

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)**

Report by: Head of Planning Services

Date: 14<sup>th</sup> September 2016

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<b>Application Number</b>	C/5004/16/CC	<b>Agenda Item</b>	
<b>Date Received</b>	06/05/2016	<b>Officer</b>	Elizabeth Verdegem
<b>Target Date</b>	05/08/2016		
<b>Parishes/Wards</b>	Trumpington		
<b>Site</b>	Clay Farm		
<b>Proposal</b>	Development of a new 3FE primary school, and 52 place early years centre/nursery with associated car, cycle and scooter parking, hard play areas, means of enclosure and landscaping.		
<b>Applicant</b>	Cambridgeshire County Council		
<b>Recommendation</b>	Approve, subject to the imposition of planning conditions.		
<b>Application Type</b>	Regulation 3, Town and Country Planning General Regulations 1992	<b>Departure:</b>	No

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

<b>SUMMARY</b>	The development accords with the Development Plan for the following reasons:  1) The School is an essential community/educational facility within a designated development area for which outline planning permission has already been granted.  2) The design, layout and proposed operational details, including access and parking facilities, are consistent with the Development Plan.  3) The proposals are consistent with the Clay Farm Design Code.
<b>RECOMMENDATION</b>	<b>APPROVAL SUBJECT TO CONDITIONS</b>

## APPENDICES

Ref	Title
1	Site plan/plans
2	Quality Panel Report

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The school site is 2.3 hectares (ha), forming part of the wider Clay Farm development for which outline planning permission was granted in 2010 and which secured provision for this primary school in the associated S106 agreement. Access by pedestrians is from the southeast corner of the site via public open space. A spine road dissects this area of open space south-west to north-east, into 'School Square' to the north-west and other green space to the south-east, and continues along the eastern boundary of the school. Vehicular access to the school will be from the north-east boundary of the site, at the end of a small cul-de sac of houses, accessed via the spine road.
- 1.2 The school site is enclosed on all other sides by; the Cambridgeshire Guided Busway to the north-west (with a planted buffer between the school and track), and otherwise by residential properties of between 2 and 4 stories to the west, south and north. The buildings to the south will work with the school building to define the frontages of 'School Square'.
- 1.3 The school site is currently vacant, and as with the rest of the Clay Farm development, was previously in agricultural use. It is not subject to any land use planning designations, and is in Floodzone 1.

## **2.0 THE PROPOSAL**

- 2.1 The planning application seeks approval for a new 3 form entry (FE) primary school for 630 pupils and a separate 52 place early years centre/nursery..
- 2.2 The school building consists of a two-storey building with a gross external floorspace of 4,184 sqm (ground and first floor). The primary school portion of the building includes 21 classrooms, 2 halls, a library and IT area, and associated other pupil and staff facilities. The early years centre/nursery includes two pre-school classrooms and associated facilities.
- 2.3 Externally, the proposal includes a 42 space car park, cycle and scooter parking totalling 354 spaces; hard play areas separated by year group, and including formalised netball courts and play equipment; playing pitches on the school field including running track and football pitches; landscaping including biodiversity enhancements and rain garden; and means of enclosure; 1.8 metre fences against boundaries with dwellings and the guided busway, and a 2.1 metre boundary wall to the east against the boundary with the spine road.
- 2.4 The vehicular access will be via the north-eastern boundary of the site, at the end of a residential cul-de-sac, leading directly to the staff car park. The main entrance for pupils will be to the eastern side of the southern boundary, from School Square and through gates on either side of the building. To the east for nursery and reception children, and to the west of the building for infants and junior school children, directly into their corresponding playground areas.
- 2.5 The application is accompanied by the following documents:

- Application Form;
- Planning Statement;
- Design and Access Statement;
- Statement of Sustainability Design & Construction;
- Preliminary Ecological Appraisal;
- Transport Statement;
- Drainage Philosophy Statement;
- Flood Risk Assessment / Drainage Assessment;
- Low or Zero Carbon Energy Report;
- BREEAM ENE 01 – Energy & Carbon;
- BREEAM Assessment Report;
- BRE SMARTWaste Plan;
- Location Plan;
- Block Plan/Site Plan;
- Ground Floor Plan;
- First Floor and Roof Plan;
- Elevations;
- Cut Away Plans;
- Sections and Sectional Perspectives;
- External Perspectives;
- External Perspectives and Detail Elevation;
- External Works Proposals;
- Proposed Drainage Layout; and
- External Lighting (and CCTV) Plan.

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

- Further information provided on the Transport Assessment;
- Evidence of Natural Ventilation and Daylight Investigations;
- Elevation plans for the bin store, cycle and scooter stores;
- Further detailed information on the access, fences and gates, including support letter from the Education Promoter (Cambridge Primary Education Trust (CPET)) regarding the procedures for access;
- Further information provided regarding ground contamination;
- Updates to the design of the building;
- Information on the external lighting scheme; and
- A Construction Environmental Management Plan.

2.7 This has resulted in some revised versions of the original documents, above in paragraph 2.5, as well as the following additional documents and schemes:

- Transport Assessment Technical Notes;
- Clay Farm Travel Plan;
- External Lighting Specification;
- Lighting Levels;
- Daylight Investigation;
- Natural Ventilation Proposals;

- Report on Ground Investigation;
- Environmental Noise Assessment;
- Construction Environmental Management Plan;
- End User Supporting Statement (letter from CPET);
- Access, Fencing and Gates Plan;
- Bin Store Plan;
- Bicycle Shelter Plan;
- Nursery Scooter/Bicycle Shelter Plan;
- Contextual Elevations; and
- Contextual Perspectives.

2.8 Further consultation regarding the proposed amendments has been undertaken and the updated responses considered as part of this report.

### 3.0 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 49 ha. 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 Addenbrookes's Access Road pond, cycleways, footways and crossings of Hobson's Brook.  [and associated approval of details reserved by condition]	Granted  11 August 2010
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. Parcels 12A, 13 and 14 of the Clay Farm development site.	Approved  20 August 2014

10/1296/REM	Approval for reserved matters relating to access, appearance, landscaping, layout and scale for 306 New Homes pursuant to outline approval 07/0620/OUT. [Parcels 10, 11, 12b And 12c]	Approved  14 July 2011
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- 3.1 Outline planning permission was granted in August 2010 (ref. 07/0620/OUT) for residential development of up to 2,300 new mixed-tenure dwellings including provision for new secondary and primary schools; community, sports and recreation facilities; landscaped open spaces, including 49ha of public open space in the green corridor; retail (A1); non-residential institutions (D1); food and drink uses (A3, A4, A5); financial and professional services (A2); a nursery (D1); alternative health treatments (D1); all related infrastructure, including: all roads and associated infrastructure, cycleways, footways and crossings of Hobson's Brook; and alternative locations for Cambridgeshire guided bus stops, landscape ecological mitigation area and Addenbrooke's access road pond.
- 3.2 The outline planning permission is for the site allocation known as Clay Farm, which forms part of the Cambridge Southern Fringe urban extension under policy 9/5 of the Cambridge Local Plan (2006). A document setting out the broad development guidelines for the area, the 'Cambridge Southern Fringe Area Development Framework' was adopted in January 2006. The outline permission also includes a number of approved Parameter Plans for design issues such as maximum building heights, density and an Urban Design Framework.
- 3.3 The application area for the school is a 2.3ha parcel of land situated to the south east of the Cambridgeshire Guided Busway. The school site is otherwise surrounded by residential parcels of Clay Farm. These parcels are being developed by Countryside Properties and architects Proctor and Matthews. The reserved matters planning permission was granted for the parcels to the north-east, east and south (ref. 14/0520/REM) on 20 August 2014. These houses are currently under construction and constitute 136 new dwellings. A public open space 'School Square' is included within the reserved matters application and the school site directly fronts the northern side of this square. Additionally, the parcels to the west (ref. 10/1296/REM, approved 14 July 2011) are also being developed by Countryside Properties and have already been constructed.

#### 4.0 PUBLICITY

- 4.1 Advertisement: Yes  
 Adjoining Owners: Yes  
 Site Notices Displayed: Yes
- 4.2 This application has been subject to extensive consultation and publicity. In addition to the normal consultation letters, statutory press notices and the display of site notices, the applicant engaged in pre-application consultation with the County Planning Authority, Highways Authority and Cambridge City

Council. The proposal was also considered at the Cambridgeshire Quality Panel on 4 February 2016 and the City Council Disability Panel on 29 March 2016 prior to the application submission. The applicants also held a public exhibition and conducted leaflet drop to the surrounding residents. Following the submission of the application, the applicants continued to engage in discussions with consultees to resolve concerns.

## 5.0 POLICY

5.1 The relevant development plan policies are listed below:

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 Sustainable Development
	3/2 Setting of the City
	3/4 Responding to Context
	3/6 Ensuring Coordinated Development
	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
	4/16 Development and Flooding
	8/2 Transport impact
	8/4 Walking and Cycling Accessibility
	8/6 Cycle Parking
	8/7 Public Transport Accessibility
	8/10 Off-street car parking
	8/16 Renewable Energy in Major New Developments
	8/18 Water, Sewerage and Drainage Infrastructure
	9/3 Development in the Urban Extensions
9/5 Southern Fringe	

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

Central Government Guidance	National Planning Policy Framework March 2012
	Planning Practice Guidance March 2014
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
	Public Art (January 2010)

Area Guidelines	Cambridge Southern Fringe Area Development Framework 2006  Clay Farm Design Code 2011
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### 5.3 Status of proposed submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections. 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, there is only one additional policy, and updated minimum cycle space guidance which is of relevance:

- Policy 74: Education Facilities
- Policy 82: Parking Management
- Appendix L: Car and Cycle Parking Requirements

## 6.0 CONSULTATIONS

### Cambridge City Council Sustainability (Design & Construction)

#### 6.1 *Comments on application as submitted*

Suggests the inclusion of two conditions to secure the overall BREEAM “very good” rating, with specific targets for the Energy category, with the overall strategy to meet BREEAM standards is supported. Required additional information to show the detailed location and specification of the natural ventilation system, the location of the photovoltaic panels and to show consideration for the potential for future overheating of the building, taking into account climate change. Reiterated the concerns of the Quality Panel regarding overheating and future proofing for future climate scenarios.

#### 6.2 *Comments on application as revised*

Supports the amended details and specifications provided, including the addition of the vertical brise soleil to the first floor western elevation, detail showing the wind catchers on the elevations and specifications for the natural ventilation system, and addition of showing the location of the photovoltaic panels on the roof plan. Now supports the approach with the addition of two BREEAM conditions as outlined in initial comments.



### Cambridge City Council Landscaping

- 6.3 *Comments on application as submitted*  
Felt that the scheme does not adequately fulfil the principles of the Clay Farm Design Code, and does not appropriately consider the neighbours and surrounding context, for example references the running track being adjacent to the south-west boundary and the noise disturbance for neighbours, as well as the need to integrate the landscaping with outdoor teaching opportunities.
- 6.4 Recommended conditions for the hard and soft landscaping specification and for details of the boundary treatments.
- 6.5 *Comments on application as revised*  
Accepts that the revised information has addressed the concerns raised although some queries remain about the specification of the materials used, such as the use of artificial grass, the landscaping above the drainage tanks and the access creating conflict with the street trees. Consider that these points can be dealt with by conditions.

### Cambridge City Council Environmental Health

- 6.6 *Comments on application as submitted*  
Recommended the inclusion of conditions regarding investigations for contaminated land, noise and dust during construction, as well as conditions regarding operational noise from kitchen ventilation etc.
- 6.7 *Comments on application as revised*  
Conditions still recommended as the appropriate contamination investigations and construction phase conditions have not yet been adequately addressed.

### Cambridge City Council Urban Design

- 6.8 *Comments on application as submitted*  
Expressed disappointment that the design had not developed beyond the pre-application discussion and comments received by the Design Quality panel. Reiterated the points raised by the Design Quality panel regarding the environmental conditions inside the building (overheating). Considers that further design work is required to ensure the building responds to the context of its surroundings, including integration between the building and the landscaping. Requires the submission of daylight/heating information to justify ventilation proposals; further information regarding access and movement arrangements; and information regarding the layout and design of the cycle space stores.
- 6.9 Recommended conditions for materials samples, glass specifications, materials sample panel, full details of the cycle and bin stores, details of the solar panels and rooftop plant either pre-commencement or pre-installation.

6.10 *Comments on application as revised*

Considers the revised design to have addressed the concerns raised and to be “significantly improved”, which relates to the context and surroundings. The revised design is more appropriate for its location and presence as a school and important civic building within the wider development.

- 6.11 Conditions recommended previously are still required, but the revised timescale to require the submission and approval prior to the works above ground is supported. Suggests an additional condition for final details of the canopies to be approved prior to works above ground.

Cambridgeshire County Council Ecology

6.12 *Comments on application as submitted*

Originally objected to the proposal as the information had not demonstrated that the lighting scheme would not adversely impact protected species off the site, including potential bats/bird in the northern tree belt. Supports the Ecological Appraisal, provided that the recommendations for bird/bat boxes etc. can be secured through conditions for a detailed landscaping scheme.

6.13 *Comments on application as revised*

Following discussions, revised comments to remove the objection provided that the lighting scheme is secured through a tightly worded condition, not permitting the lighting scheme as it stands and ensuring that there is no light-spill into the tree belt north of the site, including information about the times the lights will be used.

Cambridgeshire County Council Flood & Water

6.14 *Comments on application as submitted*

Proposal demonstrates that surface water can be dealt with through porous surfacing, rain gardens and geocellular storage, and the scheme is consistent with the site-wide Clay Farm drainage strategy.

Cambridgeshire County Council Highways Development Management

6.15 *Comments on application as submitted*

Considered that the application would not be anticipated to have a significant adverse impact on the public highway network and is more likely to affect residential amenity through traffic disturbance during pick-up and drop-off times. The school should develop a Travel Plan to encourage sustainable travel. Also recommended a condition for a management plan for the construction phase.

6.16 *Comments on application as revised*

Considers the Construction Environmental Management Plan acceptable to address the requirement for a construction phase management plan. However, the requirement to develop a Travel Plan still stands.

### Cambridgeshire County Council Transport Assessments

6.17 *Comments on application as submitted*

Initially raised a number of concerns regarding the information provided in the Transport Assessment, requiring further data to back up the conclusions made, and clarification on the number of cycle spaces provided, including the breakdown between staff, pupil and visitor spaces.

6.18 *Comments on application as revised*

Following the submission of revised and further information, removes the holding objection subject to ensuring that an appropriate amount of visitor parking is provided at the school – 1 space for every 5 staff as recommended by the Clay Farm Design Code, located within easy access of the main entrance to the school building.

### Cambridgeshire County Council Road Safety

6.19 *Comments on application as submitted*

Encourages the use of Cambridgeshire County Council's Modeshift STARS online system to update the School Travel Plan once the school is occupied. Included some additions to the framework Travel Plan for consideration for the future document.

### Cambridgeshire County Council Historic Environment Team

6.20 *Comments on application as submitted*

Archaeological works were undertaken in accordance with a written scheme of investigation agreed for the outline planning permission for the Clay Farm development. The area subject to archaeological investigation included the proposed site of the new school area and no further archaeological works in this area are necessary.

### Environment Agency

6.21 No comments have been received at the time of writing this report.

### Fire and Rescue Services

6.22 *Comments on application as submitted*

Requires that provision be made to secure fire hydrants by way of a condition.

### Cambridgeshire Police (Crime Prevention Design Team)

6.23 *Comments on application as submitted*

No comments or objections aside from continuing to work with the developers over any future concerns.

## Sport England

- 6.24 *Comments on application as submitted*  
Standing advice regarding the provision of sports facilities.

## Trumpington Residents Association

- 6.25 *Comments on application as submitted*  
Support the plans and design of the school overall. Asks for a formal Community Access Policy. Raised concerns regarding traffic impact, particularly vehicle congestion and believes that providing the maximum number of car parking spaces is against the spirit of the Clay Farm Design Code. Proposes reducing the number of car parking spaces and increasing the number of staff cycle spaces. Suggests that a drop-off area should be provided on site for parents who have no other alternative than using a car.

## Countryside Properties

- 6.26 *Comments on application as submitted*  
Raised concerns regarding the design and the school's relationship to the wider context and the surrounding buildings. Suggested the provision of more information regarding the ancillary structures, such as bin and cycle store, and more consideration of the design and relationship to the surrounding buildings.
- 6.27 *Comments on application as revised*  
Consider that overall objections and concerns have been addressed and consider the scheme to be improved.
- 6.28 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

- 7.1 The owner/occupier of the following address has made representations:
- 124 Foster Road, CB2 9JP
- 7.2 The representation can be summarised as follows:
- Main concern is the impact of noise from children playing on the playground, and the increased traffic from pedestrians and cyclists on the cycle path from Foster Road to the Guided Busway.
- 7.3 The above representation is a summary of the comments that have been received. Full details of the representation can be inspected on the application file.

## **8.0 ASSESSMENT**

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

1. Principle of Educational Use
2. Compliance with the Design Code
3. Building Design, Layout and Materials
4. Renewable Energy and Sustainable Construction
5. Access and Transport Implications
6. Car, Cycle and Scooter Parking
7. Impact on adjacent properties
8. Secure by Design
9. Landscaping, Ecology and Arboriculture
10. Sport and Play Provision
11. Public Art
12. Drainage and Flood Risk
13. Waste and Bin Storage
14. Contamination
15. Construction Management
16. Other Issues

### **Principle of Educational Use**

- 8.2 Policy 9/5 Southern Fringe establishes the principle of the land use for the Southern Fringe. In terms of education use the allocation includes for "...education including up to 4.5 hectares for primary schools."
- 8.3 The principle of a second primary school for the southern fringe has therefore been established since 2006, with the outline application in 2007 specifying this site for the location of a primary school and secured through the 2010 S106 agreement.
- 8.4 The applicant has stated that the new school is required in order to accommodate the demographic increase in this part of Cambridge as a result of the new housing development, and as above has been programmed in to support the delivery of Clay Farm since the outline application.
- 8.5 The NPPF states that proposals to create schools should be supported in order to provide a sufficient choice of school places (paragraph 72), and therefore the proposal to increase capacity in the area through the creation of the new school is supported in principle by national policy.
- 8.6 Policy 74 Education Facilities of the emerging Local Plan 2014 also states that enhanced education facilities will be supported if they are appropriately located, mitigate the impact on adjacent residential development and improve range, quality and accessibility of education facilities. As will be discussed below, it is considered that the impacts of the new school can be successfully mitigated, and the location is appropriate to improve the accessibility and

range of education facilities in this part of Cambridge.

### **Compliance with the Design Code**

- 8.7 Clay Farm is part of the Southern Fringe Development and as part of the outline application and masterplanning work has its own site-wide design code to control and regulate the design of the multiple housing parcels, school and community and local centre provision. This design code was developed by Countryside Properties as part of the outline application (ref: 07/0620/OUT) and includes recommendations on design and materials as well as aims for car and cycle parking requirements.
- 8.8 The purpose of the Design Code is 'to set out clear guidance to designers and developers and to provide a framework, within which the City Council will assess Reserved Matters Applications. The intention is to ensure that design quality is maintained throughout the entire development and that the vision for Clay Farm is delivered.' While not stated expressly, it is clear that this full application for the primary school should also be subject to aims of the Design Code to ensure a cohesive design development throughout all of the different plots of Clay Farm.
- 8.9 The building has been designed to be in accordance with the design code in terms of the materials used and the general principles of responding to the surrounding buildings, and the context of the wider Clay Farm site. While these aspects will be discussed in subsequent paragraphs, it is generally considered that the proposal is in accordance with the Design Code, and is generally supported by consultees.

### **Building Design, Layout and Materials**

- 8.10 The proposed building is two-storey with a flat roof to the main section, and single-storey flat-roofed section to the east for the nursery/reception classrooms. It is proposed to use the same materials palette as the surrounding buildings, in order to tie the building in with the surrounding context.
- 8.11 The City Council's Urban Design Team has been involved at the pre-application stage in discussions with the applicant's architect and further discussions following the initial submission. The issues and concerns raised by the Urban Design Team and the Sustainability Officer (Design & Construction) were addressed by the applicant through revisions to the design, including the provision of images to show the building responding to the context of its surroundings; providing details of the daylight assessment and the brise soleil to the elevations; revisions to the designs to break up the horizontal form; and further information regarding the materials, signage and details of the elevations.
- 8.12 The Cambridgeshire Quality Panel were presented with the proposal at the pre-application stage and were generally supportive of the design, but raised some queries, particularly about the internal environment of the school

including overheating. Additionally, the connectivity for pupils entering the school from the outside, and their journey from playground to the building were raised. They also raised concerns regarding the elevation design and the surrounding context with the surrounding buildings. The panel felt that they did not need to see the design again, and were satisfied that these aspects could be dealt with by the City Council's Urban Design Team during pre-application discussions and following submission. The Urban Design and Sustainability officers are now satisfied that these concerns have been addressed, through amended design work and revised elevation drawings, as well as details and specification for the heating and ventilation (see paragraph 8.17), and explanation of the access routes into the school in an access plan.

- 8.13 Overall, it is considered that the revisions made to the design as a result of initial comments have resulted in a much improved design that is supported by consultees. It is therefore considered that the proposal is in accordance with the Local Plan policies 3/4 Responding to Context, 3/7 Creating Successful Places, 3/11 The Design of External Spaces and 3/12 The Design of New Buildings. It is also considered to be in accordance with policy 9/3 Development in the Urban Extensions, which includes specific requirements for development in the new major development sites, including encouraging high-quality integrated design in the mixed use developments.
- 8.14 The proposal was also presented to the City Council's Disability Consultative Panel prior to the submission of the application. The design was generally supported, and the panel were pleased to see the inclusion of accessible facilities at the early stage of the design process. Some issues were raised regarding the internal workings of the school and its suitability for disabled pupils or staff. The panel was assured by the applicant that all building regulations requirements would be met, as well as the Local Education Authority's internal guidelines regarding, for example provision of accessible hygiene facilities and step-free access, including lifts, but that the internal operation of the school is not a planning consideration. In terms of planning requirements, the car park, and number of spaces exceeds the requirement within the local plan (see paragraphs 8.31 - 8.38).
- 8.15 Pre-commencement conditions applied to any decision must be justified in their reasons for why they are pre-commencement. The applicant has indicated the need for this school to open in September 2017, and the work programme that corresponds indicated that they are aiming to start on site as soon as possible, with the intention to start setting up the construction compound in October 2016 if possible. Accordingly, the applicant has worked to provide as much information ahead of determination as possible, and therefore also worked to provide the details for any pre-commencement conditions. In terms of the conditions recommended regarding design, the revised approach, requiring a materials schedule rather than samples, and requiring these details and the installation of the sample panel prior to works above ground, rather than pre-commencement is now supported by the City Council's officers. This will allow the applicant to prepare on site, but still requires these details to be approved before the relevant feature is installed on site.

## **Renewable Energy and Sustainable Construction**

- 8.16 Policy 3/1 “Sustainable Development” of the Cambridge City Local Plan 2006 states that development will be permitted if it meets the principle of sustainability. Policy 8/16 “Renewable Energy in Major New Developments” requires major developments to use on-site renewables to meet at least 10% of their buildings energy requirements, measured in reduction in carbon emissions.
- 8.17 The applicant has submitted a Statement of Sustainable Design and Construction and BREEAM Pre-Assessment document to establish that a high standard of sustainability will be achieved throughout the building. Natural ventilation systems and photovoltaic panels have been included within the proposal. The City Sustainability Officer (Design & Construction), followed up on comments raised by members of the Design Quality Panel regarding concerns about overheating in the classrooms and the proposed mitigation measures for this. Daylight and heating assessments have been conducted to ensure that an appropriate indoor environment has been created for pupils, staff and visitors. Specifications for the solar assisted natural ventilation proposals, and amended elevations to show the wind catching for this system were provided as part of the revised information, as well as the addition of vertical brise soleil on the first floor western elevation. The revised design and the specification details are supported by the Sustainability Officer.
- 8.18 Provided that the “Very Good” rating that the applicant is aiming for is achieved, which will be secured by conditions (section 11.0, conditions 38, 39), it is considered that the principles of sustainability will have been met with this development and therefore the proposal is supported by policy 3/1.
- 8.19 Photovoltaic panels are proposed to ensure that the requirements of policy 8/16 have been met. While they have been shown on the amended roof plan, the City Council Urban Design Team has requested that full details are provided prior to the installation of the panels. This will be secured by condition, as well as the requirement for the panels to be installed and functioning prior to the occupation of the school (section 11.0, condition 19).

## **Access and Transport Implications**

- 8.20 Access to the site has been determined by the outline planning permission, the division of the individual residential plots and the designation of the primary school site adjacent to the Spine Road. As described above, the vehicular access will be to the north-east of the site directly into the car park, while pedestrian access will be from School Square on the southern boundary, via gates into the playgrounds. Visitor pedestrian access and the main reception will be through the building’s secure access on the southern side of the building, again from School Square.
- 8.21 Concern has been raised in the single individual response that the increase in traffic from parent’s cars parking on surrounding residential streets during pick-up and drop-off times will cause traffic problems in the surrounding area.



This is a common concern on school development given the volume of journeys generated by a school during a short window in the morning and afternoon periods.

- 8.22 The school has not incorporated a pick-up/drop-off area as part of this proposal, as it is not the general practice of school developments in the county to do so. Pick-up/drop-off areas require some form of management from school staff in order to work effectively and this is not always possible. There is also limited space within this site to provide such a facility on the site and off road.
- 8.23 This school is intended to provide capacity for primary school places within the Clay Farm / wider Southern Fringe. It is not intended that the pupils attending the school will be travelling from a significant distance, and most should be living within walking, cycling and scooting distance of the school. The applicant has provided details of an outline Travel Plan, and the most recent Travel Plan from nearby Fawcett School to identify the likely modal transport usage from the pupil cohort.
- 8.24 The County Council's Transport Assessments Team requested additional information in order to fully assess the application, to ensure that the Transport Impact of the development could be fully considered. The submission of sufficient information within the Transport Assessment is a requirement of policy 8/2 Transport Impact, as well as evidence that the proposal will not have an unacceptable Transport Impact. Following the revised information, the Transport Assessment team has confirmed that it is considered that the development will not have an unacceptable impact and therefore the proposal is considered to be in accordance with policy 8/2.
- 8.25 As part of the encouragement of sustainable travel rather than private car use, the School Travel Plan will be required to be updated within 9 months post-occupation of the school, and this will be secured by condition (section 11.0, condition 35). This will give the school enough time to begin to collect data on the pupil travel habits, but also ensures that measures must be identified within the first year of the school being open to encourage sustainable travel from the first year of occupation and going forward. This will allow the school staff and the pupils to work on the plan and use it as an educational tool as well as to encourage sustainable travel. Use of the County Council's ModeShift STARS system will be encouraged, which allows data from successive years to be collated and compared, and therefore objectives more easily measured.
- 8.26 Concern has also been raised through an individual representation that the surrounding cycling and pedestrian network, particularly the linking path between the Clay Farm development on the south side of the busway and houses off Foster Road within Trumpington on the north side of the boundary does not have the capacity to cope with pedestrian and cycle traffic during peak times for commuting to work and school. This would be most likely to be a cause of concern during the morning work and school commute, the busiest time of day when commuting times overlap.

- 8.27 Any amendments or alterations to the paths in the surrounding Clay Farm development are outside of the scope of this planning application. Concerns with the suitability and safety of the surrounding highway network have not been identified as a problem at this stage. However, it should be noted that the school has a responsibility to its surrounding residents to ensure community cohesion and if capacity in the pedestrian/cycle network is identified as a problem then the school should take steps to promote the appropriate improvements to the network with the Highway Authority as considered necessary. Monitoring of the use of the surrounding highways network for its suitability could be identified as an aspect for further investigation as part of the School Travel Plan, and reviewed by the Highway Authority with the assistance of the school.
- 8.28 Given the existing pedestrian and cycle network that the site links up to, including the path alongside the guided busway and the paths approved and constructed within the Clay Farm development; and the design of the site to focus on a main pedestrian and cycle entrance in an easily accessible location off school square, with space for parents to wait; it is considered that the requirements of policy 8/4 Walking and Cycling Accessibility have been met, in prioritising these modes over cars and ensuring maximum convenience of these modes.
- 8.29 Policy 8/7 Public Transport Accessibility requires that “all development within the urban extensions must be served by a high quality public transport service within a 400 metre walk.” Whilst it is considered that this relates to the provision for public transport for the residential properties, the site is adjacent to the guided busway, with the bus stop located a short walk from the school site, and served by routes which run more than every 15 minutes. In addition, more bus stops are located on Shelford Road. Public transport can therefore be used to gain access to the rest of the city and the surrounding villages, and it is considered that the principles of the policy 8/7 have been met.
- 8.30 The County Council’s Highways Development Management, Transport Assessments and Road Safety Officers have advised that the proposals are acceptable subject to the imposition of conditions for a Construction Environmental Management Plan and the requirement to update the Travel Plan post-occupation. The Construction Environmental Management Plan was subsequently approved by highways officers and adherence to the approved plan will be secured by condition (see section 11.0, condition 4).

### **Car, Cycle and Scooter Parking**

- 8.31 Policy 8/10 of the Cambridge Local Plan requires that off-street parking is proposed in accordance with the Parking Standards set out in Appendix C of the 2006 Local Plan. This allows for a maximum of 2 spaces for every 3 members of staff at non-residential schools. The applicant has stated that 60 members of staff would be employed at the school at full capacity and therefore a maximum number of 40 car parking spaces would be allowed. Appendix C also states that at least 5% of the total number of car parking

spaces should be reserved for disabled people, and therefore at least 2 of these spaces should be available for disabled people.

- 8.32 The applicant has proposed to install 40 car parking spaces, and has revised the scheme to include 3, rather than 2 additional disabled spaces, and it is therefore considered that policy 8/10 has been complied with. While this parking will be for staff and visitors, staff should be encouraged to employ more sustainable methods of travelling to work aside from single-occupancy private car-use. As above, this should be monitored and encouraged through a comprehensive and up to date school travel plan.
- 8.33 Cycle parking standards are set out in Appendix D of the Cambridge Local Plan and policy 8/6 “Cycle Parking” requires that developments provide parking in accordance with the parking standards in an appropriate location, number and design. For primary school age children, the standards require a minimum provision of 50% of the number of children, without any requirement for staff and visitors. A pupil cohort of 630 would therefore require 315 cycle spaces to be provided as part of the application, which is also considered an appropriate number by the Transport Assessments Officer given the current modal split at Fawcett Primary School. For nurseries, there is a further requirement to provide 1 space for every 2 members of staff and 1 visitor space for every 5 children. The distinction between school and nursery staff has not been made by the applicant. However, assuming 10 members of staff worked at the nursery, the minimum requirement would be for 15 spaces to be provided for the nursery (5 staff spaces and 10 visitor spaces).
- 8.34 It is proposed to install 354 cycle and scooter spaces as part of the school development, split between two areas, with 304 spaces located along the southern boundary to the south of the netball courts and other hard-play areas, the infant and junior play areas. The remaining 50 spaces would be located along the south-eastern boundary, adjacent to the reception play area. The applicant has stated that this will breakdown as 315 pupil cycle spaces, 15 nursery places and 24 staff cycle spaces.
- 8.35 The only outstanding concern from the Transport Assessments Team has been regarding the number of visitor cycle spaces at the site. The Clay Farm Design Code has separate standards to the Local Plan, and requires 1 visitor cycle space for every 5 members of staff for schools. This would require 12 visitor cycle spaces at the site, given the staff number of 60. Therefore, given that the Transport Assessments Team has agreed the provision of 24 staff cycle spaces, the remaining 15 adult cycle spaces fulfils the requirement to provide the required 12 visitor spaces. To clarify therefore, the requirement to provide 24 staff spaces, 12 visitor spaces and 315 pupil spaces (351 spaces total) has been met through the provision of 354 cycle and scooter spaces on site.
- 8.36 The applicant has provided details of the shelters for the cycle spaces in both locations on the site, and the installation of these spaces prior to the occupation of the school will be secured by condition (see section 11.0, conditions 33). The specification for the type of bicycle hoops and scooter

spaces to be provided has not been clarified by the applicant. However, it is considered that the applicant and school are best placed to work out the precise locational breakdown between the types of spaces provided. The provision of the 354 cycle spaces and the shelters themselves have been secured by condition and it is not considered necessary to further condition against the specifications for the types of hoops and scooter parking pods, where the use of the different types can be monitored through the Travel Plan, and given that the shelter structures themselves are considered acceptable by the City Council Urban Design Team.

- 8.37 Given the requirements in policy 8/6 it considered that the cycle and scooter parking provision proposed as part of the school and nursery development is in accordance with the minimum standards set out in Appendix D. As above, encouraging pupils and parents to utilise sustainable transport methods and make use of the cycle spaces wherever possible will be secured through a school travel plan. Trumpington Residents Association has stated that they do not consider the provision of the maximum car parking spaces and minimum cycle parking spaces to be conducive with the spirit of the Clay Farm Design Code. However, the applicant has provided the maximum number of car parking spaces to ensure that staff are able to park on site and off the street, and slightly exceeded the number of cycle parking spaces required by policy and the Clay Farm Design Code, to encourage sustainable travel. Should more cycle parking be required at the site in the future this can be identified through the School Travel Plan, through regularly monitoring and provision to ensure that capacity is always available for staff, pupils and visitors.
- 8.38 It should also be noted that the minimum cycle parking standards required in Appendix L of the emerging Local Plan 2014 requires many of the same minimum amounts. With provision for 50% of the primary school children, 2 spaces for every 5 members of staff for both the school and nursery, and 1 space for every 5 nursery children for visitors. This would equate to 315 spaces, 24 spaces and 11 spaces, a total of 350 spaces for the entire site and therefore the 354 space provision meets the minimum requirements of policy 82: Parking Management and Appendix L of the emerging Local Plan 2014.

### **Impact on adjacent properties**

- 8.39 The designation of this site for the provision of a primary school was included in the masterplan for the Clay Farm development as part of the outline application for some time. Surrounding residents will have been aware of the designation for a school and only one neighbour representation has been received with concerns regarding the impact on residential amenity. Concerns regarding traffic and transport have been discussed above in paragraphs 8.20 to 8.29, and concern regarding noise from children outside at play will be discussed below in paragraphs 8.51.
- 8.40 There has been no concern raised regarding overlooking, overshadowing or other impact on residents from the building itself, or the other external proposals on site. Potential conflicts, between for example the running track being to the south of the site and bordering the homes on the southern

boundary, has been resolved through moving the track to the northern part of the site, adjacent to the tree border. In this respect the building is therefore in accordance with policy 3/4 Responding to Context, 3/7 Creating Successful Places and 3/12 The Design of New Buildings, in having a positive impact on the setting and being appropriate in its context, as it relates to surrounding residential amenity.

### **Secure by Design**

- 8.41 The Crime Prevention Design Team from Cambridgeshire Police was consulted on the proposal and have no comments or objections aside from continuing to work with the developers over any future concerns. Given that the external lighting and CCTV plan is to be finalised as part of the conditions (see section 11.0, conditions 26, 27) it is recommended that consultation is conducted with Cambridgeshire Police as part of the approval of details reserved by conditions to ensure that the right balance is achieved between minimising light spill for amenity and ecology reasons, but also providing the correct amount of lighting for safety and security.
- 8.42 Provided that the appropriate balance is met and agreed with consultees prior to the installation of the lights in line with the secured condition, it is considered that the proposal is in accordance with policy 4/15 Lighting which requires that this balance has been met.

### **Landscaping, Ecology and Arboriculture**

- 8.43 Landscape proposals on the site have been designed to provide an increase in biodiversity, with planting and other installations such as a rain garden to provide an educational enhancement to the school site.
- 8.44 Consultations with the County Council Ecology Officer and the City Council Landscape Officer have resulted in support for the landscaping scheme subject to the submission of further details including specifications of planting and specifications of other features such as bird and bat boxes to create wildlife habitats on the site, and further details on the boundary treatments. These additional specifications will be secured by condition (section 11.0, conditions 22, 23.)
- 8.45 The County Council Ecology Officer and City Council Environmental Health Officer (EHO) both initially commented on the external lighting at the site, with concerns regarding the effect on wildlife and residential properties respectively. The agreed approach to deal with this has been to secure a condition to ensure that there is no lighting spill onto the woodland to the north, or to agree with the ecologist an acceptable level of light spill onto this area, and to include details regarding the times the lights will be used (see section 11.0, condition 26). With the details of this secured it is considered that the proposal will be in accordance with policy 4/15 Lighting, in showing how light spill has been minimised to reduce the impact on residential amenity, wildlife, and the surrounding landscape.

- 8.46 The Preliminary Ecological Appraisal's findings are agreed by the County Council Ecology Officer, and the recommended biodiversity enhancements, including the bird and bat boxes and requirements to agree a low level light spill for external lights are supported, as per the paragraphs above. It is therefore considered that the proposal is in accordance with the Local Plan policies regarding external spaces and biodiversity enhancements, including policy 3/11 The Design of External Spaces, in providing landscaping features which contribute positively to the landscape; and policy 4/3 Safeguarding Features of Amenity or Nature Conservation Value, in showing that there will be an enhancement in biodiversity and therefore a wider public benefit at the site.
- 8.47 No trees are proposed to be removed as part of the proposal, and a wide range and amount of planting is proposed as part of the landscaping proposals. As per paragraph 8.44 above, a scheme for the exact specification of the planting will be secured by condition (see section 11.0, condition 22) and therefore it is considered that the proposal is in accordance with policy 4/4 Trees, as the arboricultural amenity value of the site will be greatly increased as a result of the proposal.
- 8.48 The City Council's Landscape Officer raised comments regarding the overall landscaping scheme, and considered that it did not appropriately consider the wider context of the area, or fully embrace the opportunity to integrate the outdoor learning provision with the landscaping scheme. However, following revised information, for example, moving the running track to the northern boundary to minimise conflict with the neighbours on the southern boundary of the site, the scheme was generally supported. The recommended condition for the specification of the hard and soft landscaping, and boundary treatments (see section 11.0, condition 22, 23) can appropriately address the remaining concerns regarding the use of artificial grass, the need for a surface path to the allotment area, and the detailed landscaping of the playgrounds above the attenuation tanks for the drainage scheme. The applicant has provided a plan showing access and movements for pedestrians and vehicles which shows that the access on the east side of the site will not be used for vehicles. Therefore, it is considered that queries raised by the Landscape Officer can be addressed through the recommended conditions, and the scheme provided is in accordance with policy 3/11 The Design of External Spaces, as the scheme coordinates with the surrounding development and the scheme relates positively to the building and its surroundings.

### **Sport and Play Provision**

- 8.49 The applicant has proposed a full and detailed plan for sports provision at the school, which includes hard-play areas with formally marked out netball courts, an all-weather pitch for football which can also be used as four tennis courts and two football pitches on the school field. There is also space for more informal play on hard and soft surfacing, split between age groups, with reception and nursery children to the east of the building and infant and junior school children accommodated on the west side of the building.

- 8.50 Sport England has provided standing advice for the provision of sports facilities at the site and have no comments on the proposals. Given the amount of sports provision to be provided, it is considered that the proposals are acceptable for the size of the school to be built.
- 8.51 Concern has been raised from one individual representation that noise could affect residential amenity of surrounding neighbours. However, the location for this primary school has been established as part of the outline permission and subsequent masterplanning work. Primary schools need to be located within the community they serve and the impact on residential amenity from the noise of children playing outside during break times and lunchtime is not considered unusual, or particularly onerous to have a significant impact within a residential area.
- 8.52 The City Council Environmental Health Officer has recommended a condition regarding sports pitch noise that, should the pitches be intended for use outside of the hours of 07.30 to 18.00 Monday to Saturday, provision would be made to insulate against sound and noise disturbance. The applicant does not intend to use the pitches outside of these hours and therefore a condition will be included to ensure that reasonable hours for the use of the sports pitch are adhered to, in order to minimise disturbance to local residents (see section 11.0, condition 32).
- 8.53 It should be noted that a Community Use Agreement was raised as a request by Trumpington Residents' Association, but has not been required as part of this application as the provision for community sports provision is considered to be secured as part of the outline planning application for the Secondary School development, and additional facilities were not required as part of this primary school development.

### **Public Art**

- 8.54 The provision of public art on the site will be secured by condition as a requirement post-occupation. This is to give time to establish the pupil cohort and the surrounding school community, and to allow them to be involved in the decision making process (see section 11.0, condition 36). This is supported by policy 3/7 Creating Successful Places, which includes provision for public art as a requirement of new developments.

### **Drainage and Flood Risk**

- 8.55 Consultation has taken place with the Lead Local Flood Authority (LLFA) (Cambridgeshire County Council Flood and Water Team) to assess the impacts of the development on drainage at the site and any increased risk of flooding both on and off site. The applicant provided a Flood Risk Assessment and Drainage Philosophy Statement to demonstrate the drainage proposals. The drainage scheme includes features such as a rain garden and porous hard-surfacing.

- 8.56 Cambridge Local Plan policy 8/18 “Water, Sewerage and Drainage Infrastructure” requires that there is an adequate land drainage system available to meet the demands of a development. Policy 4/16 “Development and Flooding” states that development will not be permitted in an area with an unacceptable risk of flooding, or if flood risk would increase elsewhere as a result of the development. In this case, the applicant is therefore required to demonstrate that the drainage scheme for the site provides a suitable solution to cope with any increases in surface water at the site, in order that that flood risk, both on site and in the surrounding area, will not be increased as a result of the proposals.
- 8.57 The LLFA has concluded that the proposals are in accordance with the site wide surface water drainage strategy which was approved by the Environment Agency as part of the approval of details reserved by condition 38 of the outline permission for Clay Farm (ref.:07/0620/OUT) and consisted of “Clay Farm, Cambridge, Strategic Surface Water Drainage Strategy Outline Planning Permission ref 07/0620/OUT – Condition 38 February 2011, Rev 4.”
- 8.58 The LLFA has also concluded that the submitted documents demonstrate that the surface water can be dealt with on site by using porous surfacing, rain gardens and geocellular storage. This scheme, as approved by the LLFA will be secured by condition (see section 11.0, condition 16).

### **Waste and Bin Storage**

- 8.59 The applicant has provided details of the bin storage on site and it is recommended that a condition be added for an Operational Waste Management scheme for the site in order to deal with the specific arrangements for the bin store, collection and appropriate capacity for recycling and organic material. With this secured by condition (see section 11.0, condition 30) it is considered that the proposal will contribute towards the aims of policy 3/1 “Sustainable Development” and 4/13 “Pollution and Amenity” in minimising the adverse effects that could come about through a poorly managed waste strategy for the site.
- 8.60 Additionally, the City Council’s Sustainability Officer (Design & Construction) supported the use of brown roofs to the bin and bicycle stores.

### **Contamination**

- 8.61 The City Council’s Environmental Health Officer (EHO) has advised that the proposal being considered acceptable subject to the imposition of recommended conditions. These included six conditions to deal with contamination at the site, from preliminary reports to requirements to deal with unexpected contamination.
- 8.62 Despite being a full application, this site was subject to the same requirements for contamination assessment as the residential plots which surround the site and were assessed as part of the approval of details reserved by condition on the outline application. As part of the handover of



land from the developer to the Local Education Authority (Cambridgeshire County Council as the applicant) the land is expected to be cleared and free of waste and contamination. However, the EHO and Scientific Officer at the City Council have identified further work that needs to be completed prior to the site beginning development.

- 8.63 At the time of writing this report the applicant is working with the City Council officers to address the concerns, provide the appropriate survey work and ground investigation information in order to appropriately mitigate any potential contamination at the site. It is anticipated that this work will be ongoing and an update will be provided at committee. In the absence of a finalised agreement, the six suggested conditions (see section 11.0, conditions 10-15) to address the contaminated land investigations that are required are included. Condition 10 and 11 are pre-commencement conditions to ensure that these issues are correctly addressed at the appropriate time, in accordance with the current EHO recommendation.

### **Construction Management**

- 8.64 The management of the construction period has been commented on by the City Council's Environmental Health Officer (EHO) and the County Council's Highways Development Management Officer in terms of construction hours and vehicle movements, and how that relates to residential amenity and the impacts of noise and traffic. The Highways Officer is content with the details as set out in the Construction Environmental Management Plan (CEMP). The applicant has agreed to the preferred working hours set out by the EHO, being 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturday.
- 8.65 The EHO has also requested the imposition of conditions relating to the dust generated as a result of construction and the potential noise from the construction phase to nearby occupied residencies. It is noted that the parcels to the south and east of the site are not currently occupied and are currently under construction. They are expected to be occupied in spring/summer 2017, which is after the external building construction will have been completed on the school, according to the applicant's work programme. Discussions are ongoing regarding the EHO's requirements for these conditions. However, in the absence of an agreement for the working practices and how this effects dust and noise during the construction phase, the two conditions requiring survey work to be completed, in accordance with the EHO recommendations, have been included in this report (see section 11.0, condition 7, 9). An update can be provided at committee should an agreement have been reached in the interim.
- 8.66 The applicant has provided a BRE SMARTWaste document and the CEMP to manage construction waste on site throughout the construction period. This approach is supported by the City Council Sustainability Officer.

## **Other Issues**

- 8.67 The County Council's Historic Environment Team were consulted on the proposal and confirmed that the archaeological investigation required as part of the outline planning permission were completed and that no further works on the site of the school are considered necessary.
- 8.68 Cambridgeshire Fire and Rescue has requested the addition of a standard condition to secure the provision of fire hydrants around the site. At the time of writing this report it is not clear whether any provision already made as part of the outline or reserved matters applications is acceptable. Therefore the condition is included subject to agreement with Cambridgeshire Fire and Rescue in the interim (see section 11.0, condition 37).

## **9.0 CONCLUSION**

- 9.1 This proposal has been subject to extensive consultation with City, County and external officers who have made recommendations, to which the applicant has responded positively with revised designs and further information for the school design itself, and the proposed operation of the school in the future. The proposal is generally supported by consultees, and it is considered that the outstanding issues can be addressed through the approval of details reserved by the conditions set out in Section 11.0 below, requiring finalised details of the design and operation of the school, in accordance with consultee requirements and the provisions of the Local Plan and Clay Farm Design Code. The need for the school has been demonstrated and it is considered that any adverse impacts have been, and can be successfully mitigated through the duration of the development.

## **10.0 RECOMMENDATION**

- 10.1 It is therefore recommended that planning permission be granted, subject to the following conditions:

## **11.0 PROPOSED CONDITIONS**

### **Advisory Note**

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 7, 9, 10, 11 below all require further information to be submitted, or works to be carried out, to protect the environment and ensure sustainable methods of operation during the construction of the development and are therefore attached as pre-commencement conditions. The developer may not legally commence operations on site until these conditions have been satisfied.

### Commencement

1. The development hereby permitted shall be commenced not later than three years from the date of this permission. Within 14 days of the commencement

of the development the County Planning Authority shall be notified in writing of the date at which the development commenced.

*Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004*

#### Occupation of the School

2. Within one month of the occupation of the school the County Planning Authority shall be notified in writing of the date at which the school was first occupied.

*Reason: In order to be able to establish the timescales for the approval of details reserved by conditions.*

#### Approved Plans

3. The development hereby permitted shall be carried out in accordance with the application form dated 27/04/2016 and the following information and plans (received 28/04/2016, unless otherwise stated):

- Location Plan, drwg no. 0101, rev 3, dated: 02.07.16 (received: 06/07/2016);
- Block / Site Plan, drwg no. 0100, rev 4, dated: 06.07.16 (received: 06/07/2016);
- Ground Floor Plan, drwg no. 0102, rev 3, dated: 06.07.16 (received: 06/07/2016);
- First Floor and Roof Plans, drwg no. 0103, rev 3, dated: 02.07.16 (received: 06/07/2016);
- Elevations, drwg no. 0106, rev 2, dated: 02.07.16 (received: 06/07/2016);
- Cut Away Plans, drwg no. 0104, rev 3, dated: 02.07.16 (received: 06/07/2016);
- Sections and Sectional Perspectives, drwg no. 0105, rev 3, dated: 02.07.16 (received: 06/07/2016);
- External Perspectives, drwg no. 0108, rev 3, dated: 02.07.16 (received: 06/07/2016);
- External Perspectives and Detail Elevation, drwg no. 0107, rev 2, dated: 02.07.16 (received: 06/07/2016);
- External Works Proposals, drwg no. HPL-LS01, rev P10, dated: 04.07.16 (received: 06/07/2016);
- Access, Fencing and Gates Plan, drwg no. HPL-LS15, rev P1, dated: 04.07.16 (received: 06/07/2016);
- Bin Store Plan, drwg no. 5700, rev B, dated: 30/06/16 (received: 06/07/2016);
- Bicycle Shelter Plan, drwg no. 5701, rev A, dated: 30/06/16 (received: 06/07/2016);
- Nursery Scoot/Bicycle Shelter Plan, drwg no. 5702, rev A, dated: 30/06/16 (received: 06/07/2016);
- Proposed Drainage Layout, drwg no. 101, rev B, dated: 26.04.16;

- Contextual Elevations, drwg no. 0115, rev 1, dated: 02.07.16 (received: 06/07/2016);
- Contextual Perspectives, drwg no. 0109, rev 1, dated: 04.07.16 (received: 06/07/2016);
- Planning Statement by Strutt and Parker April 2016 (received: 20/05/2016);
- Design and Access Statement by Frank Shaw Associates, rev D, dated: 06.07.16 (received: 06/07/2016);
- Statement of Sustainability Design & Construction;
- Preliminary Ecological Appraisal by Greenwillows Associates Ltd January 2016, dated: 05/01/2015;
- Transport Statement by Atkins, rev 2.0, dated: 26/04/16 ;
- Technical Note Response to CCCv1 by Atkins, dated: 30 Jun 2016 (received: 01/07/2016);
- Technical Note Response to CCC by Atkins, dated: 2 Aug 2016 (received: 02/08/2016);
- Appendix A – Drop-Off Accumulation Assessment (received: 02/08/2016);
- Clay Farm Primary School, School Travel Plan by Atkins, rev 3.0, dated: 25/07/2016 (received: 02/08/2016);
- Drainage Philosophy Statement by PEP Civil & Structures Ltd April 2016, report ref: DP/445815, issue no: 1, dated 27.04.16 (received: 29/04/2016);
- Flood Risk Assessment / Drainage Assessment by EPS, project ref: UK15.2075, dated 28<sup>th</sup> April 2016 (received: 29/04/2016);
- BREEAM 2014 New Construction - HEA 01 - Daylight Credit - Investigation by CBG Consultants Ltd, project no. 7505, dated: 29.03.16 (received: 08/06/2016);
- Natural Ventilation Proposal by Monodraught, revision C, dated 21<sup>st</sup> June 2016 (received: 06/07/2016);
- Low or Zero Carbon Report by CBG Consultants Ltd, version 1, dated: October 2015;
- BREEAM UK New Construction 2014 ENE 01 – Energy & Carbon by CBG Consultants Ltd, version 1, dated: April 2016;
- BREEAM Pre Assessment Report by CBG Consultants Ltd, version 2, dated: 5 March 2016;
- Report on Ground Investigation by Applied Geology, report no. AG2378-15-Y41, issue 1, dated: May 2016 (received: 28/07/2016);
- Environmental Noise Assessment by AECOM, document no. 60491375/AC/02, rev 01, dated: 5<sup>th</sup> July 2016 (received: 06/07/2016);
- Construction Environmental Management Plan by Kier, reference: C6175/CEMP/001, revision 002, dated: 30/08/2016 (received: 30/08/2016);
- BRE SMARTWaste Plan – Waste Audit and Management Strategy, dated: April 2016; and
- End User Supporting Statement (letter from Cambridge Primary Education Trust) dated: 28<sup>th</sup> June 2016 (received: 06/07/2016).

*Reason: To define the permission and to ensure that the development is carried out as approved in accordance with 3/4 and 3/7 of the Cambridge Local Plan (adopted July 2006).*

Construction Management Plan

4. The development hereby permitted shall be carried out in accordance with 'Construction Environmental Management Plan by Kier, reference: C6175/CEMP/001, revision 002, dated: 30/08/2016 (received: 30/08/2016).'

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

Construction Hours

5. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

Construction Delivery Hours

6. No deliveries to, or removal of waste or materials from, the site shall take place except between the hours of 0800 and 1800 Monday to Friday, 0800 and 1300 on Saturdays and at no time on Sundays, bank or public holidays.

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

Construction Noise

7. Prior to the commencement of the development hereby approved (including any pre-construction, enabling works or piling), the applicant shall submit a report in writing, regarding the construction noise and vibration impact associated with this development, for approval by the County Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006). This condition relates to the construction phase so must be approved before works start on site.*

### Construction Methods

8. No piling shall take place on the site.

If piling is found to be required it shall not commence until a construction noise and vibration impact report has been submitted to, and approved in writing by, the County Planning Authority.

The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration.

The development shall be carried out in accordance with the approved details.

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

### Dust During Construction

9. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved scheme.

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006). This condition relates to the construction phase so must be approved before works start on site.*

### Contamination - Submission of Preliminary Contamination Assessment

10. Prior to the commencement of the development or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the County Planning Authority:

- a) Desk study to include:
  - i. Detailed history of the site uses and surrounding area (including any use of radioactive materials)
  - ii. General environmental setting.
  - iii. Site investigation strategy based on the information identified in the desk study.
- b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

*Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006). This condition relates to the construction phase so must be approved before works start on site.*

Contamination - Submission of site investigation report and remediation strategy

11. Prior to the commencement of the development with the exception of works agreed under condition 10 and in accordance with the approved investigation strategy agreed under clause (b) of condition 10, the following shall be submitted to and approved in writing by the County Planning Authority:
- a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
  - b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

*Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006). This condition relates to the construction phase so must be approved before works start on site.*

Contamination - Implementation of remediation

12. Prior to the first occupation of the development the remediation strategy approved under clause (b) to condition 11 shall be fully implemented on site following the agreed schedule of works.

*Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

Contamination - Completion report

13. Prior to the first occupation of the development hereby approved the following shall be submitted to, and approved by the County Planning Authority:
- a) A completion report demonstrating that the approved remediation scheme as required by condition 11 and implemented under condition 12 has been undertaken and that the land has been remediated to a standard appropriate for the end use.
  - b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

*Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

Contamination - Material management plan

14. Prior to importation or reuse of material for the development a Materials Management Plan (MMP) shall be submitted to and approved in writing by the County Planning Authority. The MMP shall:
- a) Include details of the volumes and types of material proposed to be imported or reused on site
  - b) Include details of the proposed source(s) of the imported or reused material
  - c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site
  - d) Include the results of the chemical testing which must show the material is suitable for use on the development
  - e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

*Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

Contamination - Unexpected contamination

15. If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the County Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 11 above. The approved remediation shall then be fully implemented under condition 12.

*Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

Drainage

16. The surface water drainage strategy shall be implemented in full in accordance with:
- Drainage Philosophy Statement by PEP Civil & Structures Ltd April 2016, report ref: DP/445815, issue no: 1, dated 27.04.16 (received: 29/04/2016);
  - Flood Risk Assessment / Drainage Assessment by EPS, project ref: UK15.2075, dated 28<sup>th</sup> April 2016 (received: 29/04/2016); and
  - Proposed Drainage Layout, drwg no. 101, rev B, dated: 26.04.16.



The strategy shall be completed prior to the occupation of the school and maintained on site thereafter.

*Reason: To ensure that a satisfactory method of surface water drainage in accordance with policy 8/18 of the Cambridge Local Plan (adopted July 2006).*

#### Schedule of Materials

17. No works above ground shall commence until full details of all the materials to be used in the construction of the external surfaces, including glazing specification, has been submitted to, and approved in writing by, the County Planning Authority.

The development shall be carried out in accordance with the approved details.

*Reason: To ensure that the appearance of the external surfaces is appropriate in accordance with policies 3/4 and 3/12 of the Cambridge Local Plan (adopted July 2006).*

#### Sample Panel

18. No works above ground shall commence until a sample panel of the facing materials to be used has been erected on site to establish the detail of bonding, coursing and colour and type of jointing and has been agreed in writing by the County Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

*Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development in accordance with policies 3/4 and 3/12 of the Cambridge Local Plan (adopted July 2006).*

#### Solar Panel Details

19. Prior to the installation of any roof mounted equipment full details of all solar panels (water pre-heat, etc.) and/or photovoltaic cells, including type, dimensions, materials, location, fixing, etc. shall be submitted to and approved in writing by the County Planning Authority.

The solar panels shall be installed in full in accordance with the approved details, completed prior to the occupation of the school, and maintained on site thereafter.

*Reason: In the interests of the visual amenity of the streetscene in accordance with policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (adopted July 2006).*

#### Rooftop plant

20. Prior to the installation of any rooftop plant full details, to a large scale, of any rooftop plant screening systems to be installed, where relevant, shall be submitted to and approved in writing by the County Planning Authority.

This may include the submission of samples of mesh/louvre types and the colour(s) of the components. Colour samples should be identified by the RAL or BS systems.

The development shall be carried out in full in accordance with the approved details, completed prior to the occupation of the school and maintained on site thereafter.

*Reason: In the interests of the visual amenity of the street scene in accordance with policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (adopted July 2006).*

#### Canopy Details

21. No works above ground shall commence until full details, including large scale drawings, of the canopies and associated signage (where proposed) have been submitted to and approved in writing by the County Planning Authority.

The development shall be carried out in full in accordance with the approved details.

*Reason: To ensure that the appearance of the external surfaces is appropriate in accordance with policies 3/4 and 3/12 of the Cambridge Local Plan (adopted July 2006).*

#### Hard and Soft Landscaping Details

22. Within 3 months of the date of this decision notice full details of both hard and soft landscape works shall be submitted to and approved in writing by the County Planning Authority.

These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, cycle hoops); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. 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.

The landscaping works shall be carried out in full in accordance with the approved details, completed prior to the occupation of the school, or in the first planting season following occupation of the school, and maintained on site thereafter.

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

Boundary Details

23. Within 3 months of the date of this decision notice full details of the boundary treatments shall be submitted to, and approved in writing by, the County Planning Authority.

These details shall indicate the positions, design, materials and type of boundary treatments to be erected.

The boundary treatments shall be carried out in full in accordance with the approved details, completed prior to the occupation of the school and maintained on site thereafter.

*Reason: In the interests of visual amenity and to ensure that suitable boundary treatment is implemented as part of the development in accordance with policies 3/4, 3/11 and 3/12 of the Cambridge Local Plan (adopted July 2006).*

Landscape Ecological Management Plan

24. Within 3 months of the date of this decision notice a Landscape Ecological Management Plan shall be submitted to, and approved in writing by the County Planning Authority. The plan shall be implemented for a minimum of 5 years from the date of occupation.

*Reason: In the interests of visual amenity and to ensure that landscaping becomes appropriately established on site in accordance with policies 3/4, 3/11 and 3/12 of the Cambridge Local Plan (adopted July 2006).*

5-Year Landscape Management

25. Any trees or plants provided as any part of any landscaping scheme which, within a period of 5 years from the planting date, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species as those originally planted.

*Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention in accordance with policies 4/3 and 4/4 of the Cambridge Local Plan (adopted July 2006).*

External Lighting

26. Prior to the installation of any external lighting, an artificial lighting scheme shall be submitted to and approved in writing by the County Planning Authority.

The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties, and the boundary of the site shall be undertaken. The scheme shall also include details of motion detection

sensors, and the hours of use the lights will be illuminated. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The lighting scheme shall be carried out in full in accordance with the approved details, completed prior to the installation of any external lighting at the site and maintained on site thereafter.

*Reason: To protect the amenity of the adjoining properties and the surrounding wildlife, and to ensure the safety and security of pupils, staff and visitors in accordance with policies 3/7, 4/3 and 4/13 of the Cambridge Local Plan (adopted July 2006).*

#### CCTV Cameras

27. Prior to the installation of any CCTV cameras, a scheme for location, height and position of any CCTV cameras shall be submitted to and approved in writing by the County Planning Authority.

The scheme shall be carried out in full in accordance with the approved details, completed prior to the installation of any CCTV cameras at the site, and maintained on site thereafter.

*Reason: To ensure the safety and security of the pupils, staff and visitors to the school in accordance with policies 3/7 of the Cambridge Local Plan (adopted July 2006).*

#### Operational Noise Mitigation

28. Prior to the occupation of the school hereby permitted a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the County Planning Authority.

The scheme shall be carried out in full in accordance with the approved details, completed prior to the occupation of the school, and maintained on site thereafter.

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

#### Operational Odour Mitigation

29. Prior to the occupation of the school hereby permitted details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the County Planning Authority.

The scheme shall be carried out in full in accordance with the approved details, completed prior to the occupation of the school, and maintained on site thereafter.

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

#### Operational Waste Management

30. Prior to the occupation of the school hereby permitted an Operational Waste Management Plan shall be submitted to and approved in writing by the County Planning Authority. The plan shall be based on the design and location of the bin stores as shown on 'Bin Store Plan, drwg no. 5700, rev B, dated: 30/06/16 (received: 06/07/2016)' and 'External Works Proposals, drwg no. HPL-LS01, rev P10, dated: 04.07.16 (received: 06/07/2016).'

The details shall identify the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point and the arrangements for the disposal of waste shall be provided and shall include provision for a minimum of 50% recycling/organic capacity.

The scheme shall be carried out in full in accordance with the approved details, completed prior to the occupation of the school, and maintained on site thereafter.

*Reason: To ensure that waste provision and collection is adequately provided and to ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policies 3/1 and 4/13 of the Cambridge Local Plan (adopted July 2006).*

#### Sports and Play Provision

31. The hard and soft sports and play areas shall be installed in full in accordance with the details shown on 'External Works Proposals, drwg no. HPL-LS01, rev P10, dated: 04.07.16 (received: 06/07/2016).'

The sports and play provision shall be installed prior to the occupation of the school and maintained on site thereafter.

*Reason: To ensure that the school has sufficient play and sports pitch provision and that pitches are laid out to meet Sport England/FA guidelines in accordance with policies 4/13 of the Cambridge Local Plan (adopted July 2006).*

#### Sports Pitch Noise

32. The sports pitches and games courts on site shall only be used between the hours of 0730 – 1800 Monday to Saturday, and at no time on Sundays, bank or public holidays.

Prior to the use of the sports pitches outside of the hours 0730 - 1800 Monday to Saturday, a noise insulation scheme for the pitches shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include hours of operation and details of noise insulation methods.

The scheme shall be implemented in full in accordance with the approved details, completed prior to the use of the sports facilities outside of the permitted hours and maintained on site thereafter.

*Reason: To protect the amenity of the adjoining properties in accordance with policy 4/13 of the Cambridge Local Plan (adopted July 2006).*

#### Cycle Parking

33. The cycle and scooter parking spaces shall be provided and in accordance with the details shown on:

- External Works Proposals, drwg no. HPL-LS01, rev P10, dated: 04.07.16 (received: 06/07/2016);
- Bicycle Shelter Plan, drwg no. 5701, rev A, dated: 30/06/16 (received: 06/07/2016);
- Nursery Scooter/Bicycle Shelter Plan, drwg no. 5702, rev A, dated: 30/06/16 (received: 06/07/2016).

The cycle and scooter parking spaces shall be installed prior to the occupation of the school and maintained on site thereafter.

*Reason: To encourage use of bicycles and scooters by pupils and discourage use of private cars in accordance with policies 8/4 and 8/6 of the Cambridge Local Plan (adopted July 2006).*

#### Car Parking

34. The car parking spaces shall be provided and marked out in full in accordance with the details shown on 'External Works Proposals, drwg no. HPL-LS01, rev P10, dated: 04.07.16 (received: 06/07/2016).'

The car parking spaces shall be installed prior to the occupation of the school and maintained on site thereafter.

*Reason: To ensure that adequate off street parking is available in connection with the permitted use in accordance with policy 8/10 of the Cambridge Local Plan (adopted July 2006).*

#### Travel Plan

35. Within nine months of the occupation of the school, as identified through Condition 2, a full School Travel Plan shall be submitted to, and approved in writing by, the County Planning Authority. The approved plan shall be implemented in full and regularly reviewed.

*Reason: To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with policy 8/4 of the Cambridge Local Plan (adopted July 2006).*

#### Public Art

36. Within 12 months of the occupation of the school, as identified through Condition 2, a public art delivery plan shall be submitted to, and approved in

writing by, the County Planning Authority. The plan shall be implemented as approved in writing within 12 months of its approval.

*Reason: To ensure that the development brings forward appropriate public art provision in accordance with policy 3/7 of the Cambridge Local Plan (adopted July 2006).*

#### Fire Hydrants

37. Prior to the occupation of the school hereby permitted a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the County Planning Authority.

The scheme shall be carried out in full in accordance with the approved details, completed prior to the occupation of the school, and maintained on site thereafter.

*Reason: To ensure that there is a sufficient water supply for fire fighting in accordance with policy 8/18 of the Cambridge Local Plan (adopted July 2006).*

#### BREEAM Design Stage

38. Within 6 months of the commencement of development, as identified through Condition 1:

- a) Evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings; scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08) and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of 'Very Good' shall be submitted to the County Planning Authority; and
- b) A BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of no less than 4 credits in the Energy category (Ene01 – Ene08) and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority. A completed pre-assessment estimator will not be acceptable. Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

*Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with policies 3/1 and 8/16 of the Cambridge Local Plan (adopted July 2006).*

- BREEAM Post-Construction Stage
39. Within one year of first occupation of the school hereby approved, as identified through Condition 2, a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the part of the development to which it relates has achieved a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08) and no less than 3 credits in Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority.

*Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings and in particular the use of energy, water and materials in accordance with policies 3/1 and 8/16 of the Cambridge Local Plan (adopted July 2006).*

### **Informatives**

#### Roof-top Equipment/Solar Panels

In bringing forward details of the roof-top plant and the solar panels the applicant is reminded of the restrictions imposed on the height of buildings under the outline planning approval and encouraged to site such features so as not to be visible from ground level.

#### School Travel Plan Informative

It is recommended that the County Council's Modeshift STARS system is used to update the School's Travel Plan, based on the plan provided with this application. It is also recommended that the plan is updated on an annual basis in order to help schools quickly and effectively address any school travel issues that may arise on an ongoing basis.

Modeshift STARS: <https://modeshiftstars.org>

#### Plant Noise Insulation Informative

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable noise disturbance to other premises.

This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning



the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

#### Odour Informative

To satisfy the odour/fume filtration/extraction condition, details should be provided in accordance with Annex B and C of the "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems," prepared by Netcen on behalf of the Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:

<http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

#### **Contact details**

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

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