comply with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.21 The highway authority has raised no concerns about highway safety. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Planning Obligations

ECATP Financial Contributions

As mentioned in section 6.1 of this report the site in question falls within the area for ECATP and the proposed development will increase daily trip generation by more than 50. Currently a S106 legal agreement is being sought between the LPA, County Transport and the agent/applicant.

The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Transport

Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Eastern Corridor Area Transport Plan. The contribution sought is £27,480 total.

Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 8/3 and 10/1 and the Planning Obligation Strategy 2010.

Planning Obligations Conclusion

It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement by 4th May 2015 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. Except with the prior written agreement of the local planning authority 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)

4. Prior to the commencement of development a system of monitoring the nearby Listed Buildings/structures for movement during demolition/construction/alteration/excavation is to be submitted to and approved in writing by the LPA. The submission shall include details of acceptable parameters, frequency and accuracy of measurements, location of monitoring points, etc. The submission shall also include a statement of who is responsible for reviewing the results of the monitoring data, for informing the LPA/LABC if results exceed the acceptable parameters and for taking preventative action to avoid damage to nearby Listed Buildings/structures in the event of adverse movement.

Reason: To avoid harm to the special interest of the Listed Building (Cambridge Local Plan 2006, policy 4/10).

5. The means of preservation, protection and treatment of the following items of architectural / historic interest is to be agreed in advance of any works on site in writing by the LPA:

- i] Joinery including panelling, etc.
- ii] Historic floors
- iii] Plasterwork to walls & ceilings
- iv] Fireplaces, hearths, etc.
- v] Staircases including balustrades

Note: It will be expected that items vulnerable to damage during the works will be protected by means of fixed boxing [of plywood, etc.] or thick padding [of foam plastic or rubber, etc.] and this will be maintained for the full duration of all works to the Listed Building.

6. The dismantled brickwork, stonework [including sills & lintels, band courses, copings, etc.], windows & frames [including furniture], joinery, railings are to be carefully removed from the building/structure and cleaned/repared and set aside in a safe & secure place. If the salvaged materials are to be reused in/on the building/structure, full details of the method of reuse are to be submitted to and approved in writing by the LPA. If the salvaged materials are not to be reused on the site, then the salvaged materials are to be taken to a reputable salvage merchant to enable them to be reused elsewhere. The LPA shall be supplied with written proof of the successful recycling of the materials.

Reason: To comply with Cambridge Local Plan 2006, policy 4/10 d).

7. Prior to the commencement of development a Method Statement is to be prepared, submitted to and approved in writing by the LPA containing full details of the means of locating, identifying and gaining access to any asbestos for removal. The Method Statement is for the purposes of ensuring that no damage occurs to historic fabric or finishes during the removal process. It is not for use to comply with safety or other such regulations involving asbestos.

Reason: To avoid harm to the special interest of the Listed Building (Cambridge Local Plan 2006, policy 4/10).

8. No development shall take place until a full photographic record and survey has been made depicting the exterior and interior of the building (including any parts to be demolished) and a copy deposited with each of the following organisations: the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge, and the local planning authority. The nature of the photographs and drawings is to be agreed in advance with the local planning authority before the deposit is made.

Reason: to foster understanding of the building's importance in the national and Cambridge context, and to ensure proper recording of any aspects of the building's special interest which are to be lost or altered. Cambridge Local Plan 2006, policy 4/10).

9. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

10. No stonework, artificial or natural, (including columns, strings, quoins, lintels, sills, copings, plinths or kneelers) is to be erected until details of the source, colour, texture, coursing, mortar mix design, joint type and thickness and pointing technique, have been submitted to, and approved in writing by the local planning authority in the form of large-scale drawings and/or samples. If so required by the local planning authority, the latter may need to be submitted as a panel, which must be retained on site for comparative purposes until the development is completed. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

11. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

12. No boiler flues, soil pipes, waste pipes or air extract trunking, etc. shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Flues, pipes and trunking, etc. shall be installed thereafter only in accordance with the approved details.

Reason: to avoid harm to the special interest of the listed building (Cambridgeshire and Peterborough Structure Plan 2003, policy P7/6 and Cambridge Local Plan 2006, policy 4/10).

13. Where traditional floors remain [cobblestones, stone slabs, clay pammets, brick pavers, encaustic tiles, terrazzo, parquet, etc.] these are to be retained unless otherwise agreed in writing by the LPA.

Reason: In the interest of architectural and/or historic merit.

14. Prior to the commencement of development large scale drawings of details of new / altered sills, lintels, jambs, transoms, mullions, thresholds, etc. to be submitted to and approved in writing by the LPA. Sills, lintels, jambs, transoms, mullions, thresholds, etc. shall be installed thereafter only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

15. Where an opening(s) is/are to be created between rooms, full details of the dimensions of the opening and the resultant stub walls and downstand, the linings and architraves to finish the opening and the reinstatement of the flooring between rooms are to be submitted to and approved in writing by the LPA. Openings shall be created thereafter only in accordance with the approved details.

Reason: In the interest of architectural and/or historic merit

16. All redundant and disused services including cables, pipes, ducts, vents, grilles, trunking, switchgear, wiring, extractor fans, air conditioning plant, conduits and the like, are to be removed carefully from the historic building and the resulting areas made good to match the nearby historic work or to the satisfaction of the LPA.

Reason: In the interest of architectural and/or historic merit

17. All existing historic timber floorboards are to be protected during the works. Where such boards have to be lifted to allow for service runs, this is to be done with care [no ripping, splitting, power sawing or other crude methods are permitted] and the boarding is to be reinstated to match exactly in every respect the historic laying and fixing method unless otherwise agreed in writing by the LPA.

Reason: In the interest of architectural and/or historic merit

18. Prior to the commencement of development where central heating radiators or other fixed appliances are to be installed details of fixing to walls [in particular timber panelling, lath-and-plasterwork or other historic fabric], pipe runs, notching of joists, etc. and positions of controls & wiring [thermostats, ice stats, etc.] are to be submitted to and approved in writing by the LPA. Heating systems shall be installed thereafter only in accordance with the approved details.

Reason: In the interest of architectural and/or historic merit

19. Where traditional flooring materials are lifted and reinstated, the balance to replace elements too damaged to be reused is to be made up of salvaged, second-hand or new elements to match exactly in every respect [type, colour, dimension, texture, surface treatment, etc.] the existing.

Reason: In the interest of architectural and/or historic merit

20. Prior to the commencement of development full details of all new / altered passenger / freight lifts and their associated shafts, plant rooms, openings through floors / ceilings, doors and signage, all service ducts / risers and their associated cladding / boxing, finishes to enclosures, etc. to be submitted to and approved in writing by the LPA. Lift systems, etc. shall be installed thereafter only in accordance with the approved details.

Reason: In the interest of architectural and/or historic merit

21. Where formerly external masonry or other walls become internal walls, they are not to be plastered, rendered, painted or otherwise coated irreversibly. If the walls are to be lined they shall be battened out and the lining affixed to this system [may be metal, timber or other appropriate battens].

Reason: In the interest of architectural and/or historic merit

22. Prior to the commencement of development full details of all fixtures to roofs including lantern lights, cupolas, spires, crockets, finials, turrets etc. are to be submitted to and approved in writing by the LPA. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

Reason: To avoid harm to the special interest of the Listed Building (Cambridge Local Plan 2006, policy 4/10).

23. Prior to the installation of any panelling, full details of the use, installation and finishing of new/salvaged/recycled/historic or reproduction panelling [timber or otherwise] shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

24. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:10 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

25. No metal-clad or other non-traditional roofs shall be erected until full details of such roofs including materials, colours, surface finishes and relationships to rooflights or other rooftop features 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 avoid harm to the special interest of the listed building (Cambridge Local Plan 2006, policy 4/10)

INFORMATIVE: Discharge of Conditions

Discharge of the foregoing Conditions cannot be made by the unaccompanied submission of Working Drawings. Each submission shall be cross-referenced to the appropriate part of the appropriate drawing or sample and related to the numbered Condition as described in the Notice of Decision.

INFORMATIVE: The eaves design element of Condition 8 relates specifically to replicating the slate-clad eaves of the existing historic design.

INFORMATIVE: The details required in Condition 21 relate, in particular but not exclusively, to the changes to staircases, landings and changes in level of floors.

INFORMATIVE: Non approved drawings (informative)

This permission does not include for the additional development indicated on Drg NMLA-1402-P1-00-012 "Site Plan - Future Phases".

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by #, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for transport mitigation measures in accordance with Cambridge Local Plan 2006 policies 8/3 and 10/1 and the Eastern Corridor Area Transport Plan 2002.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development