

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 19 August 2015 15/1829/REM
Application Number

Agenda Item

Date Received 29.09.2015

Officer

Christopher
Mohtram

Target Date 22.01.2016

24.11.2015

Ward

Trumpington

Site

Land South of secondary school playing fields and north of Addenbrookes Busway Spur Within Clay Farm Green Corridor, Clay Farm, Cambridge, Cambridgeshire
Reserved matters application pursuant to outline permission 07/0620/OUT for construction of skate park, trim trail, kick-about area, Neighbourhood Equipped Area of Play (NEAP), landscaping and public art.

Proposal

Applicant

Countryside Properties (UK) Ltd

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	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">•The development enhances the character of the site without a negative impact on amenity or biodiversity of the area.•Provides leisure facilities for local residents and wider community.•Accords with parameters and principles of the Clay Farm outline consent (07/0620/OUT) and policies of the Cambridge Local Plan 2006.
RECOMMENDATION	APPROVAL

APPENDICES

Ref	Title	Page
A	Planting Plan Rev C General Arrangement Plan Rev C NEAP Design Proposals Rev C Site Location Plan	

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. Condition 11 from the Outline permission (07/0620/OUT) required the submission and approval of a strategic landscape proposal for the Green Corridor (an area of open space to the east of Hobson's Brook to the railway line to serve the southern fringe developments). The reason for the imposition of this condition was to assist with the determination of the detailed applications that have since come forward on the site over a number of years and to ensure development of the Green Corridor is in accordance with policies 3/8, 5/13, 5/14, 9/3 and 9/5 of the Cambridge Local Plan 2006. The other relevant outline condition is the Site Wide Youth and Play Strategy (condition 9).
- 0.2 This reserved matters application now proposes the detailed layout of the Neighbourhood Equipped Area of Play (NEAP) as well as the laying out of the northern half of the Green Corridor pursuant to the wider Clay Farm residential development.
- 0.3 The applicant is Countryside Properties, who are the strategic developers of the site, and the nearby residential parcels 1B, 2 and 5 (known for marketing purposes as Aura) and the adjacent parcels 6, 7 and 8.
- 0.4 The site will provide open space and play areas for the surrounding residential developments providing a focal point for recreational activities.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site covers an area of 8.3ha at the northern end of the Clay Farm development, forming part of the green corridor and is located either side of the Cambridgeshire Guided Busway (CGB), and to the north of the CGB spur, that connects the site with Cambridge Biomedical Campus (CBC). The Clay Farm residential development and secondary school lies to the west of the site and Hobson Brook borders to the west. To the far east, beyond the railway line is the Cambridge Biomedical Campus. The secondary school playing fields area lies immediately to the north of this section of the Green Corridor.
- 1.2 The wider green corridor covers an area of 49 ha providing a transition from urban fabric of the city to the open countryside to the south. Within it will contain a mixture of passive and active recreation, public rights of way crossing the site linking urban areas with the countryside as well as habitat

creation. The green corridor is divided into southern and northern areas. The northern area of which this application falls under is given over to active uses including sports, The southern part of the green corridor has been implemented under application 11/0319/REM and is for informal recreation. The emphasis there is much more on passive recreation, nature conservation and biodiversity enhancement such as grasslands, waterbodies and wildflower meadows.

- 1.3 The application site excludes the existing pond located to the west of the CGB and east of the spine road and the Landscaped Ecological Mitigation Area (LEM) to the east part of the application site, adjacent to the railway line.
- 1.4 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.

2.0 THE PROPOSAL

- 2.1 The development will comprise of the construction of an Active Recreation Area (ARA) including a skate park, trim trail, and kick about area within the Neighbourhood Area of Play (NEAP) to the west of the Cambridgeshire Guided Busway and Natural Recreation Area comprising landscaping and public art to the west.
- 2.2 The ARA is divided into two halves, separated by the CGB. The layout is determined by a number of factors:
 - The CGB;
 - The requirement for the NEAP;
 - The existing Pond 3 to the west of the site ;
 - The ditch from Addenbrooke's;
 - Safe access into the area, both for construction and users;
 - A range of experiences for both active and informal users of the space.
- 2.3 The ARA contains various different elements, to the west is the area containing the NEAP and skate park/BMX area, pond 3, and the links to the wider development and secondary school over Hobsons Brook. The larger eastern half of the area is given over to natural recreation, with cultural mounds, open grassed areas and an increase in biodiversity and habitat creation. This will include areas of new woodland including wet woodland. An existing brook which runs diagonally through the site will be crossed with bridges. The south east corner of the ARA contains the LEMP, an area outside of the application red line boundary. Open grassland areas and biodiversity are encouraged through habitat creation. It also includes features such as earth mounding. Cycle/footpaths will run through both sites with cycle parking within the NEAP, the natural recreation side of the ARA will include a trim trail with activity stations. The general design keeps the more 'urban' form of the NEAP on the western side close to the Clay Farm development area, and the more 'rural' part of the ARA to the east.

Amended Plans

2.4 Amended plans have been received comprising the following:

- Changes to play equipment and street furniture
- Inclusion of drainage details for NEAP
- Removal of ponds within ARA and replacement with wet woodland
- Revised tree planting scheme
- Revised skate park and kick about area
- Inclusion of bridges and access points

3.0 SITE HISTORY

Reference	Description	Outcome
07/0620/OUT	Outline planning permission for 2300 dwellings and associated infrastructure	PERM
09/0272/FUL	Full application for Spine road, balancing ponds and associated infrastructure.	PERM
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.	PERM
12/0794/REM	229 dwellings pursuant to outline approval 07/0620/OUT.	PERM
13/0105/REM	Reserved matters submission (including access, appearance, landscaping, layout and scale) relating to the Secondary School Site and associated pitches in the green corridor. This includes the construction of a new 750 pupil secondary school (11-16 years), a SEN / Autism centre to accommodate 8 to 10 students with Asperger's Syndrome, community sports facilities and landscaping of the site, pursuant to outline permission reference 07/0620/OUT.	PERM

4.0 PUBLICITY

Advertisement:

No

Adjoining Owners: Yes
Site Notice Displayed: Yes

This application has been subject to consultation and publicity. In addition to standard the normal consultation letters, statutory press notices and the display of site notices, a series of public meetings/workshops have been convened leading up to the lodging of the planning application.

22 letters of objection have been received from adjoining owners/occupiers and 3 letters of support.

5.0 POLICY CONTEXT

Cambridge Local Plan 2006

- 5.1 Policy 3/3 – Safeguarding Environmental Character
- Policy 3/8 – Open Space and Recreation Provision through New Development
- Policy 4/3 – Safeguarding Features of Amenity or Nature Conservation Value
- Policy 5/13 – Community Facilities in Areas of Major Change
- Policy 5/14 – Provision of community facilities through new development
- Policy 8/4 - Walking and Cycling Accessibility
- Policy 9/3 – Development in urban extensions
- Policy 9/5 – Southern Fringe

Status of Proposed Submission – Cambridge Local Plan

- 5.2 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.
- 5.3 For the application considered in this report, there are no policies in the emerging Local Plan that are of relevance.

Government Advice

- 5.4 Annex to Circular 11/95 – The Use of Conditions in Planning Permissions.

Supplementary Planning Guidance

- 5.5 Cambridge City Council (May 2007) – Sustainable Design and Construction
Cambridge City Council (January 2010) – Public Art

Material Considerations

- 5.6 Cambridge Southern Fringe Area Development Framework (January 2006)
Green Corridor Strategic Landscape Proposals dated November 2010, David Jarvis Associates/Countryside Properties as approved under Condition 11 of outline consent 07/0620/OUT
Clay Farm, Strategy for Youth Facilities and Children's Play Provision dated December 2010, David Jarvis Associates/Countryside Properties as approved under Condition 9 of outline consent 07/0620/OUT
Local Habitat Action Plan for Cambridgeshire and Peterborough April 2009
Clay Farm, Cambridge Site Wide Nature Conservation Management Plan – Outline Planning Permission 07/06220/OUT Condition 41 Aug 2010

6.0 CONSULTATIONS

City Council

6.1 Landscape Officer / Streets and Open Spaces

Prior to amendments:

- Further details required of crossing area at CGB.
- No dog exclusion measures for play area.
- Inappropriate tree species, more diversity and native species requested.
- More varied types of play equipment required to cater for different activities.
- Siting of Skate Park is too close to Hobsons Brook.
- Clarification of BMX park will be included within NEAP.
- Would not support the use of a structured tree planting grid.
- Seek removal of dipping platforms around proposed pond.
- Suggest include ground level trim trail.
- Highlight ambiguity over connections to the secondary school.
- Three new ponds included in design, this is not supported, preference for a wet woodland instead.
- More seating areas to be provided to allow viewing of the skate park.

Post amendments:

- The development proposed is acceptable subject to the imposition of condition(s) relating to:

- Hard and soft Landscaping – This has been applied to ensure further details are submitted in regards to work proposed along the maintenance access track and any other hard/soft landscaping elsewhere.
- Landscape maintenance and management plan –
- Boundary Treatments
- Ditch profiling
- Maintenance access bridge

6.2 The amended Public Art Delivery Program is also considered to be acceptable.

6.3 **Biodiversity Officer**

Prior to amendments

- Support use of native tree species within site.
- Suggest the creation of a sand martin bank if areas of aggregate are excavated.
- Supports collaborative interpretation of site and how biodiversity might influence public art.

Post amendments

- The applicant has responded to pre application advice and repositioned the skate park to avoid direct disturbance to Hobson's Conduit. The development proposed is acceptable subject to the imposition of the condition(s) relating to:

- Addenbrooke's ditch re-profiling details.
- Full details of the wet woodland area.
- Method statements to ensure ground nesting birds and water voles are considered during construction.

6.4 **Environmental Health**

The re-consultation has not altered from the original, the development proposed is acceptable. The skate park is located a suitable distance away and would not impact through noise disturbance on nearby residential properties and the proposed new secondary school.

6.5 **Sustainable Drainage Officer**

Prior to amendments

- Unsure if there is a clear intention to culvert the Brook.
- Unclear about how the skatepark will be drained.
- More details regarding the construction maintenance track along Hobsons Brook.
- More details of existing crossing points and culverts.
- Structures and bunding appear to be close as 4m from Hobsons Brook.
- Application should take into account the requirements of Anglian Water as adopting body of Pond 3.
- Details of crossing of north ditch should be included as it provides majority of surface water drainage for Addenbrookes.
- Opportunity missed to improve runoff going through north ditch

Post amendments

- The development proposed is acceptable subject to the imposition of the conditions relating to:
 - . Drainage details
 - . Drainage details of northern ditch

6.6 Urban Design and Conservation Team

The application is supported in urban design terms; opinion has not changed through re-consultation.

6.7 Cycling and Walking Officer

The location of some of the cycle parking is not very convenient for users of the play area and skate park. A condition to secure types and location of cycle parking recommended.

Cambridgeshire County Council

6.8 Lead Highways Development Management Engineer

The comments are in regards to the amended plans. There are concerns regarding the new crossings around the proposal. Additional crossing point on the main busway, followed up with another new additional crossing point onto the track along the spur part of the busway towards Addenbrooke's. We would like to minimise these crossing points. Therefore we would want to see the crossing point on the Addenbrooke's part of the spur removed and the thorny hedge along the ARA side of this extended to block this pathway. Would also like to see the single large tree set in the middle of the corner removed to improve visibility for drivers coming from Addenbrooke's and turning right towards the railway station as they will be coming round the corner straight onto a new crossing point. These comments are made in light of the most recent amendments to the application and are addressed within paragraph 8.28.

This response included comments from the Bus Operations and Facilities manager regarding the safety implications along the Cambridge Guided Busway.

6.9 Lead Local Flood Authority

Re-consultation has not altered from original comments, no comments to be made on application.

Independent Consultation

6.10 Cambridge, Past, Present and Future

Commented that the facilities being proposed within this application with the exception of the skate park are already being proposed in the adjacent Trumpington Meadows Sporting Village. It would seem logical to defer consideration of this proposal until after a decision has been taken on the masterplan for the Trumpington Sporting Village. Further issues to consider include:

- No mention in application of the impact of the development upon Hobsons Conduit.
- Concerns regarding impact upon ecology of Hobsons Brook.
- Better use of S106 funding may have been to upgrade King George V playing fields in light of comments from children.
- Concerns regarding the potential future use of flood lights due to health and safety concerns.
- The scale and size of the skate park would seem incompatible with wider social and environmental requirements generated by the green corridor.

In conclusion, Cambridge PPF endorses the need for an Active Recreation Area including a Skate-Park, but object to its siting so close to the Hobson's Conduit, a significant heritage asset that played an historic role in the success of Cambridge bringing water to the city centre and within a Green Corridor.

7.0 REPRESENTATIONS

7.1 Trumpington Residents Association

Consider the layout of the elements in the triangle between Hobson's Brook and the Busway. This could have a negative impact upon the ecology of Hobsons Brook, undermining its value as a wildlife corridor. Would prefer the applicant to either revert to the layout consulted on in June 2015 or significantly increase the separation between the Brook and the skate park and extend the hedge line on the east side of the Brook to improve the screening.

7.2 Bentley and Newton Rd Res. Association

Does not object to a skate park per se, but rather to its insensitive (to the natural environment) location unnecessarily close to Hobson's Brook. It is recommended that the development be located 50m or more from the Brook to avoid undue harm caused.

7.3 Hobson's Conduit Trust

Prior to amendments:

- The maintenance track needs to be set back from the bank.
- Concerned about the removal of the hedge along the east bank of the Brook.
- Health and safety risk of Hobsons Brook to children, bank has steep sides.
- Skate Board Park is too close to the Brook.
- There should be no calls for any flood lighting on the skate park.
- The future management of the site considers the ecology of Hobsons Brook.

Post amendments

- Intended treatment of the boundary with Hobsons Brook is not clear as there is no mention of the existing hedge.
- Clarification on details of the maintenance track needed as too close to the Brook.
- Looks as if there is an intention to plant amenity grass right up to the edge of the Brook, this could harm wildlife and needs to be appropriately considered.
- Clarity on the proposed reinforced grass system in the southwest corner of the General Arrangement Plan?
- Concerns skate park is not intended for mixed use as a BMX track

7.4 The owners/occupiers of the following addresses have made representations:

- 2 Babraham Road
- 123 Birdwood Road
- 21 Blowers Croft
- 2B Cavendish Avenue
- 137 Coleridge Road
- 2 Highsett, Hills Road
- 209 Hills Road
- 247 Hills Road
- 269 Hills Road
- 292A Hills Road
- 20 Millington Road
- 2 Petersfield
- 9 Richard Foster Road
- 82 Shelford Road
- 141 Shelford Road
- 19 Water Street
- St Marys School, Bateman Street

7.5 3 Representations in support of the proposal

- 82 Shelford Road
- 18 Latham Road
- 39 Newton Road (on behalf of Bentley and Newton Rd Res. Assoc.) - following amended plans

7.6 The representations can be summarised as follows:

Objections on the grounds of:

- The proposal is too close to Hobson's Brook and will be dangerous for children and will destroy the bank.
- The development will have a negative impact on Hobson's Brook.
- There could be future demand to fence off the brook which would be unacceptable from an aesthetic point of view.
- Will the hedges be ripped out adjacent to the brook?
- Development near the brook will impact on the enjoyment of walkers.
- The access track should be set back from the bank by 3 metres (to follow the temporary access road).
- The hedge stretching along the bank could then remain in place.
- The recreation area threatens the historical aspect of Hobsons Brook.
- A precedent would be set for urbanising the brook.
- Noise and disturbance will impact the wildlife corridor.
- There could be demand for lighting in the future which would impact on wildlife.
- Proposal is contrary to NPPF section 11(harm to the natural environment).
- There is not enough room to fulfil both the environmental/wildlife and recreational demands in this area.
- Adverse impact on wildlife.
- The NEAP should be moved to the other side of the Busway.
- There is no demand for the skate park.
- The play equipment should be within the development, not in the green corridor.
- The play equipment is not needed and facilities are (save for the skate park) to be provided in the Trumpington Sporting Village.
- Skate parks require a lot of infrastructure and serves very few people.
- Cycle Park area is in wrong position.
- Shares long boundaries with St Marys School, risk of unauthorised entry into school grounds from ARA.
- Concerns over pets straying on the railway line.
- Further work is needed with regard to the drainage to provide a effective solution to ameliorate existing water saturation and eliminate flooding on the wider area.

- The drainage statement submitted with the application does not correspond with what happens on the ground.
- The ditch running through the area to the east of the Busway should be improved as it needs conservation.

7.7 In support of the proposals:

- Proposal is supported although more equipment should be provided for children with special needs.
- The principle of the NEAP is endorsed.
- Support proposal although a new hedge between the conduit maintenance track and the public open space should be provided.
- The northern pond should be more welcoming.

7.8 Following amendments and reconsultation a representation has been received from 123 Birdwood Road:

- The move to separate the brook and the skate park by 9m is not enough
- Clarification on details of the maintenance track needed as too close to the Brook.

7.9 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

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

1. Principle of development
2. Urban Design and Landscape
3. Play Area/ Skatepark
4. Access and Safety Issues
5. Drainage

Principle of Development

8.2 The site subject to this application is designated as Green Belt. Paragraph 81 of the NPPF states that 'once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity'.

- 8.3 The Outline permission 07/0620/OUT established through Parameter Plans specific land uses, using the Green Belt to establish a Green Corridor which would include this area designated as an Active Recreation Area.
- 8.4 The proposal is consistent with the principles contained in the approved Green Corridor Strategic Landscape Proposals, (approved in respect of condition 11 of the outline planning consent by Joint Development Control Committee in 2010). These strategic proposals set out the location and functions for the different areas of the Green Corridor including plays areas, mounding, SUDs features, bunding, strategic planting, vehicular and pedestrian access points, maintenance tracks, footpaths and cycleway routes.
- 8.5 The overarching concept behind the Green Corridor pursuant to condition 11 of the outline permission is the transition of use from the city environment to the open countryside. The proposals for the ARA follow this principle and aim to provide a more active recreation space than those already completed south of the CGB.
- 8.6 The approved strategy identified this area of the Green Corridor subject of this reserved matters application, be an Active Recreation Area which would have adventure play, a NEAP and could contain such elements such as a BMX track or skate park. The exceptions to this were the Landscaped Ecological Mitigation areas (LEM) which would be fenced areas of ecological mitigation.
- 8.7 Condition 9 of the outline consent (approved by JDCC in 2010) also established a site wide strategy to secure the appropriate provision of youth facilities and children's play provision within Reserved Matters applications.
- 8.8 The strategy sets out the type of play provision to be accommodated within the Green Corridor and the principles that should be applied such as inclusive design for all children and different ages. It also required consultation with the existing community to establish what the type of facilities for which there is an identified need This consultation took place in June 2015 by Countryside. The design of the play spaces have been a result of the requirements of the strategic proposals and input from the local community.
- 8.9 It is therefore considered that the proposal is compliant with both national and local policy and is consistent with the parameter plans and strategic conditions of the outline planning approval and is therefore acceptable in principle.

Design and Landscape

- 8.10 The principle of where the ARA/NEAP is located is acceptable as it is within a site with suitable access from the surrounding area, current access exists around the site via the CGB cycle way and has been identified as public open space within Parameter Plan 6 from the original Outline approval as discussed above and identified within the Clay Farm Youth and Play Strategy 2010 under condition 9 of the outline application.

- 8.11 The landscaping works proposed include significant works to the eastern half of the ARA. The original submitted plans for this area did not include sufficient mix of native species and the planting arrangement was considered too grid like in pattern. A more appropriate mix of species has now been proposed including more native species suitable for the soil conditions and a compromise reached with the planting scheme appearing more random in part of the site mimicking a more natural woodland setting. There will be boundary hedgerows surrounding the majority of the site. Half of the eastern ARA will be dominated predominantly by more wooded areas, with the north eastern part considered the biodiversity area. This will include a wet woodland area which was originally proposed to be a pond which was amended due to practical reasons and safety concerns.
- 8.12 A cycle way/footpath runs through both sides of the application site, within the ARA the footpath circumnavigates the site and feeds into the 5m high central earth mound which provides a focal viewing point over the whole site. The footpath from the mound also crosses the brook flowing north to south, by way of a footbridge, a further two footbridges are located to the far north and south. There are no significant landscaping works that would threaten the banks of Hobsons Brook, the 9m wide corridor along the bank and the re-positioning of the skate park suitably address third party concerns in relation to this.
- 8.13 The amended proposals take account of the issues raised through consultation and it is considered that the design and landscaping proposals are now acceptable and will deliver the objectives for this part of the Green Corridor, subject to imposition of conditions. The proposals are in accordance with Local Plan Policies 3/3 and 3/4 as they would suitably enhance and integrate with the surrounding landscape and city.

Play Area/Skate Park/Public Art

- 8.14 The original submitted plans for the play area have undergone amendments following consultation advice. The original submitted plans included a sand play area which was considered to be harder to maintain and has now been removed. It was also considered that the originally proposed play equipment did not cater to a broader range of ages; there was also a need for dog proof fencing to stop fouling, along with a need for the re-siting of the skate park away from Hobsons Brook. Amended plans have addressed the majority of issues raised. The NEAP amendments include the introduction of dog proof fencing around the play area for younger children; signs on site require owners to control dogs. A wet pour surface area has been included in the play area; this is easier to maintain long term as opposed to sand.
- 8.15 The specific play equipment now includes types catering to a wider age group particularly the 8-14 age brackets, as highlighted within the Strategy for Youth Facilities and Children's Play Provision pursuant to condition 9. A climbing structure is the focal point for the play area, and sits on the geometric axis of the eastern half of the ARA, smaller play elements are arranged around it with younger children's play located closer to the southern entrance offering the

required range of play activities for a NEAP. Play for older children and the skate park is located further north, allowing a transition of ages / abilities through the play space. Picnic benches are suitably located close by, adding to the creation of a socially inclusive area that is accessible.

- 8.16 Safety is of concern around the play area: in addressing third party representations the younger children's play area is enclosed by dog proof fencing and the wider play space is enclosed by earth mounds increasing safety. Tunnels have been removed around the play area for appearance and practical reasons, the tunnels would encourage fouling from local wildlife and safety concerns. The play space and equipment is inclusive for all, accessible for disabled children. The proposal is considered to be in accordance with Policy 3/7 in relation to providing for the needs of those with disabilities and community safety issues are addressed within the amended NEAP design.
- 8.17 The skate park was originally located closest to Hobson's Brook; this was considered to be unsuitable due to the risk posed to bank erosion of the brook. Through amended plans the skate park has been relocated on the opposite side of the ARA NEAP adjacent to the CGB; this would also be a safer location for use by members of the public as it is easily viewed along the boundary. It is now considered acceptable against Policy 3/7 which encourages new development which is safe and minimizes crime.
- 8.18. Some concerns have been raised about noise impacts arising from the proposed facilities that may be used by large numbers of young people. However, Environmental Health officers have assessed the proposals and consider them to be acceptable.
- 8.19 The public art for the wider Clay Farm development has been approved through the site wide Public Art Strategy approved in 2010. One of the key themes in the site wide public art strategy is Art and Play which seeks to integrate artistic proposals that support informal play into public realm design across Clay Farm.
- 8.20 The Active Recreation Area and NEAP are within the Hobson's Brook/Green Corridor zones in the Public Art Strategy. Countryside appointed artists Simon & Tom Bloor and Nils Norman with a budget of £70,000 towards public art. Their theme is informal play which is a concept less dominated by manufactured play equipment, but through structured landscape design and supported programmes of activities, this will be accessible to all. The artists first contribution was to propose a concept for the scheme around an 'Ecology of Play', play provision across the scheme would move from structured, formal, equipped play in the east, starting with the NEAP, and moving through character areas that gradually led to open, 'wild' play at the western end (ARA). The concept has developed into character areas around the NEAP, formal tree planting as an entrance zone to the ARA, earth mounding/land art leading to engagement with water, higher level earth mounding and the provision of wilder planted areas.

- 8.21 The Public Art Delivery Plan (PADP) included within this reserved matters submission has concept designs for the NEAP and ARA. For the NEAP this includes designs for benches, use of patterns upon the concrete for the skate park and boulder play sculptures. The concept designs within the ARA have been proposed for various trim trail stations such as chin up bars and balance beams. The trim trail circuit is 750m and runs through the eastern half of the ARA. Materials used will include Hoggin paths and timber furniture. Condition 11 has been applied to secure final details for the public art proposed on the sites.
- 8.22 Subject to final details being approved the public art proposals are considered acceptable against Local Plan Policy 3/7 in encouraging a high quality, attractive and successful place with public art.

Access and Public Safety

- 8.23 The site contains a number of access points for both pedestrians and cyclists. Access to the NEAP can be made from CGB cycle way. To the north of the ARA access is proposed to the secondary school. Further south a footpath links to the residential developments to the west of the site. A further three access points are located further along the NEAP which directly access onto the CGB. Concerns have been raised by the Bus Operations and Facilities Manager and third parties of the proximity of the access points to the CGB.
- 8.24. Officers explored the option of removal of the proposed crossing point but considered that the removal of this crossing point would encourage pedestrians and cyclists coming from the CBC site to go round the spur on the busway, facing traffic rather than safely accessing the natural recreation area from a crossing at the spur. Not providing this link would in officer's view be more dangerous as it would remove an obvious desire line. It is likely that pedestrians would make this movement regardless of the access point and therefore it should be provided. This is a view shared by the Highway Authority. Resubmitted plans funnel users of ARA to use the at-grade crossing points in the south west corner on the spur. A kissing gate is proposed on the access along the busway spur towards Addenbrooke's to limit cycle access on this point due to safety concerns. Vehicular access to the ARA is limited by to just a maintenance track accessed via Long Road entrance and the maintenance track running alongside Hobsons Brook or under the CGB Bridge. A 9m wide corridor will be maintained along the length of the Brook to allow access to Pond 3 and the Brook itself. Details of the access track are required and will be submitted as part of recommended condition 15 for specific hard and soft landscaping details.
- 8.25. Officers also agree that planting on this corner should be minimised to help with sight lines and enhance visibility; this element can be addressed through conditions 5 and 14 which removes planting along the busway spur. In addition it has been agreed in principle with the Bus Operations and Facilities Manager that repeater signs should be added along the stretch of the CGB between the spur and the Long Road Bridge warning of the presence of the

CGB. These details will need to be secured by a side agreement between County Council and applicant as the County Council will need to install them rather than the applicant.

- 8.26 Cycle use is encouraged through the location of 5 cycle stands within the NEAP as well as cycles/pedestrian routes around both sites contribute to a sustainable use of transport and creating public accessibility to the site in line with Local Plan Policies 3/1 and 3/2.
- 8.27 Access within the NEAP to the west is more constrained with a single maintenance access point in the south east corner.
- 8.28 Overall it is officers opinion that the access points to and from the sites would accord with Local Plan Policies 3/7 and 8/5, these are safety designed and in locations which interrelate to the surrounding routes and spaces encouraging safe accessibility.

Drainage

- 8.29 The amended plans show the skate park located on the other side of the NEAP away from Hobson's Brook and will be raised in height slightly to increase sufficient drainage. Water will run off into a linear drainage channel located along one edge and outfall into to an infiltration drain adjacent to the park. A filter drain is also proposed for the kick about area which will in turn encourage run off into the sub grade filtering into Hobsons Brook. The overall topography of the ARA is flat; there are no positive drainage features apart from Hobsons Brook to the west and Addenbrookes drainage ditch to the north. An area of wet woodland to the north west of the ARA will accept some run off.
- 8.30 In both sites the water will infiltrate into the subsoil and drain away into Hobsons Brook and the North Ditch. The applicant has addressed some key issues in regards to drainage recommended by the consultant, these include:
- No further intention to culvert Hobsons Brook
 - Some information has been provided as to how the skate park will be drained
 - Structures and bunding and located are suitable distance away from Hobsons Brook (9m)
 - Anglian water is adopting pond 3

The proposals will not require significant amendments in order for them to be acceptable and the drainage officer's advice is that the outstanding elements can be dealt with through the following planning conditions, these are:

- Drainage details of skate park – Prior to commencement Full details of surface water drainage for the skate park to be submitted.

- Addenbrookes Drainage ditch – Full details of any works along ditch to be submitted prior to commencement.
- Bridges along Addenbrookes ditch in ARA – full details of any bridge including the maintenance access bridge to be constructed along the Addenbrookes ditch will be submitted prior to commencement.

8.31 Pond 3 within the NEAP falls outside the application boundary. Anglian Water will be adopting Pond 3 and any works proposed upon it will be separate to the proposal. Pond 3 was one of 4 new ponds allocated under the condition 11 of the Outline for the Clay Farm Development. It was constructed under application 09/0272/FUL which included the creation of the Spine road through the Clay Farm site. This pond will not be encouraged for use by the public as a dipping pond or for any other recreational use.

8.32 The application is considered acceptable against Local Plan Policy 8/18 in providing a sustainable drainage system in line with the development with conditions attached.

Management and maintenance

8.33 It was agreed through the outline permission and secured in the Section 106 Agreement that the Green Corridor will be leased to the City Council on a 999 year basis. Long term maintenance costs have been secured to be paid on completion of the transfer of the open space to the City Council.

8.34 The revised landscape Management and Maintenance Plan put forward to meet the requirements of condition 12 from the Outline approval covers the most of the details in the amended proposals. This details long term objectives in planting of vegetation and the program of maintenance works required for the site. Further specific management and maintenance details are required in relation to Hobson's Brook profiling and the wet woodland area need to be provided. Conditions 3, 10 and 15 are therefore recommended to secure this detail.

Impact on Hobson's Brook and Ecology

8.35 A number of representations have been received with concerns over the effect of the proposed development on ecology of the adjacent Hobsons Brook, including from Hobson's Conduit Trust, including from Cambridge Past Present and Future. However, the biodiversity officer has raised no concerns in principle to the development. The biggest concern raised by third parties was the proximity of the skate park to the brook; this has been addressed through the NEAP being relocated alongside the CGB. Included will also be a 9m wide access track between the NEAP and the Brook, further minimising disturbance to its ecology and wildlife. There is no significant vegetation along the eastern side of Hobsons Brook; the hedgerow on the opposite side is beyond the red line of the application site.

- 8.36. A number of concerns centre on the impact of the Brook itself. A number of amendments have been made to address these concerns; the skate park has been located at the far side of the NEAP away from the brook, and all other features moved 9 metres away and fencing around the play area has been introduced. While the NEAP and ARA in general will mean that there is greater activity around this area it should not be to the detriment of the brook or wildlife. The wider site has been subject to ecological enhancements to ensure that the development as a whole has a positive impact on ecology and ensuring a smooth transition from urban areas to countryside.
- 8.37 The biodiversity officer highlights that the proposals should accord with the Clay Farm Site Wide Nature Conservation Management Plan as approved under Condition 41 of the outline consent. To ensure that Hobson's Brook is protected and that ground nesting birds and water voles are considered during construction condition 15 has been applied to confirm details of works adjacent to the brook. Condition 6 secures the detail of work required for the Addenbrooke's ditch re-profiling to safeguard ecology and biodiversity.
- 8.38 Subject to these conditions the proposals are considered acceptable in accordance with Local Plan Policy 4/8 and covered by the Cambridgeshire Biodiversity Action Plan for Rivers and Streams (April 2009).

Third Party representations

- 8.39 While a number of representations are concerned that the ARA is situated in the wrong location, the site had been identified for this use within the original master plan, and subsequent strategic conditions approved by the JDCC, including the site wide youth and play strategy. Although some smaller provision is made elsewhere on the site, this part of the overall Clay Farm development was always intended to have a more active recreation focus and to provide the largest scale facilities to serve the needs of the residents of the development. The suggestion made by Cambridge Past Present and Future of securing S106 funding instead of provision and using this to enhance King George V Recreation Ground playing fields is therefore not supported by officers.
- 8.40 Further concerns have been raised in relation to provision of cycle parking which is addressed through condition 13.
- 8.41 Cambridge Past Present and Future (CPPF) have commented that the facilities being proposed in the application with the exception of the skate park have already been included within the emerging Trumpington Meadows Sporting Village proposals and that a decision on this application should be deferred until a decision has been made on the Sporting Village. However, this Clay Farm proposal forms part of an allocated site in the Cambridge Local Plan 2006 and is a reserved matters application pursuant to the consented outline permission. The Sporting Village proposals relate to an unallocated site which will be subject to the Omissions Sites sessions in the ongoing Local Plan process. Any related planning application would therefore constitute a

Departure application. Given this position, the existence of the facilities consented under the Clay Farm outline permission would need to be a material consideration of the Sporting Village emerging proposals and application rather than vice versa.

8.42 Other issues raised not addressed above

Issues	Addressed
Concerned regarding future introduction of lights on development.	Development not intended to be lit, Cambridge City Council to control site
Concerned regarding impact of service road on Hobsons Brook, no suitable width for plants to grow and risk of bank collapse.	This is addressed through condition 15.
Failure to consult independent environmental organisations about development.	Biodiversity officer and Hobson's Conduit Trust were consulted on the application.
Northern Pond to be made welcoming to the public as a paddling pool, pond dipping as this could reduce disturbance to wildlife on southern pond within approved application 11/0319/REM.	This representative refers to Pond 3, this is not within the application and has been agreed to be maintained by Anglian Water. No adaption to the pond will be made for the public due to health and safety concerns.
Future management of site has due to regard to importance of Hobsons Brook.	Cambridge City Council will be adopting the open space;, a suitable Landscape and maintenance and Management Plan will ensure along with agreed S106 payments that the site is maintained sufficiently.
Extension of hedgerow along eastern side of Hobsons Brook to increase screening	Not considered to be a sustainable objection.

9.0 CONCLUSION

9.1 The proposed development of the Active Recreation Area including the NEAP is considered acceptable against Local Plan, and national policies. Following consultee advice the developer has proposed positive amendments to the layout and design of the area also responding to representations received. The re-submitted plans are compliant with the original Green Corridor Strategy and Youth Strategy (conditions 9 and 11) from the original outline approval.

10.0 RECOMMENDATION

Approve with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Prior to commencement of development, an updated Soft Landscaping Scheme shall be submitted and approved by the local planning authority. The details submitted shall include proposed finished levels or contours, pedestrian and maintenance access and circulation areas; hard surfacing and materials). Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. These works shall be carried out as approved thereafter.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

4. A landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the wet woodland area within a separate section, shall be submitted to and approved by the local planning authority in writing prior to first use of the development The landscape plan shall be implemented in accordance with the details thereafter approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. Prior to commencement of development a plan indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to and approved by the local planning authority. The boundary treatments shall be completed before the use hereby permitted is commenced and retained thereafter. The development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented for safety and enhancing the character of the site. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. Prior to commencement of the development full details of all works required to re-profile the Addenbrookes drainage ditch have been submitted to and approved in writing by the local planning. These details shall include: sections,

plans, levels, method statements (which highlight protection of existing ecological features and watercourses), planting plans and specifications, and specific management and maintenance plans. The details shall be implemented as approved.

Reason: In the interests of visual amenity, protection of ecology and the watercourse in accordance with the approved Green Corridor Landscape Strategy 2010 and Cambridge Local Plan Policies 3/7, 4/3 and 8/18.

7. Prior to commencement of development, full details for the works on the central bridge over the Addenbrookes drainage ditch must be submitted to and approved in writing by the local authority. Details shall include engineer's details, material, plans, levels and any other information needed to illustrate the bridge requirements. The works shall be implemented in accordance with the details thereafter approved.

Reason In keeping with Policies 3/2 Setting of the City and 3/8 Open Space and Recreation Provision through New Development

8. Prior to commencement of development full details of the surface water drainage of the skate park shall be submitted to and agreed in writing by the local planning authority. The proposals shall be implemented in accordance with the details thereafter approved.

Reason: To ensure appropriate drainage scheme is implemented. (Cambridge Local Plan 2006 Policies 3/1 and 3/7)

9. Prior to commencement of development details of works along the Addenbrookes drainage ditch shall be submitted to and agreed in writing by the local planning authority. The proposals shall be implemented in accordance with the details thereafter approved.

Reason: To ensure the works are suitable and do not impact upon the character and drainage for the site (Cambridge Local Plan 2006 Policies 3/1 and 8/18).

10. Prior to commencement of development, full details of all works required to create the wet woodland must be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: sections, plans, levels, method statements (which highlight protection of existing ecological features, watercourses etc.), planting plans and specifications, and specific management and maintenance plans. The proposals shall be implemented in accordance with the details thereafter approved

Reason: To ensure the works enhances the features of the landscape that are important for amenity and nature conservation (Cambridge Local Plan 2006 Policies 4/3 and 4/8)

11. Prior to commencement of development full details for the public art within the Active Recreation Area shall be submitted to and approved by the Local Planning Authority in accordance with the submitted document Countryside Public Art Delivery Plan Rev: 05 Issued: 15/01/2016. The public art works shall be implemented in accordance with the details thereafter approved.

Reason: To ensure the development is in accordance with the Public Art Strategy for Clay Farm 2010 (Cambridge Local Plan 2006 Policy 3/7).

12. Prior to commencement of development details shall be submitted to and agreed by the Local Planning Authority showing the access bridges crossing the Addenbrookes drainage ditch to the far north of the Active Recreation Area. The works shall be implemented in accordance with the details thereafter approved

Reason: To ensure the developments are suitable in character and does not impact upon drainage for the wider site (Cambridge Local Plan 2006 Policies 3/7 and 8/18).

13. Prior to commencement of development details of the type and location of cycle parking, close to the entrances of the different amenities within the NEAP, shall be submitted to and agreed in writing by the local planning authority. The works shall be implemented in accordance with the details thereafter approved.

Reason: To ensure the development encourages cycling and reduces theft on site (Cambridge Local Plan 2006 Policy 8/6)

14. Contrary to the annotation on drawings 1818/ARA/003 Rev C ,there shall be no planting along the busway spur south west of the two access points into the Active Recreation Area, the single tree proposed at this point will also be removed to increase visibility splays along the Cambridge Guided Busway northwards towards the railway station.

Reason: To ensure safe visibility for traffic, cyclists and pedestrians along this route (Cambridge Local Plan 2006 Policy 8/4)

15. Prior to commencement of development the full details including the plans, sections of the maintenance track adjacent to Hobsons Brook shall be submitted to and agreed in writing by the Local planning Authority. The works shall be implemented in accordance with the details thereafter approved

Reason: In the interests of visual amenity, protection of ecology and the watercourse in accordance with the approved Green Corridor Landscape Strategy 2010 and Cambridge Local Plan Polices 3/7, 4/3, 4/5 and 8/18.

Informative: In relation to condition 7 the applicant is advised that the Addenbrookes Drainage Ditch Bridge is required to be a minimum of 3m of useable surface in width and have a bearing capacity of 10 tonnes to ensure safe crossing of vehicles.

Contact details

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

Author's Name: Christopher Mohtram

Author's Phone Number: 01223 457291

Author's Email: Christopher.mohtram@cambridge.gov.uk

Appendices

Appendix 1

Site Location Plan
Planting Plan Rev C
General Arrangement Plan Rev C
NEAP Design Proposals Rev C