

# JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGES)

17<sup>TH</sup> JUNE 2015

## PRE-COMMITTEE AMENDMENT SHEET

### PLANNING APPLICATIONS

#### Circulation:

**Item:** 5  
**Application Reference:** 14/1792/FUL  
**Location:** Glebe Farm Phase 3 Addenbrookes Road Trumpington  
Cambridge  
**Target Date:** 20 February 2015  
**To Note:** NA

**Representations Received:** NA

**Amendments To Text:** See Below

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#### Planning obligations

- 1 This text replaces the text in the officer's JDCC planning report section 'Planning Obligations' paragraphs 8.59 to 8.70 in its entirety. This paper sets out the position relating to the planning obligation recommended to mitigate the impact of the development and make it acceptable in planning terms.

#### Approach to seeking S106 contributions

- 2 Changes to Local Government Regulations on 6 April 2015 place pooling constraints on developer contributions and limits on new developer contributions that the City Council and other local authorities can secure.
- 3 Since the provisions of the Community Infrastructure Levy (CIL) came into effect, financial contributions cannot be pooled from more than five developments. Therefore in each case it is necessary to identify specific projects which meet the three tests set out in the Community Infrastructure Levy Regulations (CIL), which will be funded by the financial contributions generated by this development:
  - (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.
- 4 The Head of Planning Services has been delegated authority to develop the City Council's approach in consultation with relevant Executive Councillors, Opposition Spokes and Scrutiny Committee chairs. It is anticipated that applications wholly within the City Council's boundary that will be reported to the JDCC will be subject to the interim approach.

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- 5 The City Council's Planning Obligations Strategy 2010 sets out the methodology for assessing and quantifying the impact of development and from that the appropriate mitigation needs to be identified in order to make it acceptable in planning terms. The starting point in assessing the impact of a new residential development is to calculate the number of new residents likely to occupy it based on the size and housing mix. This development has been assessed as having a likely occupancy of 79 persons. This is therefore the baseline figure that has been used to calculate and quantify the impact of the development in planning terms. The individual types of impacts and appropriate mitigations are set out in each case below.

#### **Affordable housing 40% provision and transfer**

- 6 The proposal would provide 12 of the 30 dwellings (40%) as affordable housing. The provision and transfer of these units to the housing association will be subject to relevant S106 provisions. The standard affordable housing cascade from the preferred 75/25 tenure split to a floor of 50/50 tenure split, as used on previous Southern Fringe developments will be applied in this case.
- 7 The provision of affordable housing is necessary to make the development acceptable in planning terms; is directly related to the development as the provision is on site and integrated into the wider development; the amount of affordable housing secured is fairly and reasonably related in scale and kind to the development, being a proportionate percentage of the total housing provided, in accordance with City Council policy.

#### **On site open space, play provision and landscape**

- 8 As stated in paragraph 8.45 of the report, the development proposes to deliver informal open space, space for children and teenagers and allotments on site. These facilities will provide for the needs of the residents of this development and mitigate pressure that would otherwise occur on other existing open space provision elsewhere. The quantum of open space meets or exceeds the City Council's adopted space standards. It has been agreed informally that the on-site open spaces will be transferred to the City Council to manage and maintain. The timing of the open space provision, transfer to the City Council including remedy of defect process and the appropriate associated commuted sum for future maintenance calculated over a 12 year period will be subject to the relevant S106 provisions.
- 9 The provision of on-site informal open space, provision for children and teenagers and allotments is necessary to make the development acceptable in planning terms, given the needs and impacts that would be generated by the new residents development; the provision is directly related to the development as provision has been secured on site integrated within the development to serve the direct needs of residents; the amount of provision is proportionate to the scale of development and the likely number of residents within it and is therefore fairly and reasonably related in scale and kind to the development.

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- 10 The on site landscaping is necessary to make the development acceptable in planning terms. The residents of the site will be the main beneficiaries of the landscaping. The applicant has indicated that the landscaping will be transferred to the City Council. The timing of the landscaping, transfer to the City Council including remedy of defect process and the appropriate associated commuted sum for future maintenance calculated over a 12 year period will be subject to the relevant S106 provisions.

#### **Off site outdoor sports facilities and indoor sports facilities**

- 11 This development is too small in isolation to be able to deliver on- site outdoor and indoor sports provision in accordance with the City Council's standards. All the other Southern Fringe developments contributed towards a range of indoor and outdoor sports facilities associated mainly with the new Clay Farm secondary school. No scheme has been identified which would be required to mitigate the level of needs generated by this development. No planning obligations are therefore being sought in this respect.

#### **Community facilities**

- 12 In terms of community facility needs and impact: this development would generate new residents, within a mixture of housing tenures and forms part of the wider Southern Fringe strategic housing allocations. Experience on other strategic growth sites including Cambourne and Orchard Park which have both been subject to lessons learned reports in terms of key issues arising including community development needs, have shown that residents of new developments can have a greater level of needs /range of support required and can often feel isolated /detached from existing surrounding residential communities . Therefore there is a particular need for mitigation in terms of contributing towards the provision of community facilities to help to address these needs and issues. In this instance, the additional impact of this development would directly be mitigated by a contribution towards elements of the ongoing Clay Farm Community Centre project. This would serve the whole Southern Fringe including this development directly and would be in close proximity to the site. Since 2010 this project has been funded by less than five developments as required by the CIL regulations. This scheme is still being developed in terms of some of its emerging components, post the capital construction stage. It includes provision for a community café, the fitting out of which is not included in the capital construction costs for the main project. It is a specific obligation on the City Council within the outline S106 that the café cannot be run as a commercial operation.
- 13 An update will be provided at the committee meeting of the cost of mitigating the extra demand on the Community Centre resulting from this development in relation to the level of contribution sought. The provision of a financial contribution towards the Clay Farm community centre project is necessary to make the development acceptable in planning terms, given the needs and impacts of the new residents; the expenditure of this contribution would be directly related to the development since the Clay Farm facility is specifically secured to mitigate the impacts of the Southern Fringe developments in terms of community development needs; the level of contributions secured is proportionate to

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the scale of this development and the likely number of residents within it and subject to confirmation of the final contribution figure at committee it is therefore fairly and reasonably related in scale and kind to the development.

#### **On site Public Art provision**

- 14 Public Art mitigates the impact of development by re-establishing local identity and a sense of place. Community arts projects can help to build a sense of identity and place and bring existing and new residents together. This is particularly important in the context of large-scale strategic development such as is happening within the Southern Fringe and of which this developments forms part. This is the basis for requiring public art through Cambridge Local Plan Policies 3/7 and 9/3.
- 15 The provision of public art is considered necessary to make the development acceptable in terms of mitigating the impact by helping to create a sense of identity and place; the provision will be on-site and is therefore related directly to the development; the value of the public art required will be calculated at 1% of capital construction costs which is considered to be proportionate to the scale of this development and therefore fairly and reasonably related in scale and kind to the development.

#### **Pedestrian & cycle link along northern edge of site**

- 16 The existing track along the northern edge of the site is to become a pedestrian and cycle route. This will provide a route for cyclists and pedestrians will therefore help to encourage people to use sustainable walking and cycling modes and help to mitigate pressures that may otherwise be created as residents use their cars. The applicant has indicated a willingness to transfer the land to the County Council. The transfer to the County Council and the associated commuted maintenance payment will be subject to relevant S106 provisions. The provision of the link is considered necessary to make the development acceptable in planning terms in terms of helping to mitigate its transport impact; the provision is site-specific so relates directly to the development and the nature of the route is of a scale that is proportionate to the scale of the development so is fairly and reasonably related in scale and kind to the development.

#### **Mitigating increased traffic from scheme**

- 17 The County Council has identified that the use of the Addenbrookes Road/Shelford Road junction is over capacity. This proposal, which has vehicular access via the main Glebe site to the Addenbrookes Road, will add to the usage of that junction. The introduction of an additional control facility into the junction will provide an increase in junction capacity through enhancing the optimisation of the signals which will contribute to off-setting the traffic impact of this development. This mitigation (by provision of a MOVA (Microprocessor Optimised Vehicle Actuation)) is estimated to cost approximately £2000. The payment for this mitigation equipment will be subject a S106 obligation.

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- 18 This contribution is considered necessary to make the development acceptable in planning terms, given the extra use of the Addenbrookes Road/Shelford Road it will bring about; the expenditure will be used on the junction which is located so close to and is directly related to the development; the contribution is therefore fairly and reasonably related in scale and kind to the development.

#### **Southern Corridor Area Transport Plan /strategic transport impacts**

- 19 A substantive amount of mitigation was secured to strategic transport projects through the original Clay Farm and Glebe Farm developments including the Guided Bus, Addenbrookes Road and a number of walking and cycling improvements. In this instance, given that this is an extension of the existing Glebe Farm development, the location and relatively small scale of the development, no contribution is sought towards any Southern Corridor Area Transport Plan projects or other strategic transport projects.

#### **Strategic household waste impacts**

- 20 All the original Southern Fringe developments made contributions towards improvements to strategic household waste recycling provision, including Clay Farm and the Glebe1/2 development. In this instance, given the relatively small scale of the development/number of residents generated, it will be mitigated through existing provisions and no contribution is sought.

#### **Education**

##### Early Years

- 21 The County Council has advised that there is no spare capacity for early years education provision within existing nearby facilities that would serve this development. Early years provision is therefore required to mitigate the additional impacts generated by the development. In this instance, early years provision will need to be expanded at Trumpington Meadows to cater for demands from this development. This expansion has not been subject to pooled payments from five developments or more. The cost of a new early years place per pupil is calculated at £810 per 2 bedroom or larger dwellings (28 units), based on the proposed residential mix within this development which is 16x 2 bed, 4 x 3 bed and 8x 4 bed this requires a financial contribution of £22630.

- 221 This contribution is considered necessary to make the development acceptable in planning terms, given the lack of capacity within existing facilities; the expenditure will be on the facility within which catchment area the development is located so is directly related to the development; the contribution sought relates only to the cost of the number of additional places generated by the development and is therefore fairly and reasonably related in scale and kind to the development.

##### Primary School Provision

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- 23 The County Council has identified that the development lies within the catchment area of Trumpington Meadows Primary School and according to the County Council's demographic information will be likely to generate 6.2 primary school aged children, based upon the proposed housing mix. Given the relatively small scale of development, the County Council has confirmed that this limited impact can be addressed can be met through existing locally available primary education provision.

#### Secondary School Provision

- 24 The development lies within the catchment area of the secondary school being built on Clay Farm to mitigate the impact of the Southern Fringe developments. There is no capacity within the proposed secondary school to cater for additional development and there is a shortage of secondary school places across the city generally and in this part of the city. According to the County Council's demographic information, the development is likely to generate 4 secondary school children, based upon the proposed housing mix education mitigation payments required. The cost of additional secondary school places per pupil is calculated at £1520 per 2 bedroom or larger dwellings (28 units), based upon the proposed housing mix which is 16x 2 bed, 4 x 3 bed and 8x 4 bed is £42560.
- 25 This contribution is considered necessary to make the development acceptable in planning terms, given the lack of capacity within existing facilities; the expenditure will be on the facility within which catchment area the development is located so is directly related to the development; the contribution sought relates only to the cost of the number of additional places generated by the development and is therefore fairly and reasonably related in scale and kind to the development.

#### Lifelong learning

- 26 A new library is being delivered on Clay Farm to mitigate the impacts of the Southern Fringe developments. This and contributions towards it were secured through the original S106 agreements attached to the various outline permissions. The County Council has confirmed that the new library will have sufficient capacity to serve the needs of the new residents of this relatively small scale development and no further mitigations are therefore sought.

#### **Monitoring**

- 27 A High Court ruling in February 2015 means that local authorities can no longer seek new contributions towards the monitoring of planning obligations, unless they are necessary to make developments acceptable in planning terms. This is a relatively small-scale, less complex development, with proportionately a relatively small range of on-site infrastructure provision. It is considered that would be unlikely to generate a substantive level of general S106 monitoring activity, in contrast to other larger scale, more complex types of developments. Nevertheless, the proposed scheme does entail the provision of three types of on- site open space provision that will need to be

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monitored by the City Council's Streets and Open Spaces Team, particularly during the remedy of defects period prior to formal transfer to the City Council. Therefore a specific S106 monitoring contribution will be secured for this monitoring activity, based on an officer hourly rate per visit basis of £46.50 (inc. VAT). This will be secured through relevant S106 provisions.

Example: Allotments – 3 visits within 12 month remedy of defects period of two hours each = £279.

- 28 This is considered necessary to make the development acceptable in planning terms because the open space needs to be delivered within a required timescale and to a quality and standard that mitigates the needs of the residents of this development; the expenditure of the contribution will be directly related to the provision of open space within the development; the contribution will be related to the number of monitoring visits required through the remedy of defects process on an officer hourly rates basis and is therefore fairly and reasonably related in scale and kind to the development.
- 29 A Summary table of planning obligations to be secured is attached as Appendix one.

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**Appendix one: Summary table of planning obligations to be secured**

<b>Item</b>	<b>Requirement</b>	<b>Proposed trigger - indicative</b>
Affordable housing	Provision of 12 units (40%) and transfer to registered social landlord (RSL) <sup>+1</sup>	Transfer of freehold interest prior to first occupation of any market unit
Public open space (Children and teenagers, informal open space and allotments)	Provision, transfer to City Council and commuted sum for maintenance <sup>+2</sup>	Prior to occupation of fifteenth unit (50% of development)
Landscape buffer strip along southern boundary	Transfer to City Council and financial contribution for maintenance for 12 years	Prior to occupation of Blocks B or C (adjacent to buffer) <b>To be confirmed</b>
Community facilities	£45,192 for Clay Farm Community Centre	Payment in two parts 1) On commencement of development 2) occupation of first market unit
Public Art	Submission of Public Art Delivery Plan (PADP). Provision of public art to value of 1% of capital construction costs <sup>+3</sup>	Submission of PADP prior to commencement. Payment in two parts 1) On commencement of development and 2) occupation of first market unit
Walking and cycling route along northern boundary	transfer to highways authority and commuted sum for maintenance	Prior to occupation of fifteenth unit (50% of development)
Signal improvement to Addenbrookes Road/ Shelford Road	£2000 to increase junction capacity	Prior to commencement
Education	Financial contribution for pre school and secondary provision <sup>+2</sup>	Contribution paid in two parts 1) On commencement and 2) occupation of first market unit
Monitoring of landscape works	Payment for landscape monitoring inspections prior to transfer to City Council, charged at hourly rate	Prior to occupation of fifteenth unit (50% of development) <b>To be confirmed</b>

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**One further planning condition**

28. Prior to the commencement of the development, household waste and recycling receptacles, shall be provided for use by future occupiers of the dwellings on the development in accordance with the specification set out in the City Council's Planning Obligations Strategy 2010 (page 38).

Reason: To ensure that appropriate receptacles are available in accordance with Cambridge Local Plan 2006 (Policies 3/7 and 3/12).

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**Circulation:**

**Item:** 6

**Application Reference:** S/0506/15/F

**Subject/Title:** Land Adjacent to Greenhouse Park Innovation Centre,  
Newmarket Road.  
Proposed Cambridge Ice Arena (CIA)

**Target Date:** 15 April 2015

**To Note:** -

**Representations Received:**

Cambridge Past, Present and Future (CPPF)

CPPF are concerned that at peak times of the year the capacity of the car-parking could well be stretched and is likely to become more acute in the future. CPPF suggest that the use of the P&R is carefully monitored so that potential future competition can be identified in advance and that planning permission for the Ice Rink include a clause to the effect that if competition for parking does start to emerge, then the Ice Rink promoters must find alternative parking facilities at peak times or alternatively close its doors during the peak period.

**Amendments To Text:** None

**Pre-Committee  
Amendments To  
Recommendation:** None

**Decision:**

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