

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 19 August 2015

Application Number	15/1002/REM	Agenda Item	
Date Received	5 May 2015	Officer	Tom Webster
Target Date	1 September 2015		
Ward	Trumpington		
Site	Parcels 9A and 9B Clay Farm Development Site Long Road Cambridge		
Proposal	Reserved matters application (access, appearance, landscaping , layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 49 mixed tenure dwellings including 40% affordable housing, public open space and associated infrastructure, including the relocation of vehicular access into Parcel 9b and associated works.		
Applicant	CALA Homes		
Application Type	Major	Departure:	No

The above application has been reported to the Joint Development Control Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

Summary	The development accords with the Development Plan for the following reasons: 1) This scheme complies with the general principles of the outline planning permission, the parameter plans and Design Code. 2) The design and appearance of the development will create a high quality scheme to complement the rest of Clay Farm 3) Market and affordable housing will be provided in an attractively designed development in accordance with the City Councils policies.
Recommendation	Approval

APPENDICES

Ref	Title
A	Strategic conditions which have been discharged
B	Summary of Design Code compliance statement
C	Plan Pack

0. **INTRODUCTION**

- 0.1 This is a Reserved Matters application for 49 dwellings on parcels 9A & 9B (31 units and 18 respectively) situated immediately south of the Cambridge Guided Busway, and are separated by the Clay Farm Spine Road. The applicant is CALA Homes, who bought the land from Bovis Homes.
- 0.2 In August 2010 outline approval was granted for the Clay Farm development of up to 2,300 homes, a local centre, schools and open space. The outline permission approved 6 parameter plans with which all reserved matter applications must comply. These cover land use, access, density, building heights, landscaping and urban design principles. A full application for the construction of the spine road through the Clay Farm site from Long Road to the Addenbrooke's Road (AR) roundabout, site wide drainage infrastructure and works to the Long Road plantations was approved at the same time. The spine road is now completed, the associated trees established, and the southern half is open to pedestrians.
- 0.3 Since July 2011 JDCC has granted reserved matters approval for a total of 1865 dwellings on the Clay Farm site for Countryside, Skanska and Bovis. In addition permission has been granted for the secondary school, Central Square and community centre. Implementation of these schemes is underway. More recent permissions include 208 dwellings on Quad and 165 dwellings on parcels 6 & 7. There are around 589 occupations (May 2015) on the Clay Farm site as a whole.
- 0.4 A number of strategic conditions attached to the outline permission have been discharged, as shown in Appendix B. All reserved matters applications must comply with the documents approved through these conditions.

1. **SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site is former agricultural land and together the parcels cover an area of 0.96ha.
- 1.2 The site, although south the Cambridge Busway route, is close to the local centre and Hobsons Square. The site is separated by the Spine Road with parcel 9A to the west and 9B to the east. To the east of Parcel 9B is the Clay Farm Green Corridor, which is 31ha in size.

1.3 The site does not fall within a Conservation Area and there are no listed buildings that are either on or adjacent to the site and neither are there any Buildings of Local Interest.

2. THE PROPOSAL

2.1 The application is a reserved matters (access, appearance, landscaping, layout and scale) approval for 49 dwellings, including 40% (20) affordable homes, public open space, roads, footways, cycleways and drainage infrastructure. The development would have an overall density of about 50 dwellings per hectare (gross). Storey heights across the parcels range from 2 storeys to 3 storeys.

2.2 The scheme is broken down into two parcels. Parcel 9A provides for 31 of the 49 units (23 private and 8 affordable units), and parcel 9B provides for the remaining 16 units (affordable units). Of the units 49% of the properties are apartments, ranging from one bedroom flats to two bedroom units, with 51% of the properties proposed being 3, 4 and 5 bedroom houses, which reflects the local centre, high density nature of the proposal.

2.3 The proposal also includes all the complementary infrastructure in terms of access roads, bin stores, cycle spaces and open space.

2.4 The application is accompanied by the following documents:

- Planning Statement
- Design and Access Statement (Including Play and Landscape);
- Landscape Management and Maintenance –July 2015;
- Drainage Statement;
- Ecological Conservation Management Plan;
- Statement of Community Involvement
- Energy Statement

2.5 In addition to this Reserved Matters Application currently under consideration, a number of conditions that were applied to the outline approval have been submitted for determination in parallel. The information to discharge the conditions are included within the submitted drawings and within the suite of documents above. The conditions are:

- Condition 7 Design Code Compliance
- Condition 8 Materials
- Condition 10 Play provision
- Condition 14 Landscape design
- Condition 16 Landscape Management Plan
- Condition 19 Tree Survey
- Condition 26 Housing Tenure Plan
- Condition 27 Lifetime Homes
- Condition 31 Renewable Energy
- Condition 39 Surface Water Drainage Strategy
- Condition 42 Ecological Conservation Management Plan

- Condition 54 Cycle Parking
- Condition 55 Foul Water Drainage
- Condition 61 Noise Report
- Condition 64 Piling
- Condition 65 Detailed Waste Management Plan
- Condition 68 Waste Storage

2.6 Since the original application was registered a number of amendments and additional information have been submitted, these include:

- Revised layout plans and elevations
- Revised landscape, tree pit and play space details
- Ownership plan for adoption purposes
- Refuse truck tracking plan
- Note on affordable housing tenure split
- Additional daylight and sunlight information (courtyards)

2.7 Further internal and external consultation regarding the proposed amendments has been undertaken.

3. **RELEVANT SITE HISTORY**

Reference	Description	Decision
07/0620/OUT	Residential development of up to 2,300 new mixed-tenure dwellings and accompanying provision of community facilities; sports and recreation facilities and landscaped open spaces including 49ha. of public open space in the green corridor, retail (A1), food and drink uses (A3, A4, A5), financial and professional services (A2), non-residential institutions (D1), a nursery (D1), alternative health treatments (D1); provision for education facilities; and all related infrastructure including; all roads and associated infrastructure, alternative locations for Cambridgeshire Guided Bus stops, alternative location for CGB Landscape Ecological Mitigation Area, attenuation ponds including alternative location for Addenbrooke's Access Road pond, cycleways, footways and crossings of Hobson's Brook.	A/C
07/0621/OUT	Duplicate of above	Appeal Refused
09/0272/FUL	Spine Road through Clay Farm site, linking Long Road with the Addenbrooke's Access Road (including bus gate). New junction to Long Road; drainage works including formation of 4 balancing ponds (including wetland area for birds) and raising of levels; tree felling and tree planting including semi-mature trees along the road and all associated works.	A/C
10/1065/REM	Construction of foul pumping station with access road, compound and landscaping; thinning of trees in plantation together with replanting.	A/C

11/0161/REM	Landscaping of open space strip west of Hobson's Brook together with filling in of pond to the south of the Addenbrooke's Access Road and replacement with below ground attenuation tanks under southern section of landscaping strip pursuant to outline approval 07/0620/OUT	A/C
11/0319/REM	Landscaping of southern part of the Green Corridor east of Hobson's Brook, including details of allotments pursuant to outline approval 07/0620/OUT.	A/C
10/1296/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 306 dwellings pursuant to outline application 07/0620/OUT	A/C
11/0698/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 128 dwellings pursuant to outline application 07/0620/OUT (Skanska Residential)	A/C
12/0754/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 102 dwellings pursuant to outline application 07/0620/OUT	A/C
12/0794/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 231 dwellings pursuant to outline application 07/0620/OUT (Countryside Properties)	A/C
12/0867/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 274 dwellings pursuant to outline application 07/0620/OUT (Skanska)	A/C
13/0105/REM	Reserved matters for 750 pupil secondary school, community sports facilities and landscaping pursuant to outline application 07/0620/OUT	A/C
13/0751/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 295 dwellings and associated landscaping pursuant to outline application 07/0620/OUT	A/C
13/0912/REM	Construction of a public square with landscaped gardens, hard surfaced areas, parking spaces and sculpture south of the proposed community centre site, together with an access road to the north of the proposed community centre site and hard and soft landscaping east of the spine road, pursuant to outline approval 07/0620/OUT	A/C
14/0093/FUL	Erection of a five storey building to accommodate community facilities, library, café, youth facilities, touchdown space for police and social services, medical centre 20 affordable housing units, and associated parking, amenity areas, refuse storage and landscaping	A/C
14/0520/REM	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 136 residential dwellings, plus associated open space, infrastructure and car parking.	A/C
14/1201/REM	The approval of access, appearance, landscaping, layout and scale of the site (the reserved matters) pursuant to the outline planning permission 07/0620/OUT for Parcel 21 of the Clay Farm Site for the development of 208 residential dwelling (including affordable housing) and 540sqm of A1, A2 and A5 uses, plus associated open space, infrastructure and car parking.	A/C

14/1724/REM	Reserved matters application for pedestrian, cycle and emergency vehicular access to Shelford Road pursuant to outline approval 07/0620/OUT	Withdrawn
14/1736/REM	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 165 residential dwellings, plus associated open space, infrastructure and car parking. Parcels 6 and 7 of the Clay Farm development site.	A/C

4. PUBLICITY

- 4.1 Advertisement: Yes
 Adjoining Owners: N/A
 Site Notices Displayed: Yes (2)

5. POLICY

National Planning Policy Framework (2012) and National Planning Practice Guidance (2014)

- 5.1 The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The document was published on 27 March 2012 and immediately became a material consideration for planning applications. It replaces PPGs and PPSs, and other guidance. The document encourages positive, balanced decisions, emphasizes the primacy of the development plan and local decision making.
- 5.2 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a national planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched.

Cambridge Local Plan 2006

- 3/1 Sustainable development
- 3/3 Setting of the City
- 3/4 Responding to context
- 3/6 Ensuring coordinated development
- 3/7 Creating successful places
- 3/9 Watercourses and other bodies of water
- 3/11 The design of external spaces
- 3/12 The design of new buildings

- 4/3 Safeguarding features of amenity or nature conservation value
- 4/4 Trees
- 4/13 Pollution and amenity

4/15 Lighting

5/1 Housing provision

5/5 Meeting housing needs

5/9 Housing for people with disabilities

5/10 Dwelling mix

5/11 Protection of community facilities

5/12 New community facilities

5/15 Addenbrookes

8/1 Spatial location of development

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

8/11 New roads

8/16 Renewable energy in major new developments

8/17 Renewable energy

8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change

9/2 Phasing of Areas of Major Change

9/3 Development in Urban Extensions

9/5 Southern Fringe

Status of Proposed Submission – Cambridge Local Plan

- 5.3 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.
- 5.4 For the application considered in this report, the policies in the emerging Local Plan that are of relevance to this proposal are addressed in the assessment section below.

Government Advice

- 5.5 Annex to Circular 11/95 – The Use of Conditions in Planning Permissions.
- 5.6 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction
Cambridge City Council (January 2008) – Affordable Housing
Cambridge City Council (January 2010) – Public Art

Material Considerations

Cambridge Southern Fringe Area Development Framework (January 2006)

6. INTERNAL AND EXTERNAL CONSULTATIONS

External

County Highways

- 6.1 No objections to the scheme, but requests that the applicants provide the drawings of the layout of the adoptable highway. All construction details for the adoptable highway, other than surface finishes, must be removed from the application.

Comments on amended plans

- 6.2 This plan has been submitted (438614 105 REV A), and is acceptable.

Architectural Liaison Officer

- 6.3 In principle, the architectural liaison officer has no objection to what is proposed, but makes the following points:
- The public play space is not particularly well overlooked, with the main surveillance being from Block C.
 - Due to the risk of crime (cycle crime being a significant issue in Cambridge) the cycle stores will need to provide adequate secure storage. He recommends (as per Secured by Design) that the entry doors meet the minimum security standard of LPS 1175 SR2.
 - There is nothing within the application to explain how mail is going to be delivered, but recommends either through the wall mail delivery or external mail boxes meeting the security standard TS009 (accredited standard accepted for SBD).
 - Advice provided on minimum standards in terms of designing out crime.

Comments on amended plans

- 6.4 The apartment blocks have external mail boxes on the side of the main entrance, secure cycle storage are provided throughout the site and gates are provided to the parking areas of blocks A and B. Mail boxes for the town houses will be secured by condition (see condition 3).

The LAP also has better visibility because the wall has been reduced from 1.6m in height to 300mm.

Fire and Rescue Services

- 6.5 The Fire Authority requests that, in the event of a recommendation for approval, adequate provision is made for fire hydrants.

Natural England

- 6.6 No comments received.

County Council as Lead Flood Authority

- 6.7 The applicant has met the requirements of the NPPF, and has demonstrated that surface water can be dealt with on site by using sustainable drainage techniques, and is therefore acceptable to the County Council. The applicant should provide details of the management company that will be managing and maintaining the surface water drainage features, including the proposed maintenance schedule

National Grid

- 6.8 Network Rail advised that, in the event of approval, they should contact National Grid before any works are carried out to ensure that National Grid's apparatus (which is in close proximity to the site) is not affected by any of the proposed works.

Trumpington Residents Association

- 6.9. No comments received.

Internal

Strategic Housing

- 6.10. *Affordable Housing mix* – The proposed scheme adheres to Cambridge City Council Affordable Housing SPD 2008 with respect of 40% affordable housing being provided on site. The Cambridge City Council housing development team have met with the registered provider and planning officers to conclude that the site constraints and parameter plan requirements have resulted in a design which is suited to the proposed 60:40 tenure split. The proposed mix is in broad alignment to the Cambridge Sub-Region Strategic Housing Market Assessment (2008) standard and concurrent with the section 106 agreement.
- 6..11. *Affordable Housing clustering* - The proposed scheme adheres to Cambridge City Council Affordable Housing SPD 2008 with regard to appropriate levels of clustering and no more than twelve units being accessed from one stairwell.

- 6.12. *Affordable Housing Design* – The proposed scheme adheres to Cambridge City Council Affordable Housing SPD 2008 with regard to its ambition that the affordable housing is not distinguishable from market housing by its external appearance.

Sustainability Officer

- 6.13 The approach being taken to integrate the principles of sustainable design and construction into the design of Parcel 9A and 9B, and the approach to renewable energy provision is supported. The Sustainability officer would encourage the applicant to consider whether any additional Code for Sustainable Homes credits could be held in reserve to provide a buffer should additional credits be required at the construction stage, and the queries set out below in relation to some credits may held to provide such a buffer.

Comments on amended plans

- 6.14 The Sustainability officer is satisfied with the amended plans. The applicants have taken a conservative approach to some of the Code credits and as such, further credits may well be achieved as the design of the scheme progresses.

Environmental Health

- 6.15 No objection to the proposal subject to comments on the following issues:
- 6.16. *Construction/demolition pollution:* It is understood that construction/demolition pollution including noise, dust and vibration is covered by outline conditions and will be, or are being dealt with by separate discharge of condition applications.
- 6.17 *Pumping station:* Noise and odour from the pumping station, which is in close proximity to Parcel 9A, has the potential to generate odour and noise to the detriment of the local amenity. The pumping station was assessed as part of application 13/0158/FUL. Anglian Water confirmed in their document (uploaded to public access 27 March 2013) that there shall be no odour issues due to a sealed wetwell via a concrete slab. If odours occur due to low flows, temporary chemical dosing will be implemented. The document advises the pumps will be installed 7m below ground level and also covered. This information and implemented practices are acceptable to protect amenity.
- 6.18. *Contaminated Land:* Intrusive investigations undertaken around Parcels 9a and 9b at the pre-application stage confirmed the absence of significant contamination. However, a comprehensive soil management strategy should be presented for approval (and adopted) for the development. This is to ensure that no unsuitable material is brought into and placed around Parcels 9a and 9b.

Waste Strategy:

6.19. The information provided is generally acceptable but would like the following information:

- The distances the refuse vehicles would have to reverse does not appear to be include in plan AA5432-2014
- For two houses the bin distance does not appear to be to the kerbside. For houses the Council collects bins from the kerbside
- For blocks A & B the bin stores do not appear to have doors. Is there a reason for this?
- For block C the store does have doors but the layout needs to be checked to make sure individual bins can be moved out of the store without moving any other bin.
- Any large houses suitable for 6 people or more should have space for a second refuse bin.
- Drop kerbs need to be installed at suitable points outside communal bin stores in order to make moving full heavy bins to the vehicle for emptying easier.

Comments on amended plans:

6.20. *Distances which are within guidance. However, for one of the communal stores the distance is 10m and has a dog leg in the route to the vehicle – it would be very good if this could be made into a straight route.*

6.21 The applicant's response is that the 'dog leg' is very minor and within the required distance. Due to the design of this area and the fact that the spine road is already in place, the distance identified can be considered accurate. To make a straight route would adversely impact on the urban design and soft landscaping in front on the block, which should also be considered alongside the guidance on bin distances, which have been complied with.

Landscape (including comments from Streets and Open Spaces)

6.22 The proposals are generally acceptable, however there are a number of issues that need resolving through amended plans, or should be subject to planning conditions.

6.23 The issues that need attention through amendments to the application, include the detail of the LAP equipment, replacement of the 1.2m high wall around the LAP (which gives it an urban feel in a rural location) with a 300mm high wall, tracking information, clearer tree pit details, and details of the retaining wall design.

6.24 The landscape officer also advised that the removal and replanting of the existing street tree (Lime) must be done with care so as not to damage the developing root structure. The tree must also be monitored closely upon replanting and replaced should it fail as the developer's responsibility.

Comments on amended plans

- 6.25 Proposals now considered to be acceptable.

Drainage

- 6.26. The surface water and foul drainage strategy is in accordance with the strategic surface water drainage strategy for the Clay Farm Development. The proposals are to utilise a number of sustainable drainage features such as permeable paving, planted rills combined with below ground geocellular features. The features are arranged in a management train such that a minimum of two treatment stages are utilised for the residential roads and hard standing areas.
- 6.27. Additional information is required to detail the maintenance and management details for the surface water drainage scheme and the planted rills but this can be requested by way of a condition (see conditions 9 and 10 in the recommendation section (10)).

Biodiversity Officer

- 6.28 The Biodiversity officer is satisfied that the Ecological Conservation Management Plan (May 2015) accords with the site wide plan adopted in the outline application.
- 6.29. The Landscape Plan shows the provision of 16 Schweglar Louvre boxes which is supported. However, the biodiversity officer is concerned that the proposed location adjacent to the plantation will prove a too cluttered flight path for the boxes to be used. Suggests that retaining this provision as one or more groups but relocating where clear flight paths can be retained; for example, on the northern elevation of Block B overlooking the pumping station. Similarly, the proposed bat boxes spec and number are supported. However, the proposed location is likely to be lit from the adjacent cycle route. If the light spill is an issue, suggest locating closer to the unlit edge of the plantation.

Comments on amended plans

- 6.30 The orientation of the swift boxes has been confirmed and unnecessary to move the bird boxes opposite the Pumping Station. The Swift Boxes should moved away from the plantation slightly. The biodiversity officer is satisfied that the lighting will not impact on the bat boxes along because the lights consists only of bollards (900mm high as detailed on L1018-2.1-1054-P3), that are fitted with low level illuminaires with directional elements, which forces the light to spill downwards away from the

dwellings, but onto the cycleway only. Therefore, the bat boxes do not require relocation.

Cycling and Walking Officer

- 6.31 The cycle and pedestrian route along the east side of the development should be lit and details should be provided
- 6.32 The cycle parking within the double garages for types 4-6 will be difficult to access as the door of the garage is not wide enough to pass with a cycle when two cars are parked.
- 6.33 The cycle parking for block C will be difficult to access with sharp corners and little room for manoeuvre into the entrance door.
- 6.34 The duplex buildings between blocks C and B have cycle parking in the back garden, but there does not appear to be space to access this parking if a car is parked in the space provided.
- 6.35 Access from the cycle parking for block A to the main entrance should be made easier by removing the small area of landscaping in order to provide a direct route to the entrance door.
- 6.36. Comments on amended plans:
The cycling and walking officer has looked at the amendments to the cycle parking for this application and stated that they are acceptable.

Urban Design

- 6.37. Parameter Plan compliance: The proposals comply with the approved parameter plans.
- 6.38. Design Code compliance: Overall the scheme is compliant with the approved design code.
- 6.39. A 'tertiary street' has been deleted along the eastern boundary and moved westwards into the site to form a Mews Street. The principle of which is considered to be acceptable.
- 6.40. Daylight and sunlight assessment: The development proposals generally performs significantly better than the good practice recommendations. However, plan views should be provided, correctly orientated and to scale, to demonstrate that the amenity spaces on all the proposed units meet the BRE recommended guidelines.
- 6.41. Detailed Design: The scheme has been through a number of pre-application discussions to create a well-considered completion of the residential parcels at Clay Farm and is generally supported in design terms.

Access Officer

6.42. No objections to the scheme.

Note

6.43. Given the small scale of this development, it was not reported to the Cambridgeshire Quality Panel, in accordance with the Terms of Reference for the Panel.

7. NEIGHBOUR REPRESENTATIONS

7.1 The application has been publicised with two site notices, a press advertisement and the Trumpington Residents Association were consulted. No representations from local residents have been received, although it should be noted that comments from the following organisation have been received.

Cambridge Past, Present and Future

7.2 Support the principle of the development however there are concerns that the flat-roofed rectangular blocks have become predominant and created a new Cambridge vernacular and that new residential areas would best serve their residents if there was more of a diversity of design.

7.3 In the context of this application accept that the plans are thorough and that adequate community green space has been provided.

8. ASSESSMENT

8.1 From the consultation responses and representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

1. Principle of Development
2. Compliance with Parameter Plans and Design Code
3. Building design, layout and materials
4. Streets, connectivity and access
5. Housing mix and typology
6. Affordable Housing
7. Clustering
8. Lifetime homes
9. Renewable energy and sustainable construction
10. Car and cycle parking
11. Landscape and open space
12. Public Art and play provision
13. Management and maintenance of public realm
14. Drainage and flood risk
15. Waste and recycling

Principle of Development

- 8.2 The principle of residential development on the wider site was established by the 2010 outline permission, a large proportion of which has now been implemented. This is a reserved matters application submitted pursuant to the Outline and therefore provided that it complies with the outline parameters and associated design code then it is acceptable in principle.

Compliance with Parameter Plans, design code

Parameter Plans

- 8.3 As part of the outline permission six parameter plans were approved to govern the form of the development over the whole Clay Farm site. The reserved matters application is assessed in the context of these parameter plans.
- 8.4 Land Use parameter plan (PP1): The parameter plan identifies parcels 9a and 9b as being within the 'Residential envelope'.
- 8.5 Movement and Access parameter plan (PP2): The parameter plan identifies the main Clay Farm spine road which is built and is unaffected by this reserved matters application. To the north of the parcels, but within the red line of this application is footpath 47 which links Foster Road with the busway.
- 8.6 Landscape Parameter plan (PP3): the parameter plan identifies that the spine road is tree lined running through the centre of these two parcels. This road is built and is largely unaffected by this reserved matters application.
- 8.7 Density Parameter Plan (PP4): the parameter plan requires development of the parcels at a density of between 40 and 55 dwellings per hectare. The reserved matters application proposes a development at 51 dwellings per hectare (gross density for the parcels with the Green Corridor, Spine Road and existing plantation excluded) which is in accordance with the outline requirements.
- 8.8 Building heights parameter plan (PP5): the parameter plan controls the upper and lower heights of buildings across the development. Along the west side of the spine road heights are controlled at 3-5 storeys (covering parcel 9A), and along the east heights are controlled at 2-4 storeys spanning to the east (covering the rest of parcel 9B).
- 8.9 The application complies with the heights specified in the parameter plan. The heights in parcel 9A are predominantly 4 storey, with one three storey element. Parcel 9B consists mainly 2-4 storey properties; many of these buildings have 1 storey garages with roof gardens.
- 8.10 Urban design Framework parameter plan (PP6): the parameter plan requires a combination of primary and secondary frontages for properties that face the spine road, and public open space. As discussed in more detail below the proposal provides strong frontages to the edges of the

parcels and simple frontages on each side of the spine road. Therefore, the proposal complies with the parameter plan.

- 8.11 In summary, it is considered that the proposal complies with the six parameter plans.

Design Code

- 8.12 The design of the reserved matters applications are guided by the Design Code, which was approved at the 23 February 2011 JDCC. It is a series of guidance and instructions that the architects of all Clay Farm phases have to respond to and the Council can use to guide the quality of design. It is the principles set out in this document that govern the overall legibility, character and design quality of the Masterplan as a whole.
- 8.13 The proposed development lies relatively central to the site and forms part of the Royal Show Ground Character Area (as defined in the Design Code) and is within the 'Park Side' sub character area.
- 8.14 The submitted D&A Statement (Section 5) contains a Design Code Compliance statement that provides an analysis of the scheme against the approved design code. Reference is also made to 'Design Code compliance in the submitted Planning Statement.
- 8.15 Overall the scheme is compliant with the approved design code. It proposes to relocate the 'bell mouth' approved as part of the now constructed Spine Road (09/0272/FUL). The Design Code allows the exact alignment of streets to be refined through the Reserved Matters process. A 'tertiary street' has been deleted along the eastern boundary and moved westwards into the site to form a Mews Street. The principle of downgrading vehicular routes has been previously agreed on other Clay Farm parcels and is similarly acceptable in this instance. Overall the proposals are considered to be compliant with the mandatory elements of the code and acceptable in design terms.

Design

- 8.16 *Height:* The height and massing follows the direction of the design code and parameter plans with 3 and 4 storey buildings facing the spine road (the design code suggests a range of 3-5 storeys).
- 8.17 The design of the scheme also satisfies the design code requirement of having a lower area on the east of parcel 9B. All of these properties are 3 storeys and sit comfortably inside the allotted 2-4 storey range.
- 8.18 The overall approach taken allows for a suitable gradient of building height across the site; taller buildings mark the route north towards Hobson's Square on the other side of the Guided Busway and a lower scale of building next to the green corridor.
- 8.19 *Roads:* It is proposed to relocate the 'bell mouth', approved as part of the now constructed Spine Road (09/0272/FUL). The Design Code allows the

exact alignment of streets to be refined through the Reserved Matters process.

8.20 A 'tertiary street' has been deleted along the eastern boundary and moved westwards into the site to form a Mews Street. The principle of downgrading vehicular routes has been previously agreed on other Clay Farm parcels and is similarly acceptable in this instance.

8.21 *Site planning:* The proposals need to be co-ordinated with the proposals prepared by Countryside for the adjacent green corridor. A Willow was proposed to terminate the view along the east-west tertiary street. This street has been moved further north and accordingly the tree should be moved northwards too (see informative).

8.22 *Elevations and Materials:* The housetypes are similar to types already consented at Bell School in terms of their overall aesthetic qualities. The proposed pitched roof forms will create a more varied and distinctive roofscape and work well against the backdrop of the retained tree belt.

8.23 The site is divided into four character areas. They are:

1) *The Gateway and Community Gardens:* The properties located on the south part of Parcels 9A and 9B, have been designed so that their facades face the community gardens (which separates these parcels from Plots 14A and 14B) and allows for active surveillance and outlook.

This part of the application site is also distinguished by two apartment blocks (A and B) which, at four storeys tall, provide a gateway to the site and mark the transition towards Hobson's Square.

2) *Park Side View:* This is the east frontage of Parcels 9B that faces onto a car free road and the green corridor. The buildings, although predominantly terraced, are not aligned giving the street a more informal appearance and atmosphere.

3) *The Mews:* The shared surface street in the middle of Plot 9A is framed by three storey terraced properties with first floor terraces, giving it an active feel.

4) *The Avenue:* These properties, which are three and four stories in height, have a more formal character to them. They face onto the central spine road and will be screened by the existing trees.

8.24 The materials which are varied and include light buff brick, mid tone brownish grey and red multi brick dark bricks as well as slate tiling, timber cladding, aluminium coppers and stained timber slatted louvres, have the potential to tie well into the emerging palette on Clay Farm and therefore are supported. Materials are conditioned through Condition 8 of 07/0620/OUT and a sample panel will need to be constructed on site.

8.25 *Conclusion:* The masterplan concept development is well illustrated and summarised in the submitted D&A Statement along with the submitted plans and elevations. The scheme has been through a number of pre-

application discussions create a well-considered completion of the residential parcels at Clay Farm and is generally supported in design terms. Comments raised by Cambridge Past, Present and Future are noted and it is accepted that the predominant form of buildings on Clay Farm and some other fringe sites are contemporary with flat roofs. However, this is a reflection of current architectural style, using modern materials and building techniques, as well as integrating the need to achieve sustainable living. The buildings do offer a range of typologies and sizes within this architectural style. The proposed scheme is therefore considered to comply with policies 3/2, 3/3, 3/4, 3/6, 3/7, 3/11 and 3/12 of the Cambridge Local Plan 2006.

Landscaping and open space

- 8.26 The proposed scheme proposes a new Local Area of Play (LAP) (see section below), shrub and clipped hedging throughout, and permeable paving on all the roads and streets that will lead into water rills (to be covered by galvanised grates). The LAP will be located on the northern part of Parcel 9A. There is an existing Lime tree on the other side of the spine road, but, in order to allow entrance into Parcel 9B, it will be relocated into a soft border in the LAP.
- 8.27 Separating Parcels 9A and 9B from the Guided Busway is a mature tree plantation which is protected by a Tree Preservation Order. The eastern flank of parcel 9B faces onto Hobson's Brook and the Green Corridor. The properties on this part of the site, will be bounded by shrubs and verge (as well as small walls) to soften the impact on the surrounding countryside. The landscaping scheme complies with local plan policy 3/11 and 3/12.

Play Provision

- 8.28 The approved play strategy does not necessarily require play space to be provided within this parcel. Notwithstanding this, play provision has been provided for in the northern part of Parcel 9A. It will be visible from the Spine Road and the flats at the north end of Block C. It will provide multi facility equipment (slide, bridge and pole), smooth boulders and a balancing link. These aspects are welcomed by the City Council's street and open space team who will adopt this play area and are in accordance with local plan policy 3/8.

Drainage and Flood Risk

- 8.29 The drainage strategy is to ensure that there is no increase from existing discharge rates from the overall development into Hobson's Brook up to the 1:100 year plus 30% climate change rainfall event. The drainage for these parcels follows the normal SuDS approach of managing surface water run off as close to its source as possible with benefits to flood and pollution control, amenity and wildlife.
- 8.30 The proposed development incorporates a variety of sustainable drainage techniques. There are permeable pavements in a number of locations

which provide an initial level of treatment, and the surface run off from these pavements will be discharged into a planted rill which provides a second level of treatment. There is also one underground geocellular storage feature. All the water from this site will be discharged into the Clay Farm site wide system, at a rate agreed in the approved strategic surface water drainage strategy.

- 8.31 Overall it is considered that the proposals to manage surface water for these parcels are well integrated into the landscape/building fabric, and manage water as close to source as possible improving the quality of water as well as ensuring that the required run off rate is achieved. Therefore, the drainage proposals comply with policies 4/16 and 9/3.

Management and maintenance of public realm

- 8.32 Once constructed it is proposed that the site will be managed by a mix of private and public bodies as set out below.

Facility	Adopter
Adoptable highway and strategic cycle link	Cambridgeshire County Council
Public open space	Cambridge City Council
Affordable housing including associated parking courts	Housing Association (BPHA)
Parking courts and Non adoptable highways	Private residential management company
Drainage	This will managed by the owners of the different elements of the site, e.g. the swales will be part of the land transferred and managed by the City Council.

- 8.33 The maintenance contribution for those areas to be transferred to the City Council is secured by the S106 agreement approved with the outline permission.

Residential Amenity

Impact on existing residents/adjacent parcels

- 8.34 The proposed parcels are separated from the closest neighbours (parcels 14A and 14B) which are located to the south by the community gardens and two roads. This means that the future properties of both sites that face each other will have a separation distance of 28m. This is considered to be very reasonable and that privacy will not be an issue.
- 8.35 When the application first came in, officers were concerned that there would be a privacy issue between properties T6A 03 and T3 04, the barn style properties, just off the tertiary road. The concern was that, as both properties have first floor side terraces with low level walls that face each other and are accessed by bedrooms, there would be very little separation

distance between neighbouring occupiers and a habitable room. The applicant has, however, submitted plans that show a wire trellis (1.8m) attached to the walls of the roof terraces, which overcomes this problem.

Future residents –daylight and sunlight

- 8.36 A summary of a sunlight assessment is included in the Appendix to the D&A Statement. This assessment has been made using the BRE good practice guidance 'BRE Site layout planning for daylight and sunlight - a guide to good practice (Littlefair 2011)'.
- 8.37 The conclusion to the assessment is that the development proposals generally perform significantly better than the good practice recommendations with all amenity spaces tested receiving in excess of 2 hours of sunlight over 50% of the space on the 21st March.
- 8.38 An assessment has been undertaken to analyse the shadowing of proposed amenity spaces for future occupants. BRE guidelines recommend that amenity spaces receive a minimum of 2 hours of sunlight on the 21st March to achieve good practice. The assessment reveals that the development achieves good practice. This conclusion is supported by officers.
- 8.39 Subject to the conditions identified in the sections above it is considered that the amenity for the future occupiers is acceptable and complies with local plan policy 3/12.

Amenity Space

- 8.40 Each of the units on Parcels 9a and 9b has access to private amenity space. For the proposed apartments this is in the form of either a balcony or roof terrace. The size of these spaces is comparable with those already provided elsewhere on Clay Farm.
- 8.41 The proposed houses are provided with a garden and roof terraces to provide a range of amenity spaces that will receive sunlight at different times of the day.
- 8.42 House type T7 and T8 on Parcels 9b are more unusual and have large first floor roof terraces associated with the principal living room spaces and car parking/cycle parking and bin storage beneath.
- 8.43 Overall the provision and quality of amenity space on the proposals is considered acceptable in design terms, and accords with local plan policy 3/12.

Housing Mix and Typology

- 8.44 This will be a development that will have a balanced mix of both private and affordable accommodation and a mix of sizes from 1 bedroom flats to 5 bedroom houses (small and family sized accommodation). The

breakdown of the number, and sizes, of the residential properties are set out in the table below:

Housing mix for the Reserved Matters Site

	Total	Private	Affordable	Percentage mix of houses and apartments
<u>Apartments</u>				
1 Bed	2	0	2	
2 Bed	22	12	10	
Total Apartments	24	12	12	49%
<u>Houses</u>				
3 Bed	10	2	8	
4 Bed	5	5	0	
5 bed	10	10	0	
Total Houses	25	17	8	51%
Total	49	29	20	100%

8.45 The S106 accompanying the outline application gave an indicative mix of 60/40% in terms of houses and flats mix, however the S106 excluded the central 'high density' area where this would be difficult to achieve. The proportion of flats and houses within this parcel for affordable units are in proportion to those for market sale and the requirements of the registered provider.

Percentage of affordable housing

8.46 The percentage of affordable housing on this parcel is slightly higher than the 40 percent (see the table below).

Private	Affordable
59.18	40.82

8.47 Developer parcels have come forward with slightly above or below 40% figures across the site, as numbers cannot always be rounded exactly. Across the entire site the number of affordable units for extant developer permissions and developer current submissions under consideration (inclusive of this application and parcel 8A and 8B) is as follows:

Total Dwellings approved through developer applications (assuming approval of parcels 8 and 8a)	1937
Total affordable housing units	775
% of affordable housing site wide	40.01%

8.48 It can be seen that overall the percentage of affordable housing is consistent with the local plan policy 5/5, the agreed terms in the s106 agreement and what has been achieved across the entire site.

Tenure Split and Location of affordable housing:

8.49 This development has proposed the affordable housing tenure split of 60% social rented units and 40% intermediate units. This is a departure from the indicative requirement, set out in the s106 (paragraphs 2.4 -2.4.3 in Part 3), which requires in terms of the S106 “cascade” that all reserved matters applications have an affordable housing tenure split of 75% social rented units and 25% intermediate units.

8.50 As the total number of affordable units in parcels 9A and 9B is 20, the difference between achieving 60% social rented units and 75%, is 3 units.

8.51 There are a number of practical reasons for this departure from the s106 requirement.

8.52 Firstly, the layout and tenure split is a direct response to the constraints of the site and the guidelines of the parameter plans. The width of Parcel 9A is such that it does not allow for conventional house types which also provide vehicle access. This is why all the units in this parcel are flats and not town houses.

8.53 Secondly, because the spine road goes right through the heart of Parcels 9A and 9B, it is not appropriate to have front access to the central properties. Therefore, all the gardens and garages need to be situated to the rear of the properties. The insertion of the new road allows house types T2, T7 and T8 to be well served whilst also creating a good street environment.

8.54 Thirdly, to meet the parameter plan density standards, and the local housing need, the majority of the properties in Parcel 9B are 3 bed terraced houses or 4 and 5 bed detached houses.

8.55 Fourthly, the Registered Provider (BPHA), who will manage the affordable properties have advised officers that, as all eight of the intermediate units are 3 bed houses, converting three of these units into social rented properties (which is something the planning officers asked the applicants to explore) would not be practical, because:

- a) The rents would be too high for the social rented tenants;

- b) There would be a Government requirement for BPHA to fully occupy these properties, and the roof terraces would not be adequate for the number of children living there under full occupancy;
- c) The eight intermediate houses face on to a private road, which means that the tenants would face annual maintenance costs on top of a rent that they would be unable to afford.
- d) An increase in the number of social rented properties by 3, would make the scheme unviable for BPHA because having social rented and intermediate units in the same block would impact on their ability to sell the intermediate units.

8.56 Given the shape, size and location of the site, the only practical way of changing the distribution of the social, intermediate and market houses, and ensuring a policy and s106 compliant tenure mix of 75%/25%, would be to reconfigure the layout. This would result in the loss of units and would be unlikely to meet the density requirements of the Parameter Plans, as well as delivering less affordable units.

8.57 Therefore, on balance, the proposed 60/40 tenure split is acceptable for reasons a, b, c as well as the potential loss in units (affordable and market). Full weight, however, cannot be given to reason d, because officers have only been provided with very limited viability information.

Clustering

8.58 The affordable housing SPD sets out guidance on clustering with the recommended size of clusters of between 6 and 25 units. The layout and design of the scheme means that it accords fully with this guidance:

8.59 Block C makes efficient use of this part of the site through using duplex units with more conventional types above and to the northern section of the building. The four ground floor units in Block C create active frontages to the Spine Road and resolve their car parking needs on plot. The other five units within this block are more conventional apartments that are accessed from the core with parking in a small and well surveyed parking court to the rear.

8.60 Blocks A and B on the south side of Parcels 9A and 9B will have a lift and a stairwell that serve 6 flats each; 2 flats on each floor. This is entirely in line with the guidance.

8.61 It is considered that the clustering arrangements comply with the affordable housing SPD.

Accessibility and Lifetime homes

8.62 Outline condition 27 requires all affordable units and 15% of the market units to meet lifetime homes standards. The proposal exceeds this requirement because all of the dwellings (100%) have been designed to life-time homes standards.

Sustainable Design

Sustainable design and construction

- 8.63 The application includes a sustainability statement which sets out the proposals approach to integrating the principles of sustainable design and construction. This statement, when read alongside other documents set out the range of sustainable measures that have been incorporated into the scheme. These include Window design and orientation of the dwellings to enable optimum daylight penetration, with the use of passive ventilation (including cross ventilation and in larger dwellings passive stack ventilation) and the specification of solar control glazing to balance the importance of daylighting with the need to minimise excessive summer time solar gain.
- 8.64 The use of permeable paving and geocellular rill is also welcomed.
- 8.65 Condition 33 of the outline permission requires the affordable dwellings to achieve the Code for Sustainable Homes level 4 and the market units to achieve level 3. This proposal achieves code 4 for all dwellings and re-code assessments have been provided for the worst performing units showing that they are capable of achieving level 4.

Renewable Energy

- 8.66 Outline condition (31) requires an assessment of the developments total predicted carbon emissions and measures to reduce it by at least 10% through use of renewable energy sources.
- 8.67 With regards to renewable energy provision, a detailed Energy Statement has been submitted in order to meet the requirements of Policy 8/16 of the Cambridge Local Plan 2006 and to discharge Condition 31 of the outline permission. This document sets out the approach being taken to reduce carbon emissions associated with energy use, namely through the use of photovoltaic panels. The document also sets out the hierarchical approach to reducing emissions, an approach which is supported, as is the use of waste water heat recovery in the houses.
- 8.68 With regards to the use of photovoltaic panels, carbon calculations based on Part L 2010 SAP calculations have been submitted setting the 10% requirement at 8,785 Kg/CO₂/annum on the basis of the energy efficient baseline. The use of photovoltaic panels is predicted to lead to an annual carbon reduction of 11,235 Kg/CO₂/annum, which equates to a 12.78% reduction, an approach that is supported. Even when considered against the most up to date emissions factors from the version of SAP that accompanies Part L 2013 (SAP 2012 v 9.92, this still equates to an 11.9% reduction in emissions. This approach is supported.
- 8.69 The proposal therefore complies with local plan policies 8/16, 8/17 and 8/18.

Transport Impact, car and cycle parking

- 8.70 Transport impact from this development has been assessed and accounted for at the outline stage. The number of dwellings and amount of commercial space proposed here fall within the envelope of the outline permission and therefore the proposal is considered acceptable in transport terms.

Car parking

- 8.71 The development complies with the City Council maximum car parking standards (same as the Design Code) of one space for 1 and 2 bedroom dwellings and two spaces for 3 bedrooms and above. The amount of parking per unit is set out in the table below, which identifies that every unit has a parking space and none of the units have more than 2 spaces.

Accommodation	Standard	Provision
1 or 2 bed dwellings	Maximum of 1 space per unit	24 spaces
3 bed and 4 bed dwellings	Maximum of 2 spaces per unit	10 units with 1 space 15 units with 2 spaces
Visitor spaces within red line	Maximum 1 every 4 dwellings	10 spaces (inclusive of the bays provided on the Spine Road).

- 8.72 Officers do not consider the 4 bays additional visitor spaces in front of T6A 01 and T5 02 to be appropriate because they would block in the residents of these properties. Equally, officers consider these bays to be parking for the occupiers of these properties, as they would exceed the space standards.
- 8.73 Most of the dwellings have their parking provided for on-plot. The on-plot provision varies with housing typologies, but there is a combination of parking in front of houses, parking within garages and parking within the ground floor of an apartment block. This is considered to be an acceptable design solution and overall creates a place which balances the need to accommodate car parking with high quality landscaping and architecture.
- 8.74 In common with other southern fringe sites, this development will be subject to a Traffic Regulation Order, which will have the effect of preventing on street parking other than in specific visitor parking bays, together with interim traffic management arrangements prior to adoption as required by recommended reserved matters condition 1.

Cycle parking

- 8.75 Each property will have the appropriate level of cycle storage provision, which means that the scheme complies with the design code cycle standards set out below:

Type	Code Standard	Provision
Flats	1 space / 1 bedroom flat 2 spaces / 2 bedroom flat 3 spaces / 3 bedroom flat	1 space 2 spaces 3 spaces
Houses	3 spaces / 3 bedroom house 3 spaces / 4 bedroom house	3 spaces 4 spaces

- 8.76 Cycle parking for the duplex units and apartments has been provided in secure communal parking areas using Sheffield Stands.
- 8.77 Cycle parking for the ground floor flats of Block C is provided in the rear courtyards.
- 8.78 In addition to the above, visitor cycle parking has been provided on both sides of the spine road. The proposal meets the requirements of the outline permission and local plan policy 8/6 and the higher standards in the design code.

Waste and recycling

- 8.79 The reserved matters application identifies the provision and location of storage and collection points for the Council's three bin refuse/recycling system for both the houses and apartments.
- 8.80 Houses have on-plot provision for three bins which can be wheeled out and collected. Apartments have centralised bin stores on the ground floor. Where these bin stores are not directly accessible by the refuse vehicle a bin collection point has been identified and the management of the block will ensure that bins are collected and returned. The application is supported by a plan showing tracking for a refuse vehicle. It is considered that the refuse provision is acceptable and compliant with the waste local plan.
- 8.81 Although concern was raised about the minor dog-leg in the route in relation to one of the waste stores, this is still within the required distance and straightening the route would be likely to have an adverse impact on the soft landscaping in front of the block. The proposals are therefore considered to be acceptable in this respect.

Contaminated Land and Noise

- 8.82 Construction of this development is subject to outline conditions, including traffic and construction noise and contaminated land investigations. Applications to discharge some of conditions have not been submitted yet, whilst applications to discharge 61 and 64 have been submitted in parallel with this application and are waiting to be determined. However, the current status of these conditions does not prejudice the determination of this application.

Fire Safety

- 8.83 The fire and rescue service has requested a condition requiring the agreement and provision of fire hydrants. This has been attached on other Clay Farm parcels and is attached as reserved matters condition 2.

Other Issues/ other third party reps

- 8.84 Issues raised by the Architectural Liaison officer with respect to designing out crime have been addressed by submission of additional information and the reduction in height of the wall to the LAP from 1.6m in height to 300mm. An additional informative has also be included.
- 8.85 All the comments made by external and internal consultees have been either addressed during the course of this application through amended plans, will be addressed through the imposition of the relevant conditions, or are not material planning considerations.

9. CONCLUSION

- 9.1 The principle of the development is in accordance with the 2010 outline permission and the detailed proposals are acceptable subject to imposition of conditions. Key concerns raised by stakeholders through the consultation process have been addressed by submission of additional information or by condition.
- 9.2. Relevant conditions discharges submitted in parallel with the application will be dealt with separately.

10. RECOMMENDATION

APPROVE RESERVED MATTERS subject to the following conditions:

Interim Parking Arrangements

- 1 Prior to the occupation of any dwelling, details of the Interim Parking Management Arrangements (prior to any formal adoption) for the Highway shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) how parking within the development is to be managed and controlled so that it occurs within designated vehicular parking bays;
 - b) how the proposed measures are to be publicised to potential purchasers;
 - c) how the subsequent enforcement of parking that occurs outside designated vehicular parking bays is to be managed;
 - d) what transitional arrangement will be put in place and secured with the Highway Authority to ensure that such arrangements or similar continue.

Prior to the use of any highway for access to a residential property, the submitted Interim Parking Management Arrangements shall be implemented in accordance with the approved details.

Reason: To avoid the proliferation of parking across the site that is uncontrolled and can limit the proper functioning of the site, to ensure that parking management of the site is consistent at an early stage in its development, in the interests of sustainable travel choice and to ensure that the site does not become a parking refuge for commuters in accordance with Cambridge Local Plan policies 3/1, 3/7, 8/2 and 8/11.

Fire hydrants

- 2 No development of a residential building shall commence until a scheme for the provision of fire hydrants have been submitted and approved in writing by the local planning authority. The approved scheme shall be fully operational prior to the first occupation of the development/phase, or as agreed in writing with the local planning authority. No development shall take place otherwise than in accordance with the approved scheme.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with Cambridge Local Plan 2006 saved policies 3/7, 3/12, 8/18 and 9/3).

Letter boxes

- 3 No development of a dwelling house shall commence until details of how the letter boxes to those properties will be made accessible to non residents have been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out incorporating the approved details.

Reason: In the interests of the accessibility of the postal facilities in accordance with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Dropped Kerbs

- 4 Dropped kerbs, or other means of providing level access as agreed in writing by the local authority, shall be provided prior to operation of the relevant bin storage areas on all areas of footway located in front of communal bin storage access points.

Reason: To ensure appropriate and easy access for waste collection for all communal bin storage in accordance with the Cambridge Local Plan policy 3/12

Construction details of non-adopted roads

- 5 Prior to the construction of the highways within the site, full construction details of the routes of the refuse vehicles (excluding publically adoptable highways) as identified in the design and access statement shall be submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

Reason: To ensure appropriate access for waste collection in accordance with Cambridge Local Plan policy 3/12.

Public Art delivery Plan

- 6 Prior to the commencement of development a revised public art delivery plan shall be submitted to and approved by the local planning authority. The delivery plan should set out the detailed design of the public art, community engagement, and delivery details including the intended overall budget, budget breakdown, funding source and timing of provision. The works shall then be carried out in accordance with the approved delivery plan.

Reason: To ensure appropriate provision of public art in accordance with Cambridge Local Plan policy 3/7.

7 Approved Plans

The development shall be carried out in accordance with the following approved drawings and technical documents:

- Site Location Plan: Ref: AA5432-2001;
- Roof Plan Wider Context: Ref: AA5432-2002;
- Masterplan – Ground Level: Ref: AA5432-2010;
- Typologies: Ref: AA5432-2011;
- Tenure Plan: Ref: AA5432-2012;
- Building Heights Plan: Ref: AA5432-2013;
- Refuse Strategy: Ref: AA5432-2014;
- Car Parking and Cycle Parking Strategy: Ref: AA5432-2015;
- Movement Strategy: Ref: AA5432-2016;
- Character Areas: Ref: AA5432-2017;
- Masterplan – Roof Level: Ref: AA5432-2020;
- Materials Strategy: Ref AA5432-2050;
- House Type1: Ref: AA5432-2200 Rev B
- House Type 2v1: Ref: AA5432-2205;
- House Type 2v2: Ref: AA5432-2206;
- House Type 2v3: Ref: AA5432-2207;
- House Type 2v4: Ref: AA5432-2208;
- House Type 3: Ref: AA5432-2215 Rev A
- House Type 4: Ref: AA5432-2220 Rev B
- House Type 5: Ref: AA5432-2225 Rev A
- House Type 6A: Ref: AA5432-2231 Rev A
- House Type 7: Ref: AA5432-2235;
- House Type 8: Ref: AA5432-2240;
- Screen Detail 1 Ref: AA5432-2290

- Screen Detail 2 Ref: AA5432-2250 Rev A
- Blocks A -B Floor Plans: Ref: AA5432-2250 Rev A
- Block A Elevations Block A: Ref: AA5432-2251 Rev A
- Block B Elevations Block B: Ref: AA5432-2252 Rev A
- Block C Ground Floor Plan: Ref: AA5432-2260 Rev A
- Affordable Flats First and Second Floor Plan: Ref: AA5432-2261;
- Affordable Flats Third Floor and Rood Plan: Ref: AA5432-2262;
- Affordable Flats Elevations: Ref: AA5432-2263;
- Street Elevations 1: Ref: AA5432 – 2270;
- Street Elevations 2: Ref: AA5432 - 2271;
- Street Elevations 3: Ref: AA5432 - 2272;
- Landscape Masterplan: Ref: L1018/2.1/1000 P4
- Landscape Masterplan: Ref: L1018/2.1/1000 P3
- Landscape General Arrangement 1: Ref: L1018/2.1/1010 P4
- Landscape General Arrangement 2: Ref: L1018/2.1/1011 P3
- Landscape General Arrangement 3: Ref: L1018/2.1/1012 P3
- Landscape LAP Play Space: Ref: L1018/2.1/1015 P3
- Boundary Treatments: Ref: L1018/2.1/1020 P3
- Planting Plan: Ref: L1018/2.1/1030 P3
- Planting Plan (General Treatment 2): Ref: L1018/2.1/1031 P3
- Planting Plan (General Treatment 2): Ref: L1018/2.1/1032 P3
- Landscape Sections Ref: L1018/2.1/1040 P3
- Tree Pit Details 1: Ref: L1018/2.1/1050 P3
- Tree Pit Details 2: Ref: L1018/2.1/1051 P3
- Tree Pit Details 3: Ref: L1018/2.1/1052 P3
- Tree Pit Details 4: Ref: L1018/2.1/1053 P3
- Typical Details: Ref: L1018/2.1/1054 P3
- Waste and recycling strategy Ref: AA5432-2014 Rev A
- Proposed Drainage Philosophy: Ref: 438614-100;
- Proposed External Works Layout: Ref: 438614-101;
- Proposed Adopted Road Details: Ref: 438614-105;
- Existing Survey Details: Ref: 438614-106;
- Refuse Truck Tracking: Ref: 438614-TR01;
- Tracking to Undercroft Parking Plot 9a: Ref: 438614-TR02;
- Tracking to Apartment Parking Areas: Ref: 438614-TR03 Rev B;
- Allotment Access: Ref: 47034270/1001.
- Proposed adopted road details 438614 105 rev a

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.

8 Drainage details

No development shall take place until details of the implementation; maintenance and management of the surface water drainage scheme have been submitted to and approved by the local planning authority. The

scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- 1) a timetable for its implementation, and
- 2) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. This shall include details of any management company arrangements and governance.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control and to ensure the quality of the water entering receiving watercourses is appropriate in accordance with Cambridge Local Plan 2006 policies 4/16 and 9/3

9. Details of plated rills

No development shall take place until details of the planted rills have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the details approved.

Reason: In order to safeguard against the increased risk of flooding, to ensure adequate flood control and to ensure the quality of the water entering receiving watercourses is appropriate in accordance with Cambridge Local Plan 2006 policies 4/16 and 9/3

10 Parking bays

Notwithstanding the details shown on plan AA5432/2020 that indicates 4 visitor parking bays in front of the garages for properties T6A and T5, this reserved matters permission specifically excludes these elements of the scheme. A revised plan omitting these bays shall be submitted to and approved in writing by the LPA prior to occupation of any dwellings and the development shall be implemented in accordance with the revised details approved.

Reason: To avoid the proliferation of parking across the site that is uncontrolled and can limit the proper functioning of the site, to ensure that parking management of the site is consistent at an early stage in its development, in the interests of sustainable travel choice and to ensure that the site does not become a parking refuge for commuters in accordance with Cambridge Local Plan policies 3/1, 3/7, 8/2 and 8/11)

11 Implementation

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

Informatives

Informative: A Willow was proposed to terminate the view along the east-west tertiary street. As this street has been moved further north, the tree should be moved northwards too. You are advised to discuss the matter with Countryside Properties, who are designing the green corridor strategy.

Informative: You are advised in relation to the Secured By Design standard for windows and doors to review PAS 24:2012 for relevant guidance.

Informative: You are reminded to contact national Grid in advance of any works being carried out on site to ensure that no National Grid apparatus is affected.

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

Author's Name: Tom Webster
 Author's Phone Number: 01223 457297
 Author's Email: thomas.webster@cambridge.gov.uk

APPENDIX A: STRATEGIC CONDITIONS WHICH HAVE BEEN DISCHARGED

NO DEVELOPMENT TO COMMENCE

Number	Condition	Decision Date
5	Phasing Plan approval	JDCC Jan 2011
6	Design Code approval	JDCC Feb 2011 Final discharge May 2011
11	Green corridor (Strategic) approval	JDCC Nov 2010
23	Allotments & Comm Gardens	JDCC Nov 2010
38	Strategic site surface water strategy approval	JDCC Mar 2011
40	Ground water	November 2010
41	Ecological Cons Man Plan approval	October 2010
57	Contaminated land	January 2011

	assessment	
58	Strategic CEMP	September 2011
69	Archaeology	Fieldwork completed and Assessment Report approved

NO RESIDENTIAL DEVELOPMENT TO COMMENCE

9	Youth Strategy approval	JDCC December 2011
51	Access to Fawcett	September 2010

APPENDIX B: DESIGN CODE COMPLIANCE SUMMARY

TO BE PROVIDED ON THE AMENDMENT SHEET