

Application Number	14/1817/FUL	Agenda Item	
Date Received	14 November 2014	Officer	Mr John Evans
Target Date	13 February 2015		
Ward	Trumpington		
Site	Trumpington Meadows Development Site		
Proposal	Erection of offices and maintenance accommodation for the Wildlife Trust, together with the provision of allotments, associated landscape planting and ancillary development.		
Applicant	Universities Superannuation Scheme (USS) Ltd and Grosvenor		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1) The proposed building for the Wildlife Trust and allotments is appropriate development in Green Belt and consistent with the Trumpington Meadows outline permission. 2) There will be no material harm to the character and appearance of the Conservation Area or the setting of Listed Buildings. 3) An appropriate quantum of car parking is provided to serve the development.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot sited in the north east corner of Trumpington Country Park, part of the Trumpington Meadows development. It is a 1.46 Ha site adjacent to Grantchester Road.
- 1.2 To the east is Anstey Hall Farm, which comprises a collection of former agricultural buildings. The tallest building is a former threshing barn of timber structure, which is highly visible from Grantchester Road. It is listed Grade II and has a strikingly bold form and high ridge line. Other buildings on the

Anstey Hall site are curtilage listed, mainly brick in construction and form a series of enclosed yards.

- 1.3 The eastern boundary of the site adjoins a mature tree belt which abuts the Anstey Hall Farm site. Across Grantchester Road, to the north, is a tree belt identified in the Local Plan to be of Local Nature Conservation Importance.
- 1.4 To the southeast is the Trumpington Meadows residential development, with Parcels 6 and 7 currently being constructed. The north west corner of Trumpington Meadows closest to the application site is the 'Village Quarter', with two storey properties facing the boundary to the western edge of the country park.
- 1.5 The application site is entirely within the Cambridge Green Belt. The Trumpington Meadows development to the south east is allocated proposals site 9.08 in the Cambridge Local Plan 2006. Within the Draft Cambridge Local Plan 2014 Trumpington Meadows is allocated an area for major change, proposals site R42b.
- 1.6 The north east corner of the site falls within the Trumpington Conservation Area.
- 1.7 The site lies wholly within the City Council boundary.

Site Background

- 1.8 In October 2009 outline planning permissions were granted by Cambridge City and South Cambridgeshire District Councils for 1200 dwellings, a country park, primary school, community facilities, informal and formal play space and associated infrastructure at Trumpington Meadows.
- 1.9 Reserved matters approval was granted in December 2010 for the Country Park which is a 58 hectare area of informal open space delivered as part of the Trumpington Meadows development. Full planning permission is required for the Wildlife Trust accommodation because outline approval was not given for a building on the site.
- 1.10 The outline consent established the requirement and location of 0.9 ha of public allotments on the Country park site, at the north end. Under Schedule 10, Part E of the Section 106 a specification for the allotment site is listed which includes the requirements that should be provided on site (See appendix A).

2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a new building to accommodate an office, workshop and machine store for use by the Wildlife Trust, who will manage Trumpington Meadows Country Park.

- 2.2 The proposed building has a rectangular shaped footprint measuring 238 sq m in area. It has an eaves height of 3.5m and an overall ridge height of 6.5m. The building will be finished with black timber cladding and a tiled roof.
- 2.3 The development includes allotments set out within rectangular plots. Approximately 25% of the allotments are accessible raised beds. Allotment facilities (storage and toilets) will be shared with the Wildlife Trust in the main building.
- 2.4 The development incorporates part of the scheme for public art for the overall Trumpington Meadows development; one of six commissions, which will be accommodated in a central shared open space.
- 2.5 The proposal includes a pedestrian/cycle link from the Country Park to Grantchester Road.
- 2.6 The application is accompanied by the following supporting information:
1. Planning, Design and Access Statement
 2. Flood risk statement and drainage details
 3. Public Art concept document 'digging and dining'
 4. Ecology Statement
 5. Arboricultural statement
 6. Transport Statement
 7. Landscape Management Plan
 8. Flood risk and Drainage Statement

Amended plans and additional information

- 2.7 The following additional information has been submitted:
- Revised site plan resiting the proposed Wildlife Trust building 8m to the west. This is to avoid an Anglian Water main running through the site not previously identified on the survey.
 - Revised Flood Risk Assessment and Foul Water Drainage Strategy.
 - Revised Adoption plan.
 - Revised street scene visualisations.
 - Further details of service yard fencing.
 - Bat and bird box enhancements.
 - Ground gas contamination update.
- 2.8 Neighbouring residential properties and consultees have been notified of these amendments.

3.0 SITE HISTORY

Reference	Description	Outcome
08/0048/OUT	Demolition of existing buildings and structures, redevelopment for approximately 600 dwellings, two new accesses onto Hauxton Road, recreation/leisure uses including change of use from agriculture to public open space, with associated parking, infrastructure and earthworks.	Approved
S/0054/08/O (SCDC)	Demolition of existing buildings and structures, redevelopment for approximately 600 dwellings. And for a Primary School, Recreation/Leisure Uses including change of use from agriculture to public open space, community and other local facilities with associated parking, infrastructure and earthworks.	Approved
10/0695/REM	Formation of Country Park	Approved
S/1113/10 (SCDC)	Formation of a Country Park	Approved
S/0233/12/VC (SCDC)	Formation of a Country Park - Variation of conditions 3 (Public Art Strategy, Shepherd Cottage Project) and 11 (Details of Viewing Platform) of S/1113/10/RM to vary dates for implementation.	Approved

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 Local Plan	3/1 3/2 3/3 3/4 3/6 3/7 3/11 3/12

2006	<p>4/1 4/10 4/11 4/13</p> <p>8/1 8/2 8/4 8/6 8/10</p> <p>9/5</p>
------	--

5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations:

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>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.</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p>
Supplementary Planning Guidance	<p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Public Art (January 2010)</p> <p>Southern Fringe Area Action Plan 2008 (SCDC)</p>
Other Guidance	<p>Cambridge Southern Fringe Area Development Framework (2006)</p>
City Wide Guidance	<p>Arboricultural Strategy (2004)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Cambridge City Nature Conservation Strategy (2006)</p>

	<p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Trumpington Conservation Area Appraisal (2010)</p>
--	--

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, the following policies in the emerging Local Plan are of relevance:

Policy 55: Responding to Context

Policy 56: Creating Successful Places

Policy 59: Designing Landscape and the Public Realm

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The layout of the access is acceptable in principle, subject to detailed design. Some concerns that the proposal has potential to generate parking on the Grantchester Road. This would introduce a hazard due to the alignment of the road. The proposal will require introduction of a Traffic Regulation Order controlling on-street parking.

Head of Refuse and Environment

- 6.2 No objection in principle, subject to conditions relating to construction impact related conditions, noise insulation and contaminated land.
- 6.3 Clarification of the size of the recycling, waste storage area and bin size is required. Waste collection from Grantchester Road is acceptable.
- 6.4 Contaminated Land – The proposed allotments were investigated previously as part of the wider Trumpington Meadows application. The investigation confirmed the absence of significant soil contamination. No soil will be imported into the site, so a soil management plan is not required. As the proposals include the office and maintenance building, risks from ground gas ingress into the buildings need to be adequately assessed and mitigation measures provided if required.

Urban Design and Conservation

Original application as submitted

- 6.5 The application is supported.
- 6.6 The proposed building has an agricultural character, is of appropriately simple design and suitable materials of construction. Providing that the brickwork, timber boarding and roof tiles are controlled via a condition they should have relatively low visual impact in terms of the setting of the Listed Buildings and Conservation Area.
- 6.7 Palisade fencing with anti-intruder topping needs to be sensitive to the location. Any lighting should be carefully considered.

Application as amended

- 6.8 No objections to the resiting of the building.

Landscape and Streets and Open Spaces

Original application as submitted

- 6.9 The application is supported.
- 6.10 Concerns regarding the robustness of the proposed fence to deter deer and rabbits. A minimum 1.5m high weld mesh is required with no top rail to reduce its visibility impact from the country park.
- 6.11 It is understood that general access to the site will remain open at all times, due to cycle access through the site. More details of security considerations should be provided.

Application as amended

- 6.12 No objections to the resiting of the building.

Nature Conservation Officer

- 6.13 The application is supported. The new build workshop offers ideal potential for a purpose built bat loft to benefit a number of species known to use the river corridor and adjacent buildings and habitats. Whilst recognising this would not be required as mitigation for the development, it is an enhancement that should be explored within the application.

Drainage Officer

Comments on application as submitted

- 6.14 Proposals not supported. Given site is a large greenfield site there is space for numerous creative SuDs features and a discharge to the public sewer is not an acceptable solution. Further details of the sewage treatment should be provided to ensure there is adequate provision of foul drainage.

Comments on application as amended

- 6.15 The high level detail and principles of the revised drainage strategy plan is acceptable. There is now a greater commitment to infiltration. A swale is also proposed to the side of the access road to connect into the pond. Foul drainage will connect to the foul network instead of using a packaged treatment station. Final detailed calculations can be required by condition.

Public Art Officer

- 6.16 The submission of the Public Art Delivery Plan (PADP) for the Trumpington Meadows allotments is supported. The artist commissioning process has been overseen by a project steering group, which includes members of the local community. The approach outlined in the PADP complies with the approved Trumpington Meadows Public Art Strategy. The proposal will forge strong links with the wider community and aid the integration of new and existing communities.

Access Officer

- 6.17 Wheelchair access to raised beds supported.
- 6.18 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 No representations have been received.

8.0 ASSESSMENT

- 8.1 From the consultation responses and from my inspection of the site and the surroundings, it is considered that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Highway safety
4. Disabled access
5. Drainage
6. Public Art
7. Residential amenity
8. Car and cycle parking
9. Planning Obligation Strategy

Principle of Development

- 8.2 This is a full planning application. This notwithstanding, the principle of the provision of allotments has been established through the outline planning permission for Trumpington Meadows. This is secured through the Section 106 which requires that 0.9 ha of allotments are provided in association with Trumpington Meadows. Although the country park was approved as part of the original outline permission, it remains designated Green Belt.
- 8.3 The approved parameter master plan for the outline consent includes the allotment site and requires a pedestrian/cycle link from the north east corner of the Country Park from Grantchester Road to the south. The proposal complies with these requirements. The Wildlife Trust building is not proposed within the outline parameter plan, but was indicated within the Country Park reserved matters approval as safeguarded land for that purpose.

Impact on Green Belt

- 8.4 The Government attaches great importance to Green Belts. The NPPF requires the protection of Green Belts to prevent urban sprawl and to preserve the setting and special character of historic towns. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Green Belt serves five purposes:
1. to check the unrestricted sprawl of large built-up areas;
 2. to prevent neighbouring towns merging into one another;
 3. to assist in safeguarding the countryside from encroachment;
 4. to preserve the setting and special character of historic towns; and
 5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 8.5 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 8.6 The NPPF requires the local planning authority to regard the construction of new buildings within the Green Belt as inappropriate development. Exceptions to this are:
- buildings for agriculture and forestry;
 - provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - the replacement of a building, provided the new building is in the same

- use and not materially larger than the one it replaces;
 - limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
 - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 8.7 Policy 4/1 of the Cambridge Local Plan (2006) aligns with the NPPF advice and states that the purposes of Green Belts are to preserve the unique character of Cambridge, maintain its setting, and prevent communities and environs merging.
- 8.8 When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In the view of officers the proposed Wildlife Trust building is an essential component for the associated management and day to day running of the country park and is entirely appropriate in design for this purpose. For these reasons, the proposed development does not constitute inappropriate development and will have minimal impact on the openness of the Green Belt.
- 8.9 The outline planning consent and Design Code identified this part of the Trumpington Meadows site for the allotments. As part of that allocation it is reasonable to assume some ancillary structures or a maintenance building to be required. The proposed Wildlife Trust building is modest in size and ancillary to the open nature of allotments, which will become the new urban edge to Trumpington village. The proposed building is unobtrusive, and will have minimal impact on the openness of the Green Belt, which has been demonstrated through the visualisations submitted with the application.
- 8.10 Co-locating the proposed Wildlife Trust building with the allotments has a number of operational benefits. Utilising an existing access and sharing facilities such as toilets and storage with the allotment site reduces the need for additional development elsewhere in the Green Belt. In taking this approach the amount of buildings and structures on the site is minimised.
- 8.11 Given the required need for the proposed Wildlife Trust building to maintain the country park; the proposed unobtrusive location of the building adjacent to the urban edge of Trumpington Meadows, and its unobtrusive design, it is considered fully in accordance with the NPPF and Policy 4/1 of the Cambridge Local Plan 2006. The merits of the scheme within its context adjacent to the Trumpington Meadow Conservation Area and Listed Buildings of Anstey Hall are discussed in the design subsection below.

Context of site, design and external spaces

- 8.12 The key design issue is the design and appearance of the proposed new building in its setting within the Green Belt, Trumpington Conservation Area and in close proximity to Listed Buildings.
- 8.13 The flank of the building would be partially visible when travelling east along Grantchester Road and its end gable would be seen when approaching the bend in the road heading westwards. Because of the relatively low eaves and dark timber clad appearance, officers do not consider there to be significant harm to the rural street scene or any adverse impact on the character and appearance of the Conservation Area.
- 8.14 The single storey design of the proposed building will not be unduly prominent or disruptive to the composition of farm buildings, some of which are Listed, within Anstey Hall to the east. The building would not compete visually with the prominent Grade 2 Listed main barn within Anstey Hall.
- 8.15 The form and siting of the proposed rectangular agricultural style building minimises its visual impact from the country park to the south. The building will not therefore detract from northerly views within the county park.
- 8.16 The revised siting of the building is necessary because of an Anglian water main under the site. The building will be marginally more visible from the street compared with the original submission, but officers consider the additional impact minimal.
- 8.17 The proposed agricultural style building is utilitarian in design, but materials must be high quality and appropriate for their context. The proposed timber cladding and tiled roof is considered appropriate and will give an unobtrusive appearance. Final materials samples can be agreed through the discharge of condition 2.
- 8.18 The applicant has provided details of bird and bat boxes to be attached to the exterior of the building, as requested by the Council's Nature Conservation Officer. Biodiversity has been satisfactorily addressed in accordance with Cambridge Local Plan (2006) Policy 3/2.

External Spaces

- 8.19 The landscaped setting of the building is also important to its visual impact. The proposed design minimises the extent of hardstanding within the entrance yard and the front thresholds of the building have grass landscaping. The landscape design relates to the character and function of the spaces and surrounding buildings, and is therefore in accordance with Cambridge Local plan 2006 policy 3/11.
- 8.20 The proposed allotments are set out in an attractive and inclusive layout, which integrates the scheme for public art, with a central meeting area/shared meeting area. Tree planting and landscaping will largely screen the allotments from Grantchester Road which will ensure the rural character of the area is maintained.

- 8.21 The southern boundary treatment needs to provide a robust barrier to deer and rabbits, whilst being visually attractive. A more substantial boundary than the proposed 1.2m post and wire fence will be needed. The fencing will need to be an appropriate unobtrusive design, appropriate to its rural Green Belt context. This can be adequately ensured through the discharge of condition 3.
- 8.22 The scheme incorporates cycle pedestrian link through the site, which is a requirement of the outline planning permission. The self binding gravel surface through the yard area is appropriate for this context.
- 8.23 External lighting is intended to be low level, appropriate for this rural context. Details of external lighting can be adequately controlled through the discharge of condition 4.

Highway Safety

Site Access

- 8.24 The proposal provides vehicular access to the site via the existing access off Grantchester Road. The existing gate to the access will be moved back further into the site to allow for larger vehicles such as a car with trailer to pull off the highway should the gate be closed. The Highways Authority are content with the design of the access from Grantchester Road.
- 8.25 Access arrangements between the allotment holders and the Wildlife Trust is to be finalised but it is likely that the gate will be open when the Wildlife Trust staff are on site, and a keypad/padlock provided for allotment holders.

Car Parking and Grantchester Road

- 8.26 The Highway Authority has concerns that there would be potential parking on Grantchester Road (which is currently unrestricted), which has the potential to introduce a hazard for motorists. The introduction of a Traffic Regulation Order is recommended to address this issue.
- 8.27 The requirement for a TRO on Grantchester Road would not be reasonable to address the impact of this development. This is because the outline approval (08/0048/OUT) and later Country Park reserved matters approval (10/0695/REM) did not seek to secure a Traffic Regular Order (TRO) on Grantchester Road in relation to visitor parking.
- 8.28 The highway impact of this development has already been assessed through the outline permission. The outline consents restrict by condition (Condition 49) any means of vehicular access to Grantchester Road for emergency vehicles and allotment use only, for reasons of highway safety. It would not therefore be reasonable to apply a requirement at this stage for the applicant to fund a TRO on land not within the applicants control.

- 8.29 The proposal will provide 13 car parking spaces associated with the allotments and the Wildlife Trust office, which is considered appropriate. There are no specific standards within the Cambridge Local Plan for allotments. It is envisaged that the majority of the visitors to the allotments would be from the local area and would use sustainable modes of transport. As there are a number of access points to the Country Park, visitors, if travelling by car, have the option to park at the Park & Ride or at Byron's Pool Nature Reserve to the west of the site. Further car parking on the site is not therefore considered necessary or appropriate.
- 8.30 The proposed pedestrian/gate entrance for the Country Park off Grantchester Road in the north east corner of the site is a requirement of the approved outline parameter plans and Design Code, to provide a link through to the Country Park. Its location is not considered to create any undue hazard for users or motorists travelling on Grantchester Road.
- 8.31 The applicant has confirmed waste will be collected from Grantchester Road which is considered acceptable by the Council's Waste Strategy Manager.
- 8.32 The proposal makes appropriate provision for car parking within the site. The potential for fly parking on Grantchester Road was considered under the outline approval and cannot be retrospectively controlled through this planning application. The proposal is therefore in accordance with Cambridge Local Plan (2006) Policy 8/2.

Disabled access

- 8.33 The proposed allotments are designed to be as accessible as possible. All the facilities provide step free access and pathways through the allotments are wide enough for wheelchair users. External spaces surrounding the raised planting beds are surfaced with 'hoggin path' which is suitable for wheelchair users. Two disabled car parking spaces are also provided.
- 8.34 In the view of officers appropriate provision is made for disabled people in accordance with Cambridge Local Plan (2006) Policies 3/11 and 3/12.

Sustainable Drainage

- 8.35 The Council's Sustainable Drainage Officer has raised some concerns with the incorporation of Sustainable Drainage Systems to mitigate the greenfield runoff rate.
- 8.36 An amended drainage scheme has been provided which demonstrates discharge to the porous paved storage yard based on the appropriate runoff calculations and now includes a swale to the side of the access road to connect into the proposed pond. Subject to final details and calculations being submitted and approved as required by Condition 9, the proposals are considered an acceptable sustainable drainage solution in accordance with Cambridge Local Plan (2006) Policy 3/1.

Public Art

- 8.37 The public art proposals that are being developed for the allotments are in accordance with the approved Public Art Strategy for the Trumpington Meadows site. This was secured through the outline planning consent Section 106 agreement.
- 8.38 The proposals form part of the 'Urban Agriculture' theme of the strategy which total one sixth of the overall commission for Trumpington Meadows. The applicant has appointed a public artist to design the exact form of public art.
- 8.39 A key part of the public art programme will be engaging with the allotment community and local residents. The artist has consulted with the Wildlife Trust and the City Council which will be managing the allotments. It is envisaged that the art could take the form of a permanent feasting table with the engagement process resulting in a final feast on site to mark the opening of the allotments. The proposal successfully integrates the relevant part of the site wide public art requirement and is compliant with Cambridge Local Plan (2006) Policy 3/7.
- 8.40 The development also includes apple tree planting which form a part of the South Fringe Apple Tree Project, a separate initiative funded through pooled S106 contributions across the Southern Fringe.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.41 The nearest properties to the site will be the new houses adjacent to the east within the new Trumpington Meadows development (phase 6). The proposed development is also in reasonably close proximity to the existing row of cottages on Grantchester Road to the west by Byron's Pool, and the new/converted buildings at Anstey Hall Farm to the north.
- 8.42 Given the low key activities associated with allotments it is considered that this use would not have an adverse impact on the amenity of neighbouring occupiers. Whilst the Wildlife Trust will have a machinery store and workshop, these will be activities associated with maintaining the Country Park and carried out by the Wildlife Trust staff during the day. The applicant has confirmed that there will be no operational plant within the Wildlife Trust building. The proposal is therefore considered compliant with Cambridge Local Plan (2006) Policies 3/4 and 3/12.

Contaminated land

- 8.43 Under the outline planning consent, a contaminated land investigation was conducted for this area of the site. Intrusive investigations recorded increased CO2 concentrations, which for allotment use, no mitigation measures are required. Some ground gas mitigation may be required for the building and it is recommended this is addressed through the imposition of condition 10.

- 8.44 The submitted soil investigation confirmed the absence of significant soil contamination. No soil will be imported into the site, so a soil management plan is not required. The site soils are considered to be productive for allotment growing. The proposal is in accordance with Cambridge Local Plan (2006) Policy 4/13.

Car and Cycle Parking

Car Parking

- 8.45 As discussed above, a total of 13 spaces, with two suitable for disabled people, is provided for the allotments and Wildlife Trust accommodation. This provision is considered appropriate given the needs of site users and the balance of minimising hard standing in this rural context.

Cycle Parking

- 8.46 16 bicycle parking spaces are provided which is considered appropriate. (There are no specific Local Plan standards for allotments). The proposal is compliant with Cambridge Local Plan (2006) Policies 8/6 and 8/10.

Third Party Representations

- 8.47 No neighbour representations have been received.

Maintenance and Management

- 8.48 Through the Section 106 for the outline consent the allotment site will be transferred to the City Council on a long leasehold for no less than 125 years. The City Council will manage and maintain the site. The S106 Agreement also secures maintenance payments for 3 years (equivalent to the amount that would be secured over a standard 12 year maintenance period) upon date of transfer of the allotments to the City Council. The allotments will be transferred prior to occupation of the 350th dwelling as approved through the Phasing Plan under Condition 12 of the outline planning consent. Priority will be given to residents of the Trumpington Meadows site for a period of eight years after completion of the overall development as in accordance with the City Council Allotments Allocation Policy for Growth Sites (October 2014).

Planning Obligation Strategy

- 8.49 Contributions have been secured under the outline permission 08/0048/OUT. A further contribution to public art is not required because in isolation from the allotments, the Wildlife Trust Building would not be a major planning application.

9.0 CONCLUSION

- 9.1 The proposed allotments and Wildlife Centre will provide a valuable community facility for future residents, as part of the Trumpington Meadows development. The design of the Wildlife Trust building will not detract from the character and appearance of adjacent Listed Buildings, the setting of the Trumpington Conservation Area or the wider Green Belt. An appropriate quantum of car parking is provided. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to 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. No development 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, 3/12 and 3/14)

3. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment (southern boundary only fronting the Country Park) to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

4. Prior to occupation of the building hereby approved details of external lighting shall be submitted to and approved to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in this rural context. (Cambridge Local Plan 2006 policy 3/4).

5. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

- 6. 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)

- 7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and structures (eg refuse or other storage units, lighting). 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 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)

- 8. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

9. Prior to the commencement of the development full details of the drainage systems and calculations based on the revised drainage principles plan 1223-D29-SK227 RevA, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order that the development adequately mitigates run off by sustainable means. (Cambridge Local Plan 2006 policy 3/1).

10. Prior to commencement of development hereby approved the following shall be submitted to, and approved in writing by the local planning authority:

a) A site investigation report for the area of land for the Wildlife Trust Building detailing that the relevant soil gas sampling has been undertaken to determine the nature and extent of any contamination and

b) An appraisal of the remedial options, and proposals for the preferred option(s). The appraisal shall include a schedule setting out at what point of construction all remedial measures will be implemented.

c) Prior to the occupation of the building a completion report demonstrating that the approved remediation scheme as required by clause b) has been fully implemented and that the land has been remediated to a standard appropriate for the end use.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately taken to secure full mitigation in the interests of environmental and public safety in accordance with Cambridge Local Plan Policy 4/13.

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

173601W/A/PL/006Rev A Location Plan

1234-D29-SK-277 D Drainage Plan

173601W/A/PL001 REV B Proposed site plan

173601W/A/PL003 REV B Proposed building plan

173601W/A/PL023 REV B Visual perspectives

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.

12. **INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Contact details

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

Author's Name: John Evans

Author's Phone Number: 01223 457293

Author's Email: john.evans@cambridge.gov.uk