
Application Number	15/2296/S73		
Date Received	4 December 2015	Officer	Tom Webster
Target Date	4 March 2016		
Parishes/Wards	Trumpington		
Site	Parcel 21. Land between Long Road and Shelford Road (Clay Farm/Showground Site), Cambridge		
Proposal	Section 73 application to alter the width of the public footpath (Public Footpath 117- running along the rear of Foster Road properties) from 1.2m to 2m (loss of 0.8m landscape strip) as part of approval 14/1201/REM (208 residential dwellings and 540sqm of A1, A2 and A5 uses, at Parcel 21 Clay Farm development site.. Ref:15/2296/S73		
Applicant	Cambridge City Council (Housing Strategy) in partnership with Hill Residential Limited		
Recommendation	Approve with conditions		
Application Type	Section 73	Departure:	No

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APPENDICES

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0.0 INTRODUCTION

- 0.1 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. Since then a number of reserved matters approvals have been granted for residential parcels across the site; some of these are now completed or construction is well under way on site.
- 0.2 This S73 variation application relates to the Quad 21 City Council/Hill Residential development which was granted reserved matters permission for 208 residential units and a total of 540 sqm of commercial space comprising 2 x A1 units of 100 and 200 sqm, 1 x A2 unit of 120 sqm and 1 x A5 unit of 120sqm on land located to the north of the Cambridge Guided Busway and to the west of the neighbourhood square. Construction is currently ongoing on site.
- 0.3 Section 73 of the Town and Country Planning Act 1990 allows applications to be made for a minor material amendment to the extant permission, if the change to the planning permission is too great to be considered a 'non-material amendment' but only if there is a suitable condition attached to the planning permission which could be varied or removed to facilitate the changes to the scheme, in this case Condition 14 (Approved Plans).
- 0.4 The local authorities can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original condition should continue. The original permission will continue to subsist whatever the outcome. As the S73 would effectively be a new permission, the local authority would need to reimpose all the conditions on the original reserved matters permission if they are still considered to be applicable.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site (Quad 21) is approximately 2.7 hectares/6.67 acres, is generally flat and there are no buildings or trees with the site. The spine road (Lime Tree Avenue) is located to the far east of the site beyond Hobson's Square and the Cambridge Guided Bus (CGB) route in place to the south of the development site.
- 1.2 The application site includes an existing Public Right of Way which runs along the length of the western boundary. Beyond this are the rear gardens of existing properties on Foster Road. To the east of the site is Hobson's Square and access road to the north, given planning permission by the JDCC in November 2013 and presently under construction. To the south of the site are the existing Foster Road Allotments and Community Orchard. To the north east of the site will be the Clay Farm Community Centre which was given planning permission in April 2014. To the north of

the application site are parcels 8a and 8b which will be developed by Countryside Properties as a mixed residential and commercial scheme.

2.0 THE PROPOSAL

- 2.1 The Section 73 application seeks to alter the width of the public footpath (Cambridge public footpath 117) which runs along the western edge of the development site, and adjacent to the rear gardens of Foster Road properties 132-168).
- 2.2 It is proposed to increase the width of the footpath from 1.2m to 2m. This will be achieved by not implementing the majority of the 0.8m landscape strip approved under the extant reserved matters consent. The south west part of the strip will, however, be retained, along with two trees along the shared surface.
- 2.3 This proposal will require a separate Deviation Order from the County Council before it can be implemented , assuming that this application is approved. This Order would be subject to separate public consultation.
- 2.4 The Section 73 application is accompanied by the following revised documents:
1. Landscaping Management Plan and Design Report
 2. Engineering Drawings
 3. General Arrangement Drawings

3.0 RELEVANT SITE HISTORY

Reference	Description	Outcome
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	Approved

	Hobson's Brook.	
14/1201/REM	The approval of access, appearance, landscaping, layout and scale of the site (the reserved matters) pursuant to the outline permission 07/0620/OUT for Parcel 21 of the Clay Farm site for the development of 208 residential dwellings (including affordable housing) and 540 sqm of A1 (retail shops), A2 (financial and professional services) and A5 (hot food takeaway) uses plus associated open space, infrastructure and car parking	Approved
12/1201/REM	Reserved Matters Conditions: 1(Letter Boxes) 2(Fire Hydrants) 3(Interim Parking Arrangements) 4(Surface and Foul Water Drainage) 5 (Servicing Strategy 6(Lighting) 7(Swale & Bridges over Swale) 8 (Tree Pits) 12 (Drainage Management Arrangements) 13 (Permeable Paving) 14 (Approved Plans)	Discharged
14/1201/REM	Outline Conditions 8 (Materials) 34 (BREAM) 36 (BREAM) 52 (Parking) 53 (Parking) 57 (Contamination) 58 (Constructive Management Plans) 59 (Construction Method Statement) 60 (Demolition) 61 (Noise Report) 63 (Noise scheme) 64(Piling) 65 (DWMP)	Discharged

4.0 **PUBLICITY**

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

5.0 **POLICY**

5.1 **National Planning Policy Framework (2012)**

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.

Status of Proposed Submission –Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in the emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published 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.

5.2 Cambridge Local Plan (2006)

3/1	Sustainable Development
3/2	Setting of the City
3/3	Safeguarding Environmental Character
3/4	Responding to Context
3/7	Creating Successful Places
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
5/9	Housing for People with Disabilities
5/10	Dwelling Mix
8/2	Transport impact
8/4	Walking and Cycling Accessibility
8/5	Pedestrian and Cycle Network
8/6	Cycle Parking
8/7	Public Transport Accessibility
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
9/3	Development in the Urban Extensions
9/5	Southern Fringe

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction

5.4 Material Considerations

Cambridge Southern Fringe Area Development Framework (January 2006)

6.0 EXTERNAL AND INTERNAL CONSULTATIONS

6.1 External Consultations

Cambridgeshire County Council- Highways

Raised no objection

6.2 Internal Consultations

Ecology

Raised no objection.

Drainage

Raised no objection.

Urban Design

Raised no objection.

Landscape Officer

Landscape does not support the loss of the landscape strip along the edge of the footpath. This area will become very urban and hard landscape focussed without the backdrop the planting against the residential fence lines provides. Therefore, it contravenes Policy 3/4 Responding to Context and 3/7 Creating Successful Places.

Accessibility Officer

Supports the increased width of the footpath as it will make it easier for pedestrians to get past each other, particularly people in wheelchairs or with buggies.

Cycling & Walking Officer

In the reserved matters application, the cycling and walking officer outlined her concerns that this path was very narrow and could be blocked by poorly parked cars. She supports the increase in width.

7.0 NEIGHBOUR REPRESENTATIONS

Neighbour Representations

The development site abuts the rear gardens of existing properties on Foster Road. These neighbours were notified of the application and a site a notice was also put up. A representation has been made from a resident at 166 Foster Road who objects to the planning application on the basis

that the widening of the footpath will lead to a sudden drop at rear access gates to the gardens, on the basis that the gardens along the north section are higher than 0.5m above the surrounding landscape

A representation has also been received from the residents of 124 Foster Road who raised the following concerns:

- Lack of consultation over the application for the Right of Way Deviation Order
- Loss of habitat for birds, grass snakes and bats and hedgehogs
- Loss of green land leads to drainage issues
- Concerned that replacement fencing will not be as open as the current fencing, which means that hedgehogs won't be able to wander around freely –any new fences should have small holes in for small mammals.
- Loss of feeding grounds for hedgehogs and bats
- Could impact on the delivery arrangements of the Chicken plots
- Worried about closure of the path that provides access for the chicken plot holders.
- Increase risk of flooding.
- Increased pedestrians will lead to increased number of dogs and there needs to be more dog litter bins to reflect this.

- 7.2 A representation has also been made on behalf of the Trumpington Allotment Society C/O Chicken Plot Manager at 124 Foster Road Trumpington reiterating the concerns raised in the letter from the residents of 124 Foster Road.

All the points raised in the three letters received have been addressed in section 9 of this report.

8.0 ASSESSMENT

- 8.1 In determining this Section 73 (S73) application it is important to note that the local authorities can only assess matters in relation to the proposed change that is subject to the S73 variation and cannot revisit the wider issues raised by the original reserved matters application. Accordingly the only issue to assess here is the alteration to the consented footpath and strip of landscaping and the impacts of this change.

Public Footpath (Right of Way)

- 8.2.1 The legal width of Cambridge Public Footpath 117 was set at 3 metres, when the legal order to record the path was made in 1994. The footpath is approximately 2m from the boundary fences of the Foster Road gardens, which means that the existing strip of land between Foster Road Gardens and the fences that create the development site boundary is 5m. This was confirmed by a site visit from the County Council Rights of Way officer in February 2015.

- 8.2.2 Under the extant reserved matters permission, the shared surface encroached onto the existing public footpath by 3m, and it included relocation of the Public Footpath onto the 2m grass verge next to Foster Road Gardens. The detailed design of this path proposed that the footpath would be 1.2m in width, with the remaining 0.8m of land being allocated as a planted buffer next to the boundary fences of the Foster Road gardens.
- 8.2.3 However, because this consent (through the encroachment of the shared surface and the relocation of the path) constitutes a legal obstruction to the Public Right of Way, the County Council Right of Way Officer raised an objection. His concern was the reduced size of the footpath rather than the relocation.
- 8.2.4 Since the reserved matters permission was issued, the applicants have engaged with the County Council Rights of Way Officer and agreed, in principle, an appropriate way forward (see appendix B) is for Hill Residential (the applicants) to submit a Right of Way diversion application that will extinguish the old route, and establish a new route along the Foster Road gardens boundary line. The relocated Public Footpath width will be recorded as 2m metres, reducing the Public Footway by 1m.
- 8.2.5 It is for this reason that this S73 application has come forward requesting the removal of the 0.8m previously approved landscape buffer to allow for a footpath of 2m. Hill Residential will submit the Right of Way diversion application shortly after this application is determined.
- 8.2.6 Although it is noted that the Landscape Officer has objected to the loss of the landscape buffer, planning officers consider that this scheme will be a significant improvement on the consented scheme, as it will allow for safer use of the path, and enable access for a greater range of users in all weathers.
- 8.2.7 It will be safer because there will now be room for pedestrians and people in wheelchairs or with buggies to pass each other.
- 8.2.8 It will attract more users because, with a robust hard surface, it will be usable all year round and will not become waterlogged and muddy.
- 8.2.9 Furthermore, as the footpath will link up with the shared surface and the adopted roads that lead down to the Cambridge Guided Busway, there will be greater connectivity encouraging modal shift from driving to walking and public transport.
- 8.2.10 It is, therefore, an amendment that is in line with national (paragraphs 17, and 29-32) and Local Plan policies (3/4, 8/4 and 8/5), which encourage sustainable transport choices through new development by maximising opportunities for walking, cycling and public transport use by linking new development with the surrounding walking and cycling network.

9.0 Response to third party representations

- *Lack of consultation over the application for the Right of Way Deviation Order*

This is not a planning matter and relates to the deviation application that the applicants will be making to the County Council Right of Way team following the determination of this S73 application. The City Council has consulted the residents on this application via press release, consultation letters and a site notice. The Deviation Order will be subject to public consultation.

- *Loss of habitat for birds, grass snake, bats and hedgehogs*

The overall development, when built, will improve the quality and level of biodiversity on this site through bird boxes, bug boxes, bat boxes and a garden pond, which will increase the amount of wildlife that will use the area. Hedgehogs will still be able to use the path, and use people's gardens.

As part of the extant outline permission there is a Clay Farm Ecological Management Strategy and, as part of the extant reserved matters permission, there is a Biodiversity strategy that sets out the locations and maintenance programme for the boxes. Additionally, site wide monitoring will ensure species enhancement and biodiversity continues to be protected and maintained (please see Appendix C for the location of bat and bird boxes).

- *Loss of green land leads to drainage issues*

The drainage officer is satisfied that the loss of 0.8m of landscaping will not result in the flooding of this site. His view is that the use of permeable pavement throughout the site, and the use of a Sustainable Urban Drainage system (agreed under the Reserved Matters and through subsequent discharge of condition applications) will be able to absorb any additional run off caused by the reduction in the landscaping on the public right of way.

- *Concerned that replacement fencing will not be as open as the current fencing, which means that hedgehogs won't be able to wander around freely – any new fences should have small holes in for small mammals.*

The applicants won't be replacing fencing for all the garden properties, only the areas where there are currently gaps. The fences themselves won't have holes in; however, they will be erected on top of soft grass and soil, so there will still be opportunity for any mammals to burrow underneath.

- *Loss of feeding grounds for hedgehogs and bats*

The 0.8m landscape strips alongside the approved path (under the extant permission) does have the potential to provide a foraging and commuting route for hedgehogs. However, given this is a relatively narrow strip, surrounded by a hard landscaped urban environment the Council's ecologist not see this as a key route or high quality habitat for Hedgehogs. The local hedgehogs are more likely to continue to use the

neighbouring mature gardens to the west and the allotments, guided busway and plantations to the south. They are also likely to use the hedgehog box provided by the applicants.

- *The proposal could potentially impact on the delivery arrangements of the Chicken plots.*

The entrance to the part of Cambridge Public Footpath 117 that forms the basis of this application is approximately 50 yards from the entrance to the chicken plots.

- *Worried about closure of the path that provides access for the chicken plot holders.*

This part of the path will not be closed during the construction period or any other period.

- *Increased pedestrians will lead to increased number of dogs and there needs to be more dog litter bins to reflect this.*

The City Council's waste strategy is not to have dog waste bins in close proximity to housing, and the waste officer considers there to be adequate provision because there is a litter bin (which can be used for dog waste) and a dog waste bin located close to the allotments. The City Council will, however, monitor the situation, and would be able to relocate dog waste bins, if the need arises.

- *The footpath will lead to a sudden drop at rear access gates to the gardens.*

The widened footpath will cut down into the existing grass verge along the northern part of the footpath, and it will come back to it what it is now.

10.0 CONCLUSION

- 10.1 This Section 73 application proposes changes that have been well considered prior to the submission of this application, following discussions with officers from the City Council planning and County Council Right of Way departments. The changes have been justified in terms of design and safety, and will ensure that the reason for the approval is met. Outstanding conditions from the original permission will be moved across and/or will continue to apply for any new permission granted.

11.0 RECOMMENDATION

APPROVE subject to the conditions and Informatives set out in appendix A.

Background Papers

- Application File 07/0620/OUT
- Application File 15/1201/REM

Contact details

To inspect City Council application or if you have a query on the report please contact:

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Appendix A – Reserved Matters Conditions

1. Letter boxes

The development shall be implemented in accordance with the letter box plans T12-032, 606_PL 030 D, 606_L(00)_310, 606_PL_307 RA, 606_PL_033D, which were approved under 14/1201/REM/CON1 on the 29th April 2015.

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

2. Fire Hydrants

The development shall be implemented in accordance with fire hydrant plan SC – 2114 & SC – 2099, which were approved under 14/1201/REM/CON2 on the 17th March 2015 .

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

3. Interim Parking Management

Prior to the use of any highway for access to a residential property, the Interim Parking Management Arrangements shall be implemented in accordance with the Interim Parking Management Strategy, which was approved under 14/1201/REM/CON3 on the 21st May 2015.

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 (Cambridge Local Plan policies 3/1, 3/7, 8/2 and 8/11)

4. Surface and Foul Water Drainage

The scheme shall be implemented in accordance with surface and foul water drainage plans 101 Rev A ;1050;1051; 152 Rev B; 163 Rev A; Section 38 Drainage Longitudinal Sections; 169 Rev B; 167 Rev C; 167 Rev B and Rev C Rev B, which were approved under 14/1201/REM/CON4 on the 26th November 2015

Reason: To ensure the details for the foul and surface water rainwater harvesting scheme are acceptable by the Local Authority. (Cambridge Local Plan 2006 Policies 3/7 & 3/11)

5. **Servicing Strategy**

The servicing strategy shall be carried out in accordance with the service strategy plan TR19, which was approved under 14/1201/REM/CON5 on the 7th PRIL 2015

Reason: In order to secure an appropriate means of access for collection and deliveries to the commercial units, to ensure highway safety and to protect residential amenity (Cambridge Local Plan 2006 Policies 3/6, 3/7, 8/2, 8/9).

6. **Lighting**

The scheme shall be implemented in accordance with lighting plans PL_010 and B 15-0024-MDRI, which were approved under 14/1201/REM/CON6 on the 6th May 2015

Reason: In the interests of visual amenity and to ensure that the development will not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).

7. **Swale and Bridges over Swale**

The scheme shall be implemented in accordance with the approved swale and bridge plan 19624-13C, which was approved under 14/1201/REM/CON7 on the 21st May 2015

Reason: To ensure the details of the swale and bridges are satisfactory. (Cambridge Local Plan Policies 3/11, 3/8)

8. **Tree Pits**

The scheme shall be implemented in accordance with the tree pit plans 19624-14C sheet 1; 19624-14C sheet 2 and 19624-14C sheet 3, which were approved under 14/1201/REM/CON8 on the 7th April 2015

Reason: To ensure that the details and specifications of the tree pits are satisfactory (Cambridge Local Plan 2006 Policies 3/11 and 4/4)

9. **Opening hours A5**

The opening hours of the A5 unit shall be between 09.00 hrs and 23.00 hrs Monday to Sunday.

Reason: In the interests of the amenity of nearby residents and occupiers (Cambridge Local Plan 2006 Policies 4/13 & 8/10)

10. **Opening hours A1 and A2 units**

The opening hours of the A1 and A2 units shall be between 07.00 hrs and 23.00 hrs Monday to Sunday

Reason: In the interests of the amenity of nearby residents and occupiers (Cambridge Local Plan 2006 Policies 4/13 & 8/9)

11. Shop Fronts

Prior to the occupation of the commercial uses, large scale drawings of all joinery (doors, window frames, etc.) and other elements of the shopfront shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

12. Drainage Management Arrangements

The scheme shall be implemented in accordance with drainage management plans PEP Drawing 163 and PEP Drawing 101A, which were approved under 14/1201/REM/CON12 on the 27th August 2015

Reason: To ensure the management arrangements for the site drainage system are satisfactory (Cambridge Local Plan 2006 Policies 3/7 & 3/11)

13. Permeable Paving

The scheme shall be implemented in accordance with the details on the permeable paving plan P-28697, which was approved under 14/1201/REM/CON13 on the 21st May 2015

Reason: To ensure that the construction details of the permeable paving are built to adoptable standards (Cambridge Local Plan 2006 Policies 3/7, 3/11)

14. Approved Plans

The development shall be carried out in accordance with the following approved drawings and technical documents as outlined below;
Planning Statement Savills June 2014

Design and Access Statement PTEa (July 2014)

Design Code Compliance Statement PTEa (September 2014)

Addendum to the Design and Access Statement (September 2014)

Estate Management Strategy Hill Rev C Final

General Arrangement PL_054 rev A

Site Location Plan (red/blue boundary) 606_PL_001 RA

Site Plan pl_010 Rev C
Site Plan (Western Boundary)

Landscape Management Plan 592_01 (DN) 003
Landscape Masterplan and Design Report - Robert Myers 17/10/2014
592_01 to include revised plans Rev A-C:
Hill 19624-11(sheets 1 to 8)
Hill 19624-12 ((sheets 1 to 5)
Hill 19624 -21
Central Square Sections CSK 103 Rev D

Geo Enviro Report - Enzygo Feb 2014

Noise Assessment Cass Allen RP0113180 Oct 2013
Ventilation & Extraction Statement Aecom 18 June 2014

Energy and Sustainability Statement Aecom July 2013
Plan showing brown and green roofs Plan 1
The Quads Direct Sunlight Analysis dated 4.09.2014 AECOM
Tenure Plan
Tenure Plan Dated 606_PL_050

Code for Sustainable Homes Ecology Report - Landscape Planning Ltd
Oct 2013
Ecological Management Plan Landscape Planning Ltd Dec 2013
Preliminary Ecological Appraisal incorporating biodiversity Landscape
planning Ltd Sept 2013

Manhole Sections CSK102 Rev E
Proposed Adoption Extents SCK102 Rev E
Central Square Sections Rev C
Proposed carriageway visibility splays CSK106 F

Schematic drainage strategy CSK101 Rev L
Private External Works and levels 421313/100 rev D
Schematic level strategy CSK100 RL (21/10/2014)
Topographical survey 1/001 25.3.2015 4213/150 rev D
Section 38 Colour Plan 421313/151 rev F
Section 38 Proposed level and finishes 421313/152 rev D
Section 38 Carriageway Geometry 421313/154 rev D

Drainage Plan PEP 421313/158 rev F
Section 38 Lining and Signing 421313/161 rev D
Section 50 Drainage layout 421313/170 rev A

Swept path analysis –refuse appliance road 5 421313/TR12 rev B
Swept path analysis –refuse appliance road 5/road 7 421313/TR13 rev B
Swept path analysis –refuse appliance road 5/road 8 421313/TR14 rev B

Swept path analysis –refuse appliance road 1/road 5 421313/TR17 rev B
Swept path analysis –CARA- Road 5 421313/TR31 rev A
Swept path analysis –CARA- Road 5/Road 7 421313/TR32 rev A
Swept path analysis –CARA- Road 5/Road 8 421313/TR33 rev A
Swept path analysis –CARA- Road 1/Road 5 421313/TR36 rev A

Drainage Calculations Dated 28.03.2014
Typical Drainage Details Plan CSK104 RA
Surface and Foul Water Drainage Strategy Sept 2014 Issue No. 3
Rainwater Harvesting Technical Note 02 dated 27/10/2014 Aecom
EA/LPA Protocol

Adams (private) All Floor Plans PL_020 Rev A
Adams Typical Street & Courtyard Elevations 606_PL_021 REV B
Hill (private) All Floor Plans PL_022 Rev A
Hill Street & Courtyard Elevations 606_PL_023 Rev B
Godwin (Private) All Floor Plans PL_024 Rev A
Godwin Street & Courtyard Elevations 606_PL_025 Rev A
Maynard Keynes (Private) All Floorplans PL_028 Rev A
Maynard Keynes Street & Courtyard Elevations 606_PL_029 Rev B
Hawkes (Affordable) All Floor Plans PL_026 Rev B
Hawkes Street & Courtyard Elevations 606_PL_027 Rev C
Searle (Affordable) Floor Plans Levels 100-103 606_PL_030 Rev D
Searle Floor Plan Levels 104-105 606_PL-031 21.7.2014
Searle Street and Courtyard Elevations 606_PL_032 Rev C
Royce (Mixed Tenure Block) Floor Plans Levels 100-102 606_PL_033 Rev D
Royce Floorplans Levels 103-105 606_PL_034
Royce Street Elevations 606_PL_035 Rev C
Royce Courtyard Elevations 606_PL_036 Rev C
Minton (Affordable) All Floor Plans 606_PL_037 Rev A
Minton Street and Courtyard Elevations 606_PL_038 REV B
Royce and Searle South West Courtyard Elevations 606_SK_182

Site Sections/Arrangement/Typologies
Site Sections (1-3) 606_PL_016 Rev A
Site Sections (4-6) 606_PL_017 Rev B
Global Street Scene Philosophy CSK108 Rev B
General Arrangement Hobsons Square Elevation SK_183

Street Typologies PL_055 rev A

Site Plan for Car Parking Strategy PL_051 rev D
Cycle Parking Strategy PL_052 rev B
Refuse Strategy PL_053 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.

15. INFORMATIVE: All relevant outstanding outline conditions apply, 15, 29, 30, 33, , 37, 62,

APPENDIX B - Email from Rights of Way Officer

Dear Joanna,

Thank you for meeting us on 15th May 2015.

We discussed the proposed diversion of Cambridge Public Footpath No. 117 with you and agreed that as before, the best way forward would be for you to submit a footpath diversion application to extinguish the old route of the path and relocate it as a new path 2 metres to the west against the rear fence of the properties along Foster Road. Previously you proposed recording the new width of the path as 2.5 metres (reduced from 3 metres as it is at present). You have now become aware that you will now need to further reduce this width to 2 metres in order to incorporate your site layout. Even though this is an exception to our policy we are willing to accept a width of 2 metres for the path on a one-off basis on this occasion.

We have already informed you that footpath diversion applications follow a public process and as a result we are not able to guarantee the success of any Order that is made. Please be aware that the further reduction in width that you are proposing will increase the likelihood of objections being received to the proposal which could affect the success of your application. As discussed at the meeting we would therefore recommend that you take additional steps to mitigate the adverse impact on public enjoyment of reducing the width of the path from 3 to 2 metres. At the meeting you agreed that you would be able to implement the following measures in compensation for the reduction in width:

- To provide signage at either end of the path, where it leaves Footpath 49 at its northern end and at its south-western end where it meets Shelford Road, including details of destinations and distances.
- The width of the path to be provided is a little over two metres in places. Where this is the case, you will provide a planting strip between the path and the rear fence of Foster Road. Where this is not possible you will erect trellising on the fence and plant suitable climbers to reduce the appearance of the fence.
- Planting of trees and other suitable shrubs etc. will be provided between the path and estate access road.

The details for inclusion on signage should indicate the following: at the T-junction at the northern end one signpost with three directional signs as appropriate stating - 'Public Footpath Shelford Road 790m', 'Public Footpath Foster Road 70m' and 'Public Footpath Guided Busway 340m'. At the southern junction of the path with Footpath 118 one signpost with four directional signs, one stating 'Public Footpath Foster Road 60m', another stating 'Public Footpath Guided Busway 140m', another stating 'Public Footpath 46 370m' and the other stating 'Public Footpath Shelford Road 420m'. We will supply further details of signage specifications in due course.

I can confirm that a Public Path Diversion Order under section 257 of the Town and Country Planning Act 1990 will be the appropriate way to proceed in the

circumstances and have accordingly attached the appropriate application form and guidance notes to this email. Please forward the completed form along with accompanying documentation to me. Please do not hesitate to contact me if you need any assistance with any aspect of the footpath diversion process.

Regards

Robert Kemp

Asset Information Definitive Map Officer

Direct Line: 01223 715520

Contact Centre 0345 045 5212

Assets & Commissioning, Box No CC1305, Cambridgeshire County Council,
Shire Hall, Castle Street, Cambridge CB3 0AP

ECOLOGY ENHANCEMENT
CLAY FARM

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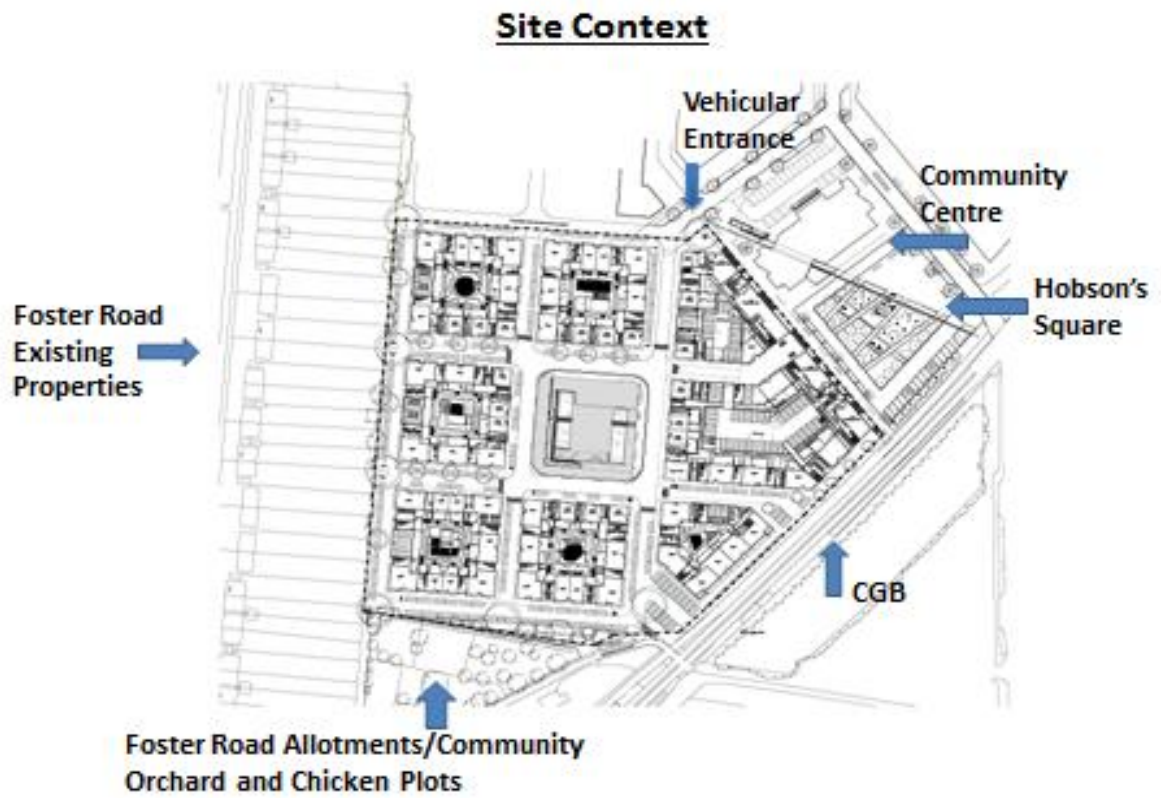
● 7 NO BIRD
MIN 2M Ø
≠ FACING
SOUTH.

● 1x BAT BOX
1x BAT TILE
5M ABOVE
SOUTH FACING

Allotments

Proposed new building on boundary

Appendix D – Relevant Plans



Extant footpath & landscape strip



Extant Site Section with Western Boundary



Revised Footpath on the Western boundary with increased width

