

Date: 14th September 2016
To: Joint Development Control Committee
From: James Stringer, Asset Information Definitive Map Officer

Report on the proposed diversion of part of Public Footpath No.117, Cambridge

1 Purpose

- 1.1 This report is prepared for Cambridge City Council by Cambridgeshire County Council in their role as agent for Cambridge City Council in processing public path orders under s257 of the Town and County Planning Act 1990, under the signed agreement dated August 2016.
- 1.2 The subject of this report is the proposed diversion of part of Public Footpath No. 117 Cambridge, required to enable further development of the Clay Farm site, Trumpington.

2 Background

- 2.1 The affected land is split into two sections, a northern section owned and being developed by Countryside Properties and a southern section owned by Cambridge City Council and being developed by Hills Residential.
- 2.2 This diversion of a section of Public Footpath No.117 Cambridge is required to implement planning permission in relation to planning application number 15/2296/S73 (Hills) and 15/0844/REM (Countryside). The diversion will move a section of the path 2 metres closer to the rear boundary fences of Foster Road to ensure that a proposed residential development can be constructed on the original line of the footpath. A copy of the relevant application forms can be found at Appendix A.
- 2.3 The diversion of the footpath therefore falls to be determined by the relevant Planning Authority under section 257 of the Town and Country Planning Act 1990. Copies of the planning application decision notices can be found at Appendix B.
- 2.4 Cambridgeshire County Council has entered into an agreement with Cambridge City Council providing that this Public Path Order application under Section 257 Town and County Planning Act will be processed by the County Council, acting as agents for the City Council.
- 2.5 Cambridge Public Footpath No. 117 was added to the Definitive Map & Statement in 1992 following an application made through the Definitive Map Modification Order process to record the route based on long public usage.
- 2.6 Public Footpaths added to the Definitive Map through successful claims based on long public usage do not automatically become maintainable at public expense.
- 2.7 On the 23rd August 2016, Cambridgeshire County Council approved that the proposed route was acceptable to the County Council as Highway Authority. This approval is being reported to Cambridge City Council as Local Planning Authority for a final decision by the

Joint Planning Control Committee on whether this application meets the legislative tests set out in the above order.

3 Site Description

- 3.1 Site photos of the existing route and proposed route can be seen at Appendices C and D.

3.2 **Current route of Footpath No.117 Cambridge (part)**

The affected section of Footpath No.117 starts at Point A at Ordnance Survey Grid Ref (OSGR) TL 4507 5477 and travels in an approximately northerly direction close to the rear gardens of Foster Road for 137 metres to Point B. Points A-B denote the affected section of path within the Hills Residential parcel. The path then continues in a northerly direction for 157 metres to Point C at OSGR TL 4509 5506. Points B-C denote the affected section of path within the Countryside Properties parcel.

- 3.3 The surface of the current path is natural (see photo 1).
- 3.4 The existing path is well used by dog walkers and has also been used in the past as a private vehicular access for residents to access the rear gardens of their properties along Foster Road.
- 3.5 There are no gaps, gates, stiles, bridges or culverts on the existing path that fall to Cambridgeshire County Council to maintain.
- 3.6 The recorded width of the existing section of Public Footpath No. 117 is 3 metres.

3.7 **Proposed route of Footpath No.117 Cambridge (part)**

- 3.8 The proposed diverted route of Footpath No. 117 starts at Point D and then would proceed in an approximately southerly direction for 295 metres to Point C. The proposed diversion would move the path 2 metres to the west, up against the rear boundary fences of Foster Road.
- 3.9 As part of the approved planning layout the developers have confirmed that they will be providing a bound surface constructed to the County Council's Housing Estate Road Construction Specification.
- 3.10 The width of the new path would be 3 metres for the section delivered by Countryside Properties and 2 metres for the section delivered by Hills Residential.
- 3.11 As a result of these proposals, the definitive width of part of Cambridge Public Footpath No. 117 between Points E and C would be reduced from 3 metres to 2 metres. The reduction in width is not in accordance with the County Council's policy and is far from ideal. However the County Council's Definitive Map Team were not made aware of the development proposals until they had been agreed with the Local Planning Authority (LPA). Despite negotiations with the developer, it was accepted that it was not possible to revise the site layout to increase the width to avoid constructing right up against the

edge of the path which would create a closed in route. We consequently requested that Hills Residential took steps to mitigate the loss of width. These included a small planting strip between the rear fences of Foster Road and the path, trellising with the planting of suitable climbers to reduce the appearance of the fence and additional signage along the route. These were all agreed to by Hills Residential.

- 3.12 The route is not currently maintainable at public expense as it was recorded following a successful Definitive Map Modification application based on long public usage. However, CCC has maintained the route in the past.
- 3.13 As a result of any successful diversion order, the maintenance liability of the route would automatically transfer to the County Council as Highways Authority. The surface will be constructed to CCC adoptable standard which should provide the County Council with a certain level of security regarding the paths condition into the future.

4 Legal Framework

- 4.1 Section 257 of the Town and Country Planning Act 1990 allows that:

(1) Subject to section 259, a competent authority may by order authorise the stopping up or diversion of any footpath or bridleway if they are satisfied that it is necessary to do so in order to enable development to be carried out—

- (a) in accordance with planning permission granted under Part III, or
- (b) by a government department.

(2) An order under this section may, if the competent authority are satisfied that it should do so, provide—

- (a) for the creation of an alternative highway for use as a replacement for the one authorised by the order to be stopped up or diverted, or for the improvement of an existing highway for such use;
- (b) for authorising or requiring works to be carried out in relation to any footpath or bridleway for whose stopping up or diversion, creation or improvement provision is made by the order;
- (c) for the preservation of any rights of statutory undertakers in respect of any apparatus of theirs which immediately before the date of the order is under, in, on, over, along or across any such footpath or bridleway;
- (d) for requiring any person named in the order to pay, or make contributions in respect of, the cost of carrying out any such works.'

- 4.2 An Order shall come into effect once the new route has been certified by either the order-making authority or the highway authority as being of a satisfactory standard for public use. In this instance the County Council as highway authority will undertake the certification.

- 4.3 The Equality Act 2010 consolidated previous disability legislation. There is currently little formal guidance on how the Act interacts with existing rights of way legislation. However,

it is generally understood to require order-making authorities to take into account the reasonable needs of disabled people (using the term in its broadest sense) in considering changes to the rights of way network. The Act requires authorities to be more proactive in recording their thought-processes in making their decisions. A recent Planning Inspectorate decision said that the Act only applies to the alternative route in a diversion. Section 7.5 below documents the position in relation to this case.

5 Cambridgeshire County Council Policy (including maintenance)

- 5.1 The County Council's own policy (approved by Cabinet in 2003 and revised on 25 May 2010) requires that certain criteria are met if a public path diversion order is to be made. The policy is set out with public path orders under the Highways Act 1980 in mind, but it is sensible to consider the criteria in relation to any proposal under the Town & Country Planning Act 1990, because any new path will be vested in Cambridgeshire County Council as the highway authority and as such responsible for managing them. The highway authority is also responsible for protecting and asserting the public's existing rights, and not allowing them to be removed unless the legal tests are met. The Policy criteria are as follows:
- i. Pre-application consultations have been carried out with the prescribed bodies.
 - ii. The existing route is available for use and any 'temporary' obstructions have been removed, in order to allow a comparison to be made. Any request for exemption will be decided by the Director Infrastructure Management and Operations as to whether or not that is appropriate.
 - iii. A suitable alternative path is provided for every path that is to be diverted.
 - iv. The proposed new route is substantially as convenient to the public as the original
 - v. The proposed new route is not less convenient for maintenance than the original
 - vi. No objections are received to the proposals during the statutory consultation period prior to making an order. However, the County Council will review this criterion in individual cases in light of objections and potential public benefit of the proposal.
 - vii. The maintenance burden on the County Council is no greater than that of the original. If the maintenance burden is greater, the landowner may be required to enter into a maintenance agreement with the County Council.
 - viii. A minimum width of 2m is provided for a diverted footpath, and a minimum width of 4m for a diverted bridleway. In exceptional cases, e.g. cross-field paths, it may, taking into account all the available facts, require such a width as it considers reasonable and appropriate.
 - ix. That all the works required to bring the new route into operation are carried out at the expense of the landowner and to the County Council's specifications unless otherwise agreed.
- 5.2 Where there is a desire line on the ground that is not on the definitive route because that is obstructed we will consider that to be evidence of a desire to get from points A-B, and will require the definitive route to be opened up or diverted onto the desire line or another mutually agreed route.

6 Consultations

- 6.1 The local Ramblers' Association, Cambridge City Council, Local County and Ward Members, the prescribed user groups, local residents' society and utility companies were all consulted about the proposals. The following replies have been received (copies are attached as Appendix E):
- 6.2 National Grid, Virgin Media and Openreach have no objections to the proposals.
- 6.3 The local Ramblers Association have no comment to make on the proposals
- 6.4 11 representations were received from local residents and affiliated members of the residents' society. The comments received have been summarised below and can be found in full at Appendix E.

Rep	Summarised comments
1	Urges to keep Public Footpath green and not to reduce its width. The path helps keep a rural atmosphere and offers a valuable wildlife corridor for hedgehogs.
2	Unhappy with the current temporary narrowing of footpath and loss of green space for local residents to walk.
3	Deplores the narrowing and paving of path. Asks whether the development can be re-designed to avoid the narrowing and paving of route.
4	States that green spaces in Trumpington should be enhanced and preserved rather than compromised to development. The narrowing of the route would make dog walking and recreational walking more difficult and less pleasant. Paving the route would result in a loss of hedgehog friendly spaces. Requests that an environment study should be undertaken to detail the likely effect on the local hedgehog population.
5	Critical of the proposal to reduce the width of the route and questions whether this has already been undertaken by the developer. States that there is no necessity to pave the route and it is being undertaken by developers who do not have to live with the consequences of these proposals.
6	Walks the route every day however has stopped recently because of the overgrowth and narrowing of the route by the developer.
7	Have tenancy agreements for the affected land in the 1970's. They allowed local residents and allotment users to drive along the field edge to access their properties and would be against the narrowing of the route because it would result in a loss of vehicular access.
8	Disagrees with the proposals to pave and narrow the route. Questions why this small strip may not remain whilst the remaining Clay Farm fields have been lost to development.
9	Opposition to the narrowing of the path from 2 metres to 3 metres.
10	A 3 metres path allows, people with barrows, buggies and cyclists to pass conveniently. The green route needs to be retained to allow hedgehogs to survive. The urban design of the clay farm development will result in people living in small properties with no or limited access to gardens meaning public green spaces will serve as an important link for people and wildlife.
11	The path is well used by dog walkers, cyclists and pedestrians, the narrowing

	of the path would make it impossible to pass. Believes it is not necessary to pave for path as it provides vital green space for small mammals, birds, bats and insects. Angry that the developers have undertaken groundworks that have damaged root bases of nearby trees and hedges. People have used the green route without issue for many years. Hedgehogs live in the area and should be protected.
12	Raises the importance of an integrated approach to biodiversity for human survival and for human emotional and mental resilience. The pathway is a route for hedgehogs, nesting birds, grass snakes and bats. Small green pathways are essential in order to join habitats together. Unacceptable that Cambridge City Council have given permission to narrow the path. They have been informed by City Council planners that the process of narrowing the path could not be undertaken until an application had been submitted to the County Council. They have been waiting 18 months for this public consultation period. Believe additional dog litter bins are required along the route.

- 6.5 Cambridgeshire County Council responded to these representations on 22nd July 2016. A copy of this letter can be found at Appendix F.
- 6.6 Hills Residential met with one of the representatives, who have been in correspondence with the developer for many years on 27th May 2016 before the consultation period was launched. As a result of this meeting the developer agreed/noted to undertake the following measures:
- New boundary fences erected to Foster Road properties will have cut outs in the bottom of the fences to allow hedgehogs to pass;
 - Dog litter bins will be provided within the development;
 - The footpath will be provided step-free in full compliance with Part M of the building regulations (access);
 - Whilst the grass surface will be lost along this section of path, planting buffers will be provided to allow grass planting to climb up the boundary fences. Additional biodiversity projects across the development will deliver improved biodiversity when viewed parcel-wide. These projects will include the delivery of the site to Level 5 of the Code for Sustainable Homes, bug and bird boxes, bat boxes and a hedgehog house.
- 6.7 The objections received to the application concern issues that are not relevant to the test that is being considered in this case, namely whether the diversion is required to enable development to be carried out. These objections appear to relate to the development itself and are matters that should have been addressed to the Local Planning Authority, Cambridge City Council for their consideration when determining the applications for planning consent for this site.

7 Grounds for stopping up and provision of alternative route: Town & Country Planning Act 1990 and Equality Act 2010

- 7.1 The re-routing of part of this Public Footpath from its existing route to the proposed new route is required in order to implement a planning permission granted under part III of the Town and Country Planning Act 1990. Section 1 (a) of the act is therefore satisfied (see section 4.1).

- 7.2 The new route will provide an alternative path. The new footpath will not be provided fully in accordance with the Highway Authority's Diversions Policy , however as the County Council did not raise concerns regarding the width of the southern section of the diverted section of the route at an early enough stage, it was agreed that the requirement for the original width of the path to be the same be waived on this occasion
- 7.3 The applicant has agreed to undertake the necessary works required to implement the proposed new route at their own expense.
- 7.4 The rights of statutory undertakers will not be affected. Subsection 2 of the act is therefore satisfied.
- 7.5 In terms of the Equality Act 2010, the diversion would be neutral.

8 Grounds for diversion: Cambridgeshire County Council criteria as Highway Authority including Maintenance Liability

- 8.1 Pre-application consultations have been carried out by the applicant.
- 8.2 The existing route is not currently open and available for use south from Point B. Hills Residential has obstructed the definitive line of the path with temporary fencing whilst the construction works are ongoing. Hills Residential have been made aware of their obstruction and they have submitted an application for a Temporary Traffic Regulation Order (which has been approved) to regularise this arrangement.
- 8.2 The diversion is in-line with the approved Clay Farm planning permission granted by Cambridge City Council. The proposed length of the new route of Footpath No. 117 is 295m, an increase of 1 metre compared to the existing route.
- 8.3 Whilst public enjoyment of the path is likely to be affected as a result of the Clay Farm development. The overall effect of the diversion on public enjoyment is considered to be neutral.
- 8.4 The improved surface is needed to cope with the anticipated increased usage associated with the adjacent new housing estate. This will also decrease the liability on the County Council in terms of maintenance of the path surface. Whilst a grass surface is commendable, the loss of light it is likely to receive due to the new development and the increase in usage from new residents is likely to cause the condition of a natural surface to deteriorate to such a state that little vegetation is present and the surface becomes damp and muddy. This would be uninviting and could become unusable to some local residents and would cause a significant liability burden for the council.
- 8.5 At a time when the County Council is reluctant to take on additional routes which have the potential to provide useful links between communities, it is not deemed appropriate to take on considerable additional maintenance liability of a grass surface under these circumstances. Furthermore, it is considered appropriate to provide a bound surface along this route to ensure the path is available to all residents of the community all year round.

- 8.6 The County Council as Highway Authority will be taking on the maintenance liability of any new diversion route of Footpath No. 117. The proposed surface of the Footpath will be constructed to the County Council's specification, providing us with a level of security to its lifespan and durability.
- 8.7 Some correspondence has highlighted that a reduced width would make the passing of pedestrians and cyclists impossible. In response to these points, as the route in question is a recorded Public Footpath, the public do not have a legal right to cycle the route and therefore is not a point for consideration. Secondly, as outlined in section 3.11 it is far from optimal to reduce the width of part of the path. However a 2 metre width is in line with the County Council's own widths policy which was approved by Cabinet in 2003 and 2010.
- 8.8 Where diversion Orders are made in order to make way for development to be undertaken a certification clause is included in the Order. This requires that the new route of the path will not come into effect until the County Council as Highway Authority has deemed it satisfactory.
- 8.9 It is considered that the seven of the nine requirements of Cambridgeshire County Council's diversions policy have been met in this case.
- 8.10 The two criteria that have not been met relate to points ii and vi of the County Council's policy. Point ii states that the current route should be open and available to allow for a comparison to be made. This is not possible because construction works have commenced on the site, which obstruct the current legal line of the path. However, as the developer has applied for a Temporary Traffic Regulation Order to close the route and the diversion only moves the path by a minimal distance to the west, it was agreed by the County Council to waive this criteria in making its decision on this occasion.
- 8.11 Point vi stipulates that no objections should be received to the proposals during the statutory consultation period. The County Council received 12 representations to the proposals from local residents, of which 4 have indicated that their representation should be recorded as an objection. These objections relate to the desirability of the development itself. These issues are relevant to the determination of the application to develop the land by the City Council in their capacity as the Local Planning Authority and whilst they have been considered in the determination of this application, they do not offer any reasons as to why the application does not meet the legislative tests. It was therefore agreed by the County Council to waive this criteria in making its decision on this occasion.

9 Conclusions

- 9.1 It is considered that the application to divert part of Public Footpath No.117 Cambridge meets the requirements of section 257 of the Town and Country Planning Act 1990, in that it is necessary to enable development to take place.
- 9.2 The proposals meet all but two points of the County Council's own diversions policy. Those that are not met are point ii relating to...and point vi relating to objections. These objections are not deemed to relate to the requirements of S.257 of the Town and Country Planning Act 1990 and are matters that should have been addressed to the Local Planning Authority, Cambridge City Council for their consideration in granting

planning consent. Comments on the objections have been made in section 6 of this report.

- 9.3 On the 23rd August 2016, the Cambridgeshire County Council Interim Service Director Infrastructure Management and Operations gave her approval for the proposed diversion. See Appendix G.

10 Recommendations

- 10.1 That the Joint Planning Control Committee gives their approval that the proposed diversion of Cambridge Footpath No. 117 meets the legislative tests set out in s.257 of the Town and County Planning Act 1990.
- 10.2 That this approval be reported to Cambridgeshire County Council, as agents for Cambridge City Council and indicate an order should be made.
- 10.2 That the final route be inspected by Cambridgeshire County Council as Highway Authority and certified as satisfactory before the Order comes into effect.

LIST OF DOCUMENTS

A	Copy of the applications to divert part of Public Footpath No. 117 Cambridge
B	Copies of relevant Planning Permission
C	Map showing the proposed diversion
D	Site photographs
E	Consultation Responses
F	Copy of Cambridgeshire County Council's response to objections/representations received.
G	Memorandum from Cambridgeshire County Council Interim Service director giving approval for this diversion.

28th January 2016

Our Reference 47071149

Your Reference G58/

Assets & Commissioning
Box No. SH1313
Cambridgeshire County Council
Shire Hall
Castle Street
Cambridge CB3 0AP

For the attention of Mr James Stringer

Dear James

Re: Clay Farm (Great Kneighton) Footpath 117 Diversion.

Please find enclosed our application to divert Footpath 117. Included is the completed application form and associated documents and drawings associated with the diversion of Footpath 117, at Great Kneighton. It is our understanding that Countryside Properties have been liaising directly with Laurence Smith with regards to interim temporary diversion routes.

We have included drawings that show the extent of the existing footpath to be diverted and details of the proposed footpath for your information. Some cross sections are included to show gradients and the interaction with existing and proposed features. In addition, a plan showing land ownership has been included.

In terms of consultation, we have consulted with 8 parties (see application form), on the basis that the existing Footpath would be upgraded and on a revised alignment. We received responses from 2 parties, with no objections.

Our proposal is to create a 3.0m wide footpath on an alignment slightly further to the east than the existing grass track. It will connect the proposed Cycle Track (currently Footpath 46) to a similar footpath south of Parcel BA, on Parcel 2f currently being developed by Hill. Despite our best efforts to co-ordinate with Hill, no useful details have been forthcoming. The proposed footpath will be surfaced with black/grey asphalt.

I trust the enclosed drawings and documentation will enable you to proceed with the Footpath diversion. Should you require any further copies of the drawings or require any additional information relating to the proposals, please contact me.

Yours sincerely
for **AECOM Infrastructure & Environment UK Limited**



Steve Mackenzie
Engineer
Infrastructure & Sustainability, Buildings and Places

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Enc Drawing: 8A_C_PL_143 Footpath 117 Proposed Diversion
Drawing: 8A_C_PL_144 Footpath 117 Proposed Footway Plan and Cross Sections
Drawing: Site Plan showing Client Ownership
Informal consultation correspondence

cc	Richard Thorpe, CPPLC	by email
	Claire Devey, CPPLC	by email
	Jonathan Gimblett, CPPLC	by email

To: Cambridgeshire County Council acting as agent for the Local Planning Authority

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR AN ORDER TO PERMANENTLY DIVERT
A PUBLIC RIGHT OF WAY

Name of applicant S. MacKinnon, As Com on behalf of County Side Properties
Address 2825b, Home, 27 Duke Street
CH1 1HF
Tel. (work) 01875 545854 Tel. (home)

I hereby apply for the diversion of the footpath/bridleway* known as
117 {parish} {no.} under s.257 of the Town and Country Planning Act
1990 and undertake, if an order for the diversion of the path is made, to carry out
such work on the diverted route of the path as may be required to bring the path into
a fit condition for public use to the satisfaction of the County Council (the Highway
Authority), prior to the confirmation of the order.

(*Delete the term that does not apply.)

Signed [Redacted] Date 21.01.2016

Consent of other landowner/s and other requirements

Written consent of any other landowner/s affected by your proposed diversion (for
both the existing line and proposed new line) must be obtained prior to submission.

A copy of the County Council's requirements for making diversion orders can be
found at the end of this application form. The County Council will require all of these
to be met. Please note in particular:

The requirement for pre-application consultations: The applicant must consult with
the relevant Parish Council and local user groups, and must append copies of any
correspondence to this application

The path to be diverted

Parish CAMBRIDGE CITY COUNCIL No. 117
From Footpath 116 OS grid ref. 545511E, 255062 N
To A. Pears 123m South of 117 OS grid ref. 545581E, 254932 N
General description of path 1.8m wide unmade grass
track

Landowner - please provide a map showing landownership/other interests

Name County Side Properties
Address County Side House, The Drive, Bedford Road CB13 3AT

Lessee/tenant

Name N/A
Address

Occupier

Name County Side Properties

Updated 03/12/15

Address

Reasons for the diversion

Local Planning Authority: ...SAMBROOKSHIRE COUNTY COUNCIL

Planning application No: ...15/0844/REM

Date of Planning Permission: ...NONE 2015

Description of proposed development:

HOUSING ESTATE (WITH HOUSING ASSOCIATION PROPERTIES),
WITH ACCESS FROM B1134 LONG ROAD, VIA DEVELOPMENT
SPUR ROAD

The proposed new route of the path

Please enclose a signed and dated plan, preferably at scale of not less than 1:2,500 and based on an Ordnance Survey map.

From ...FOOTPATH 116 OS grid ref. 545091 E, 255062 N

To A POINT 122m SOUTH OF F.P. 112 OS grid ref. 545081 E, 255232 N

General description of new path THE FOOTPATH 116m BS 30m W
WIDTH, HAVE CONCRETE EDGINGS AND HAVE A CLAY/BRICK
PAVING SURFACE. POSITIVE DRAINAGE WITH BS IN
THE FORM OF CHISEL CHANNEL WITH GULLIES, AND FILTER DRAIN

Landowner

Name ...SAMBROOKSHIRE PROPERTIES

Address ...SAMBROOKSHIRE HOUSE, THE DRIVE, BENTLEY, S11 3DT

Lessee/tenant

Name ...N/A

Address

Occupier

Name ...SAMBROOKSHIRE PROPERTIES

Address

Other Legal Interests

Please give details of any other person(s) having a legal interest in the land over which the right of way is to be diverted, for example other landowners, mortgagees or other persons having an easement over the land:

NONE

Has the written consent of all such persons been obtained?

Yes/no [Delete as applicable]

The consents must accompany this application, together with a map showing all ownership and legal interests.

Pre-application consultations

Please append copies of all correspondence with user groups and the relevant Parish/Town/City Councils. Have any objections been raised?

.....NO.....
.....

Works

Following receipt of this application, if not already undertaken, the County Council's rights of way officer will contact you to arrange to meet you to inspect the proposed new route and to agree the works that will be needed to bring it into a fit condition for use as a public path. These works will be confirmed in writing following the site inspection. Please note that the Council will require a minimum width of 2m to be provided for the new route of a public footpath, and a minimum of 4m for the new route of a public bridleway. The new path will be signposted and/or waymarked to the extent deemed necessary by the Council.

Coming into operation of an alternative route

Please note that the existing route of the path to be stopped up will not be extinguished until an officer of the Rights of Way Team acting on behalf of the Highway Authority (Cambridgeshire County Council) has certified that the new route of the alternative path has been provided on the ground to a suitable standard for use by the public. It is the applicant's responsibility to ensure that works to provide the new route of the path are completed.

Recovery of fees and costs

Under the 'Local Authorities (Recovery of Costs for Public Path Orders) Regulations 1993 as amended by SI 1996 No 1978, the County Council may recover from the applicant the reasonable administrative costs of processing applications for, and making, public path orders. The County Council will invoice you for:

- the administrative costs of processing your application up to the making of a public path order, as set out in the Cambridgeshire Highway Records Guide which contains a Schedule of Charges that are available at https://www.cambridgeshire.gov.uk/info/20081/roads_and_pathways/116/highway_records;
- staff travelling expenses @ 45p per mile;
- the cost of inserting one Public Notice in a local newspaper at the time of the making of the order, one Public Notice in a local newspaper at the time of the confirmation of the order and one Public Notice in a local newspaper at the time of the coming into operation of the order

The costs of taking an opposed order to a public inquiry will be met by the County Council or District Council, but the County Council will expect the applicant to provide their own legal representation at the inquiry. Please note that both Councils reserve the right to decline to proceed to a public inquiry for an opposed order.

For further information see the County Council's guidance:

- *Guidance and Check List for Public Path Order Applicants*
- *Public Rights of Way – A guide for planners and developers* available on our website at

<http://www.cambridgeshire.gov.uk/rightsofway>

Statement

I hereby agree to put the new route(s) into a fit condition, as approved by the Council, for use by the public within 28 days of a request by the Council to do so.


I hereby undertake to defray any compensation which becomes payable in consequence of the coming into operation of the order, and to pay in full the County Council's administrative costs of making the order and the costs of the public notices.

I also undertake with Cambridgeshire County Council to meet in full the requirements of any statutory undertaker in respect of any apparatus which may be over, in or under the right of way in respect of which I am making this application. I understand that the consent of the statutory undertakers (i.e. gas, water, electricity, telecommunications, the Post Office and the Civil Aviation Authority) is required before the order can be confirmed by the council and that their consent may be conditional on my carrying out works to protect the statutory undertakers' apparatus and/or rerouting it. (The Council will consult with statutory undertakers on your behalf.)

Data Protection

Applicants' names and addresses will be held by the County Council and will be published in its decision report, which will remain as part of the legal record in the public domain. They may also be published on the County Council's website if regulations so require, but if exemptions are possible applicants will be contacted at that point for their consent.

I have read and understand this application and make my application acknowledging the conditions specified in it.

Signed ...  Date 27.5.2016

Public Path Diversion Orders – Cambridgeshire County Council requirements for making an order

Diversions

- Pre-application consultations have been carried out with the prescribed bodies
- Where possible, a suitable alternative path is provided for every path that is to be stopped up under s257 Town & Country Planning Act 1990
- The proposed new routes of paths are reasonably convenient to the public when compared with the original routes
- The Parish Council does not object to the proposals
- No objections are received to the proposals during the statutory consultation period prior to making an order. However, the County Council will review this criterion in individual cases in light of objections and potential public benefit of the proposal.
- The proposed new route is not less convenient for maintenance than the original
- The maintenance burden on the County Council of the new route is no greater than that of the original. If the maintenance burden is greater, the landowner may be required to enter into a maintenance agreement with the County Council as Highway Authority
- A minimum width of 2m is provided for the new route of a public footpath, and a minimum of 4m for the new route of a public bridleway. In exceptional cases, e.g. cross-field paths, it may, taking into account all the available facts, require such a width as it considers reasonable and appropriate.
- That all works needed to bring the new route of the path into a suitable condition for use by the public are carried out at the expense of the landowner and to the Highway Authority's specifications, unless otherwise agreed.

Pre-application consultations

Applicants are advised that prior to formally submitting their diversion or extinguishment application to the Rights of Way & Access Team, they must complete informal consultations with the prescribed bodies (list attached). This will identify at an early stage whether the proposal is likely to be accepted by the public, and all responses received should be attached to the application form.

List of Statutory Consultees

NB Please select the relevant Ramblers Association Group for your area. Be aware that it may be appropriate to consult more than one group if your location is near one or more RA-represented areas.

<p>The relevant Parish Council</p> <p>CAMBRIDGE CITY COUNCIL</p> <p>DEMOCRATIC SERVICES</p> <p>CAMBRIDGE, COV. UK</p>	<p>Mr James Thompson</p> <p>East Cambridgeshire Ramblers Group</p> <p>2A Maltings Lane</p> <p>Isleham</p> <p>ELY CB7 5RZ</p> <p>N/A</p> <p>NB Except for the parishes listed under Newmarket Ramblers</p>
<p>Ramblers Association</p> <p>2nd Floor</p> <p>Camelford House</p> <p>87-97 Albert Bank</p> <p>LONDON SE1 7TW</p> <p>RAMBLERS & RAMBLERS DEC. UK</p>	<p>Dr Adrian Kempster</p> <p>Huntingdonshire Ramblers Group</p> <p>Hollow Head Farm</p> <p>Hollow Lane</p> <p>RAMSEY PE26 2YQ</p> <p>N/A</p>
<p>Auto-Cycle-Union</p> <p>Auto-Cycle-Union House</p> <p>Wood Street</p> <p>RUGBY CV21 2YX</p> <p>CALY & ACU DEC. UK</p>	<p>Dr R & Mrs J Moreton</p> <p>Joint Footpath Secretaries</p> <p>South Cambridgeshire Ramblers Association Group</p> <p>23 Emery Street</p> <p>CAMBRIDGE CB1 2AX</p> <p>N/A</p>
<p>Open Spaces Society</p> <p>c/o Christine Hunter</p> <p>Open Spaces Society</p> <p>25A Bell Street</p> <p>HENLEY-ON-THAMES</p> <p>RG9 2BA</p> <p>OFFICE & OSS DEC. UK</p>	<p>Mr G Thomas</p> <p>Fenland Ramblers Association</p> <p>Coach House</p> <p>6 Chapel Road</p> <p>WISBECH PE13 1RH</p> <p>N/A</p>
<p>Byways and Bridleways Trust</p> <p>PO Box 117</p> <p>NEWCASTLE-UPON-TYNE</p> <p>NE3 5YJ</p> <p>NOTICES & BBTLMST. GILG. UK</p>	<p>Paul Culmore</p> <p>Cambridge City Ramblers Group</p> <p>12 Topcliffe Way</p> <p>CAMBRIDGE CB1 8SH</p>
<p>British Horse Society</p> <p>Stoneleigh Deer Park</p> <p>KENILWORTH</p> <p>CV8 2XZ</p> <p>ACCES & BHS DEC. UK</p>	<p>Phil Prigg</p> <p>Newmarket Ramblers Group</p> <p>1 Edgeborough Close</p> <p>Kentford</p> <p>NEWMARKET CB8 8QY</p> <p>N/A</p>
<p>Lynda Warth</p> <p>British Horse Society Access and</p> <p>Bridleways Officer for Cambs</p> <p>53 Bar Lane</p> <p>Stapleford</p> <p>Cambridge CB22 5BJ</p>	<p>Newmarket RG covers the following parishes in Cambs: Ashley, Brinkley, Burrough Green, Cheveley, Chippenham, Dullingham, Kennett, Kirtling, Snailwell, Stetchworth, Westley Waterless and Woodditton</p>

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR AN ORDER TO PERMANENTLY DIVERT
A PUBLIC RIGHT OF WAY

Name of applicant HILL RESIDENTIAL LTD *on behalf of Cambridge City Council*
Address THE COURTYARD ABBEY BARN,
ICKLETON, ESSEX CB10 1SX
Tel. (work) 01223 792700 Tel. (home) /

I hereby apply for the diversion of the footpath/bridleway* known as
CAMBRIDGE [parish] 117 [no.] under s.257 of the Town and Country Planning Act
1990 and undertake, if an order for the diversion of the path is made, to carry out
such work on the diverted route of the path as may be required to bring the path into
a fit condition for public use to the satisfaction of the County Council, prior to the
confirmation of the order.

(*Delete the term that does not apply.)

Signed [REDACTED] Date 29/3/16

Consent of other landowner/s and other requirements

Written consent of any other landowner/s affected by your proposed diversion (for both the existing line and proposed new line) must be obtained prior to submission.

A copy of the County Council's requirements for making diversion orders can be found at the end of this application form. The County Council will require all of these to be met. Please note in particular:

The requirement for pre-application consultations: The applicant must consult with the relevant Parish Council and local user groups, and must append copies of any correspondence to this application

The path to be diverted

Parish Cambridge No. 117
From OS grid ref. TL4507 5477
To OS grid ref. TL4508 5493
General description of path Green Way

Landowner

Name Cambridge City Council
Address The Guildhall Market Square Cambridge

Lessee/tenant

Name /
Address /

Occupier

Name /
Address /

Reasons for the diversionLocal Planning Authority: Cambridge City CouncilPlanning application No: 15/2296/S73Date of Planning Permission: 26/2/16**Description of proposed**development: Section 73 application to alter the width of the public footpaths from 1.2m to 2m as part of approval 14/1201/REM (208 residential dwellings and 50sqm of A1, A2 & A5 uses at Parcel 21, Clay Farm development site Ref 15/2296/S73)**The proposed new route of the path**

Please enclose a signed and dated plan, preferably at scale of not less than

1:2,500 and based on an Ordnance Survey map.

From OS grid ref. TL4507 5477To OS grid ref. TL4508 5493**General description of new path**2m wide block paved path**Landowner**Name Cambridge City CouncilAddress The Guildhall, Market Square, Cambridge**Lessee/tenant**

Name

Address

Occupier

Name

Address

Other Legal Interests

Please give details of any other person(s) having a legal interest in the land over which the right of way is to be diverted, for example other landowners, mortgagees or other persons having an easement over the land:

N/A

Has the written consent of all such persons been obtained?

Yes/~~no~~ (Delete as applicable.)

The consents must accompany this application.

Pre-application consultations

Please append copies of all correspondence with user groups and the relevant Parish Councils. Have any objections been raised?

Objections have been raised by Ceni Gallowsay that I have replied to - these are enclosed.

Works

Following receipt of this application, the County Council's rights of way officer will contact you to arrange to meet you to inspect the proposed new route and to agree the works that will be needed to bring it into a fit condition for use as a public path. These works will be confirmed in writing following the site inspection. Please note that the Council will require a minimum width of 2 m to be provided for the new route of a public footpath, and a minimum of 4 m for the new route of a public bridleway. The new path will be signposted and/or waymarked to the extent deemed necessary by the Council.

Coming into operation of an alternative route

Please note that the existing route of the path to be stopped up will **not** be extinguished until an officer of the Countryside Services Team acting on behalf of the highway authority has certified that the new route of the alternative path has been provided on the ground to a suitable standard for use by the public. It is the applicant's responsibility to ensure that works to provide the new route of the path are completed.

Recovery of fees and costs

Under the 'Local Authorities (Recovery of Costs for Public Path Orders) Regulations 1993 as amended by SI 1996 No 1978, the County Council may recover from the applicant the reasonable administrative costs of processing applications for, and making, public path orders. The County Council will invoice you for:

- the administrative costs of processing your application up to the making of a public path order, a charge of £2800.
- staff travelling expenses @ 45p per mile.
- the cost of inserting one Public Notice in a local newspaper at the time of the making of the order, one Public Notice in a local newspaper at the time of the confirmation of the order and one Public Notice in a local newspaper at the time of the coming into operation of the order

The costs of taking an opposed order to a public inquiry will be met by the County Council, but the County Council will expect the applicant to provide their own legal representation at the inquiry. Please note that the Council reserves the right to decline to proceed to a public inquiry for an opposed order.

For further information see the County Council's *Public Rights of Way – A guide for planners and developers* available on our website at

<http://www.cambridgeshire.gov.uk/environment/countryside/definitive/>

and *A guide to definitive maps and public rights of way* published by Natural England:

<http://naturalengland.etraderstores.com/NaturalEnglandShop/Product.aspx?ProductID=8f4433c1-0c14-488e-96b6-b7d67bacbfd4>

Statement

I hereby agree to put the new route(s) into a fit condition, as approved by the County Council, for use by the public within 28 days of a request by the Council to do so.


I hereby undertake to defray any compensation which becomes payable in consequence of the coming into operation of the order, and to pay in full the County Council's administrative costs of making the order and the costs of the public notices.

I also undertake with Cambridgeshire County Council to meet in full the requirements of any statutory undertaker in respect of any apparatus which may be over, in or under the right of way in respect of which I am making this application. I understand that the consent of the statutory undertakers (i.e. gas, water, electricity, telecommunications, the Post Office and the Civil Aviation Authority) is required before the order can be confirmed by the council and that their consent may be conditional on my carrying out works to protect the statutory undertakers' apparatus and/or rerouting it. (The Council will consult with statutory undertakers on your behalf.)

Data Protection

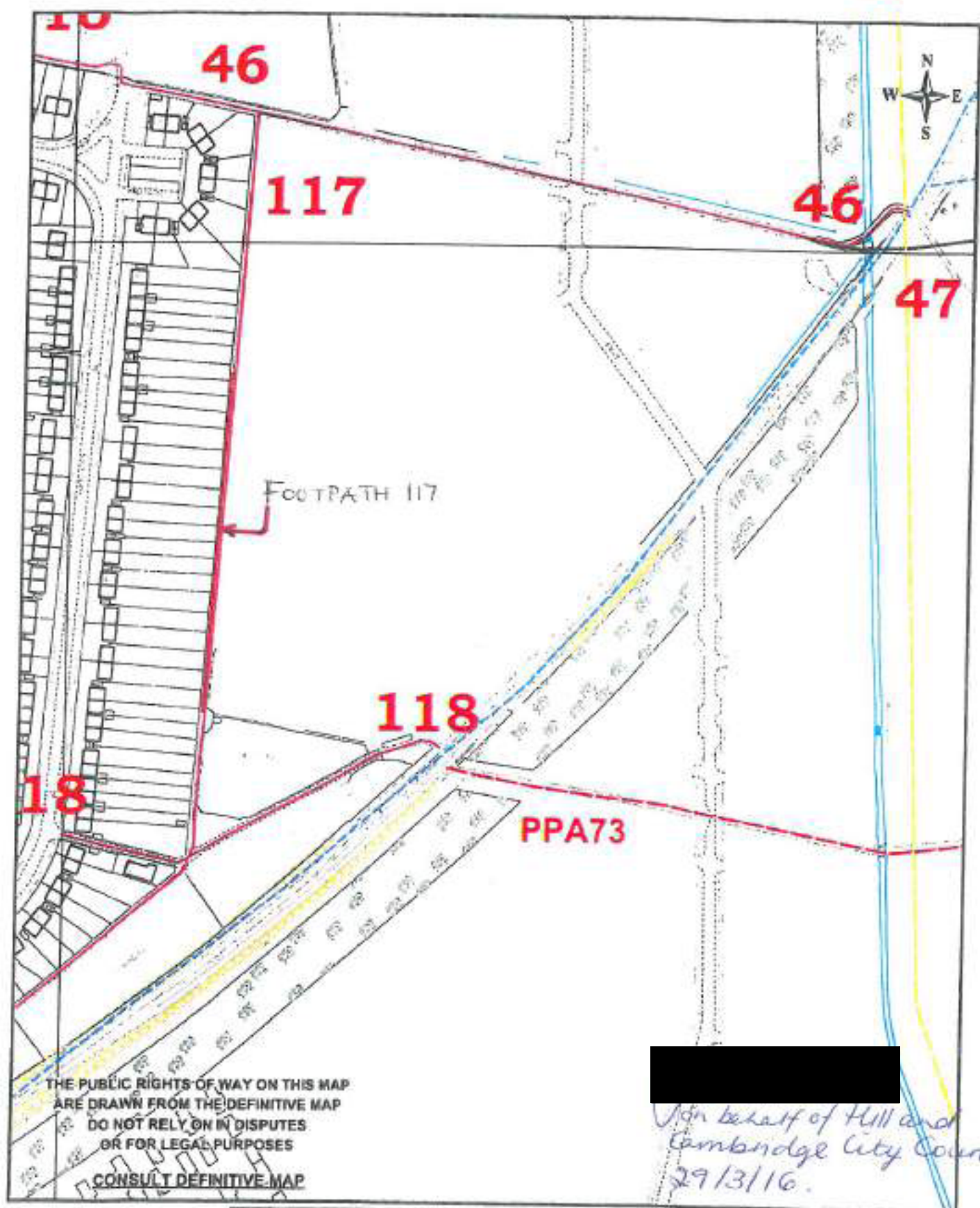
Applicants' names and addresses will be held by the County Council and will be published in its decision report, which will remain as part of the legal record in the public domain. They may also be published on the County Council's website if regulations so require, but if exemptions are possible applicants will be contacted at that point for their consent.

I have read and understand this application and make my application acknowledging the conditions specified in it.

Signed  Date 29/03/16

*on behalf of Full
Residential Ltd and
Cambridge City
Council.*

Cambridgeshire County Council



Scale: 1:2500

Date: 28/10/2014

By:

Key - Drawn from the Definitive Map

Public Footpath (purple)

Public Bridleway (green)

Byway Open to All Traffic (brown)

Cycle Route (Blue)

Permissive Footpath (red)

Permissive Bridleway (red)

Permissive Access (red)

Potential Highway (orange)

Joanna Thorndike

From: Paul Cutmore [REDACTED]
Sent: 10 March 2016 10:40
To: Joanna Thorndike
Cc: [REDACTED]
Subject: RE: Proposal to divert and reduce width of Cambridge footpath 117

Hello Joanna

Our Ramblers Group committee did consider your proposal for Footpath 117 (FP117). On the understanding that FP117 will not be enclosed on both sides and will be open on the non-Foster Road side to publically accessible car parking and access road (as per your email) and does conform to statutory and Cambridgeshire County Council guidelines, we do not think that this will be a problem.

Regards, Paul Cutmore
Cambridge Group, Ramblers' Association

> Date: Tue, 1 Mar 2016 11:43 +0000 (GMT Standard Time)
> From: "Paul Cutmore" [REDACTED]
> Subject: RE: Proposal to divert and reduce width of Cambridge footpath
> 117

> To: JoannaThorndike@hill.co.uk

>
> Hello Joanna

>
> Thank you for the helpful extra information which I have passed on to
> the Group Committee.

>
> Regards, Paul Cutmore

>
> > From: Joanna Thorndike <JoannaThorndike@hill.co.uk>

> > To: [REDACTED]

> > Subject: RE: Proposal to divert and reduce width of Cambridge
> > footpath 117

> > Date: Tue, 1 Mar 2016 10:36:28 +0000

> >
> > Dear Paul,

> >
> > Thank you for your email.

> >
> > With regard to your comments, this footpath will be bounded by the
> > existing fences to the rear gardens of the Foster Road as you note
> > but it will be open to the new development to the other side.

> >
> > I have attached a drawing showing our approved development and from
> > this you can see that the path is bounded by car parking and
> > planting with new trees at intervals and beyond this it is a shared
> > surface road to access our homes. This area is designed as a home
> > zone and will all be a flush surface.

> >
> > Hopefully this will allay your concerns with regard to our
> > application and show that the proposed new path position does accord
> > with the County Council's guidance.

> >
> > I trust that this is clear but should you require any further
> > information, please do not hesitate to contact me.

> >
> > Kind regards,

> >
> > Joanna
> >
> > Joanna Thorndike
> > Planning Manager
> > Mobile no: 07966 121239
> >
> > ---Original Message-----
> > From: Paul Cutmore [REDACTED]
> > Sent: 01 March 2016 09:01
> > To: Joanna Thorndike
> > Cc: [REDACTED]
> > Subject: RE: Proposal to divert and reduce width of Cambridge
> > footpath 117
> >
> > Hello Joanna
> >
> > Thank you for your letter of 24th February concerning the above
> > proposal.
> >
> > I have copied your letter to our Ramblers' Cambridge Group
> > Committee.
> > This Committee will meet next Tuesday and your proposal will be on
> > the agenda. I will let you know afterwards what the opinion of the
> > Committee is.
> >
> > My understanding is that the west (Foster Road) side of FP117 is
> > bordered by wooden fencing to at least head height.
> >
> > In general I do not expect the Committee to be in favour of reducing
> > the width of FP117 from 3m to 2m, particularly because enclosed
> > footpaths are uninviting and difficult to maintain.
> >
> > The proposal appears to run counter to Cambridgeshire County
> > Council's "Guidance for Planners and Developers". Their Guidance
> > also says that "PROW should not be enclosed by close boarded fencing
> > to both sides..."
> > so I would hope that this will be taken into account in the
> > development of Plot 21.
> >
> > If you have any questions on the above, you are welcome to email me.
> >
> > Regards, Paul Cutmore
> > Cambridge Group, Ramblers' Association
> >
>
>
>
>

Joanna Thorndike

From: Joanna Thorndike
Sent: 29 March 2016 15:12
To: [REDACTED]
Cc: Amelia Norman (Amelia.Norman@cambridge.gov.uk)
Subject: Green Pathway pre-consultation 15/2296/S73

Dear [REDACTED]

Thank for your email. I apologise for the delay in replying.

With regard to your very comprehensive response, the application that Hill and the City Council are about to make is revise the current public footpath position so that it runs against the rear fence line of the Foster's Road gardens and is now 2m wide from 3m.

We have consulted extensively with regard to our proposals and this process will continue as our application goes through the formal process with Cambridgeshire County Council over the next few months.

I can confirm that we do not intend to block any of the access to the Chicken allotments and as far as I am aware the path/vehicular access that currently exists will not be affected by our proposals. Our proposals will only effect the rear gardens to nos 132, Foster's Road onwards.

Currently the majority of the rear of the adjacent property's boundaries are fenced and we will only be infilling where no physical boundaries exist.

I trust that this covers the points raised in your letter, but should you have any further questions, please do not hesitate to contact me.

Kind regards,

Joanna

Joanna Thorndike
Planning Manager
Mobile no: 07966 121239

-----Original Message-----

From: [REDACTED]
Sent: 11 March 2016 17:43
To: Joanna Thorndike
Subject: Green Pathway pre-consultation 15/2296/S73

Dear Joanna

Please find I attached the comment we have written as residents at 124 Foster objecting to the change of use of the green pathway behind Foster Road in response to feedback you requested. Additionally to this comment I have included a copy of the most recent letter to the planning dept I am not sure if it is the one we posted on planning portal as I think we entered it on line so I've attached what we had but you could look on line for the most up to date version.

Additionally as a Trumpington Allotment committee member I have been involved in the committee comments on this issue. We have not made comment yet. We discussed it at the committee meeting last Wednesday but these things take time. We felt we should respond however Howard Slatter who I have been working with on this has had bereavement and won't be available till after Easter. I need to consult on a response so this may have to wait till the county council consultation. We have contacted members and alerted them to the letter at the pavilion.

[REDACTED] and [REDACTED] Residents and committee member and chicken plot manager
Trumpington Allotments

11/03/2016

Re: Planning application 15/2296/S73

We are writing as residents of 124 Foster Road, Trumpington, Cambridge CB2 9JP

I recently received an email from the Trumpington Residents Association to say that there was a letter at the Pavilion about the consultation on the Green pathway behind Foster Road, which we have been waiting for a considerable time.

When I went to see this letter I realised it is actually a pre-consultation letter from yourself "Hills the developers" about your plan to make a representation to the county council for change of use relating to the green path.

I can tell you if you are planning to wear down people you are definitely going about it in the right way. It seems rather unreasonable to expect those residents who we have already commented more than once on every detailed planning option on this strip of land.

However I know from experience that if we do not respond our concerns will be ignored even when we have already made comment. And in my experience if we don't respond at every stage and then complain that our concerns were not taken into consideration we are told "but you never commented on this". You might be surprised to find that our lives are quite busy we work, are carers for parents and have many other things to do with our lives. It's time that consultation on planning was carried through in a way that only comments on changes were requested and clear information on these changes were outlined to make it easier.

Below the following comments to you will find a letter sent to the planning department that we sent recently on this issue to the City Council planning department and the county council green pathways officer David Carnforth covering the practical reasons for our objections.

However my first comment to you on redesignation of the Green Pathway:

It seems quite unacceptable that you have been given planning permission by the city council to narrow the pathway when as yet you have not applied for or been given leave for change of use. Does this not rather smack of a deal already been done between yourselves and the council and that a consultation is like most consultations is in name only and not true consultation with the public.

We have been awaiting this process to take place for a long time and are aware that if it is we who have to be vigilant as we are unlikely to receive notification when it finally takes place. Had you been interested in concerns you would have written to a wider and more representative group of local residents and users including ourselves as you will have seen our comments on the planning website already. So you must understand that our irritation is not unfounded.

Secondly and most important comment:

We would like to raise the importance of an integrated approach to biodiversity for human survival and the sense of place to emotional and mental resilience.

Biodiversity is not something we can pick and choose. We need to maintain nature at our peril. Without the diversity of species that knit together the very life on earth we will all perish. I know as a concept it is hard for much of the population in the developed world to take this on board but this is the basic message we all need to consider at our peril. So while we divide and break up the

remaining habitat and simple routes for transport of seed, insects, birds, small mammals and Human animals we destroy life itself. Anyone who has given birth or cared for a human child must surely want them to have some sort of future unless they are totally selfish and only want to experience comfort during their own lives without awareness of the future they are leaving to younger generations.

In my life time I have seen degradation of species to such a level it's hard for younger people to comprehend. In the voice of the comedian on Radio 4 today when asked if the only way to save the dodo was to carry it in her womb she said she was not sure this was this species was the one we needed to save she commented on the lack of gnats getting in your mouth when driving. While this was a droll comment it was also a very serious and as natural bee keepers we see the precarious lives of insect life daily.

So I'm sure you ask yourself why are they going on about this green path it's so small a piece of land and unnoticeable and that is my point the more we think we can discard the simple green spaces taking away those things that give life to plants and animals and a few brief moments of peace and green on the retina to humans as they walk to the allotments or to tend their chickens, walk their dogs, it deprives children of the experience of green space as pleasurable. It's part of network of living space for all creatures that you want to convert to concrete to increase parking and road space. Don't you think you've already taken enough and made enough money for yourselves? In the allegorical story Nasrudin said "you can't eat money". Without a physical and emotional space for the natural world we lose our souls and put ability to survive.

I can see the incomprehension in your eyes as you read this it's so far from your organisations but when it's all gone sending a child to private school won't feed them when it's all gone.

Please don't concrete over the green pathway it is a vein of life blood for nature.

Thirdly:

A two meter wide path will not be suitable for the flow of dog walkers, cyclists and pedestrians especially if they have buggies or trailers.

Below you will find a letter that we sent recently on this issue to the City Council planning department and the county council green pathways officer David Carnforth. I don't seem to be able to cut and paste the one on the planning application which may be slightly more informative on the biodiversity issues and I'm tired too.

Re: Planning application 15/2296/S73

We are writing as residents of 124 Foster Road, Trumpington, Cambridge CB2 9JP

Our concerns are:

1. We are concerned that public consultations for a variation order on the green path behind Foster Road did not include consultation of the residents of Foster Road and the wider Trumpington Community. Ceri Galloway was present and spoke at the planning meeting on her concerns about the change of use with respect of biodiversity. At this meeting officers and councillors at the time said that no change of use could be made without public consultation on the change of use from as green path to other use. So we have let local

people know this would be taking place and regularly been asking officers concerned to let us know when this consultation would take place. However as yet this has not happened.

This planning application 15/2296/S73 already shows that this consultation was not made. As this application is requesting comment on a change of use not from the green path but from a 1.2mtr path passed at that planning meeting to 2 metre wide path and that appears to show that change of use has already been made without public consultation.

Surely if you wish to maintain public trust you must follow the procedures you are required to complete. There are other local residents who have concerns about the loss of biodiversity. It is disappointing to see that these important considerations are not being discussed with the public but that developers plans have been considered over and above other concerns. Especially as this land is owned by the council and they can take leadership on this issue.

1. Our concerns are that the green path is an important area for biodiversity particularly small mammals e.g. hedgehogs and birds e.g. wrens, bird of prey, grass snakes and bats (rely of the tree line). In Foster Road the gardens and the allotments have a healthy population of hedgehogs and if the habitat is being further denuded this can only impact on them. Sensitivity is required as any further change of habitat reduces green space available to these animals. Hedgehogs have declined by 50% in the last 20 years and it is being discussed whether hedgehogs will need to be put on the endangered list. Biodiversity is not something we can chose to ignore it is the bedrock of our survival as human species as we further denude our environment we bring ourselves closer to extinction. We need to maintain the sensitive web of life as all creatures are a part of balance of life on the planet. As we denude the environment and reduce it too space other key species die out, ones essential, that feed us or land becomes more susceptible to flooding due to loss of porosity and make us less resilient to climate change. So all new development need to keep key areas of green between patches of land alive as much as possible. We believe that this green path should be maintained as such not only for biodiversity but will offer a pleasant green space to new residents and old alike.
2. Additionally we understand as part of the building work and the repaving there will be new fencing erected next to the current resident's homes and this means where the open structure of the fencing currently allows the hedgehogs to wander freely any new fencing will block of their access to important feeding spaces.
3. In addition to the disappearance of a wide green path to 2 metre wide path just reduces the available feeding grounds not just for the hedgehogs but the bats that fly along this line of trees.
4. The green path behind Foster Road from approximately house number 112 to 128 is the pedestrian access for us to reach our chicken plot and for vehicular access to the site for delivery. Access to our plot is currently from an agricultural track that has hard standing and regularly use this track to bring food, tools and building materials for repair and construction of chicken sheds by vehicle.
5. Should a pedestrian or cycle path be added it needs to offer a suitable hard base for vehicles bringing food, tools and materials to and from the site. There is no need to change the width of this section of the track as there is no benefits to the developers. However if narrow metalled path is put in place this path needs to be wide enough for a vehicle otherwise it could make it difficult to access our site for delivery. This was negotiated with the relevant partners for the other plot holders on the adjacent path during the building of the guided busway.

6. The allotment society has recently written a formal letter from the society to Mark Parsons officer involved with planning on this site covered by the planning application to request a meeting with himself and the county officer to look at the area concerned so we would like that to go ahead has before the planning application is agreed.
7. We are also concerned that there is proposal to close this track during construction work. This closure would mean we cannot access to our plot for chicken care which we reach through the bottom of our garden across the track. It would be no benefit to the developers to close of this section of the track as it's beyond the development...
8. As you know there will be an increased use of the track due to many new residents on the development so we need to keep the area well looked after to maintain security on our chicken plot site. As we believe areas that look uncared for increase security issues. We tend to assist in keeping the area free of litter and dog poo alongside other local people and allotment committee members but are now finding it more difficult to keep on top of this with the increase in pedestrian and dog walker traffic in the area and as yet the use of the area is increasing. So we think more dog litter bins and frequent emptying of the current bins are essential.

We would like the officers involved to consult widely as agreed at the planning meeting last year all the relevant organisations in Trumpington and relevant agencies and local public before getting rid of the green path.

Should the plan go ahead we would want the path to be as wide as possible and that the path behind the 112 -128 should be left as it is. Should a pedestrian or cycle path be put on this part of the path then it must be made suitable for access for the chicken plot holders to access their plots with a vehicle.

Any new fencing of the full length of the path should have entrance holes in it for small mammals in particular hedgehogs and that residents are informed of the reason for this.

We would like to make sure we can access our chicken plots without it being closed off for between to 2 or 4 years while work is done. As suggested in the Liberal Democrat leaflet From Zoe O'Connell received last year.

██████████ and ██████████

Joanna Thorndike

From: Alan Carter <Alan.Carter@cambridge.gov.uk>
Sent: 29 March 2016 15:50
To: Joanna Thorndike
Cc: Jamie Wilding; Amelia Norman
Subject: RE: Written consent of landowner for public footpath diversion application- Quad.

Dear Joanna

I confirm the Council's agreement to the diversion.

Trust this is sufficient.

Kind regards

Alan

Alan Carter
Head of Strategic Housing

Telephone - 01223 457948
Mobile - 07891 561166

From: Joanna Thorndike [<mailto:JoannaThorndike@hill.co.uk>]
Sent: 29 March 2016 15:45
To: Alan Carter
Cc: Jamie Wilding
Subject: Written consent of landowner for public footpath diversion application- Quad.
Importance: High

Dear Alan,

Hope you are well?

Please can you confirm your acceptance to our submission of the above, as the landowner?

I need to send a copy of this in as part of our diversion application.

I trust that this clear but should you require any further information, please do not hesitate to contact me.

Kind regards,

Joanna

Joanna Thorndike
Planning Manager
Mobile no: 07966 121239



WhatHouse? Housebuilder of the Year

The Courtyard Abbey Barns Ickleton CB10 1SX

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

SUBJECT TO CONDITIONS

Ref: **14/1201/REM**



Mrs Joanna Thorndike
Hill Residential Ltd
The Courtyard
Abbey Barns
Ickleton
Saffron Walden
CB10 1SX

The Council hereby grant approval of reserved matters for

The approval of access, appearance, landscaping, layout and scale of the site (the reserved matters) pursuant to the outline planning permission 07/0620/OUT for Parcel 21 of the Clay Farm Site for the development of 208 residential dwelling (including affordable housing) and 540sqm of A1, A2 and A5 uses, plus associated open space, infrastructure and car parking at Parcel 21 Clay Farm Development Site Long Road Cambridge Cambridgeshire

in accordance with your application received 22nd July 2014 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. Letter boxes

No development of Royce, Searle and Minton quads shall commence until details of how the letter boxes will be made accessible to non residents have been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out incorporating the approved details.

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

2. Fire Hydrants

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

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

3. Interim Parking Management

Prior to the occupation of any dwelling, details of the Interim Parking Management Arrangements (prior to any formal adoption) for the Highway shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) how parking within the development is to be managed and controlled so that it occurs within designated vehicular parking bays;
- b) how the proposed measures are to be publicised to potential purchasers;
- c) how the subsequent enforcement of parking that occurs outside designated vehicular parking bays is to be managed;
- d) what transitional arrangement will be put in place and secured with the Highway Authority to ensure that such arrangements or similar continue.

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

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

4. Surface and Foul Water Drainage

Prior to the commencement of the development, apart from any enabling works agreed by the Local Planning Authority, full construction details and specifications for the surface and foul water drainage and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

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

5. Servicing Strategy

Prior to the commencement of development, apart from enabling works agreed in writing with the local authority, a detailed servicing strategy shall be submitted to indicate how the commercial units (A1 x 2, A2 and A5) shall be serviced. The strategy shall include the following details;

- a) A plan which identifies waiting/loading/collection bay(s) for the delivery/ servicing vehicles visiting the commercial units.
- b) A tracking (swept path analysis) drawing showing the anticipated route of the delivery vehicles to the loading bay(s) identified in criterion (a). This analysis should show the path of the largest capacity vehicle anticipated whilst complying with criterion (c) below, along with the walking route from the loading bay(s) to the commercial units.
- c) The units shall not be serviced by Heavy Goods Vehicles (HGVs)
- d) Confirm there will be no deliveries or collections to or from the commercial units outside the hours of 07.00 hrs and 21.00 hrs Monday - Saturday and there shall be no deliveries outside the hours of 09.00 hrs and 13.00 hrs on Sundays and public holidays.

The deliveries and collections for the commercial units shall be carried out in accordance with the approved servicing strategy.

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

6. Lighting

Prior to the commencement of a residential building, a detailed outdoor lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the spacing and height of lighting columns/fixings), the extent/levels of illumination on adjacent land through the submission of an isolux contour plan and measures to be taken to contain light within the curtilage of the site. No apartment buildings facades shall be lit by up-lighting. The scheme shall be implemented in accordance with approved details.

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

7. Swale and Bridges over Swale

Prior to the commencement of development, apart from enabling works previously approved in writing by the Local Planning Authority full construction details of the swale and bridges to include planting plans and sections shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

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

8. Prior to the commencement of development the details and specifications, for tree pits for all ground floor trees in Royce and Searle (podium structures) including those for the root barriers/protection to adjacent hard surfaces and foundations shall be submitted and approved by the Local Planning Authority.

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

9. Opening hours A5

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

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

10. Opening hours A1 and A2 units

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

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

11. Shop Fronts

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

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

12. Drainage Management Arrangements

Prior to the commencement of the development, apart from any enabling works agreed in writing by the Local Planning Authority, a plan indicating the management arrangements for each element of the drainage infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

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

13. Permeable Paving

Prior to the commencement of development, apart from any enabling works agreed in writing by the Local Planning Authority, full construction, specification details and calculations for all adoptable areas with permeable paving shall be submitted indicating that these areas will meet the relevant British Standard BS 7533-13;2009 to be trafficked by refuse vehicles. These details shall be approved in writing and implemented in accordance with such approval.

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

14. Approved Plans

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

Design and Access Statement PTEa (July 2014)
Design Code Compliance Statement PTEa (September 2014)
Addendum to the Design and Access Statement (September 2014)

Estate Management Strategy Hill Rev C Final

General Arrangement PL_054
Site Location Plan (red/blue boundary) 606_PL_001 RA
Site Plan PL010 Rev B

Landscape Management Plan 592_01 (DN) 003
Landscape Masterplan and Design Report - Robert Myers 17/10/2014
592_01 to include revised plans Rev A-C
Central Square Sections CSK 103 Rev D

Geo Enviro Report - Enzygo Feb 2014

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

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

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

Adoptable carriageways visibility splays CSK107 Rev C- just shows the
adoptable road
Adoptable carriageways CSK106 Rev F - (All roads)
Carriageway Geometry CSK105 RD
Manhole Sections CSK102 Rev E
Proposed Adoption Extents SCK102 Rev E
Central Square Sections Rev C
Proposed carriageway visibility splays CSK106 F

Schematic drainage strategy CSK101 Rev K
Schematic level strategy CSK100 RL (21/10/2014)
Topographical survey 1/001 25.3.2013
Drainage Plan PEP CSK02, PEP CSK01
Drainage Calculations Dated 28.03.2014
Typical Drainage Details Plan CSK104 RA
Surface and Foul Water Drainage Strategy Sept 2014 Issue No. 3
Rainwater Harvesting Technical Note 02 dated 27/10/2014 Aecom
EA/LPA Protocol

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

Royce Courtyard Elevations 606_PL_036 Rev C
Minton (Affordable) All Floor Plans 606_PL_037 Rev A
Minton Street and Courtyard Elevations 606_PL_038 REV B
Royce and Searle South West Courtyard Elevations 606_SK_182

Site Sections/Arrangement/Typologies
Site Sections (1-3) 606_PL_016 Rev A
Site Sections (4-6) 606_PL_017 Rev B
Global Street Scene Philosophy CSK108 Rev B
General Arrangement Hobsons Square Elevation SK_183
Street Typologies PL_055

Site Plan for Car Parking Strategy PL_051 Rev B

Cycle Parking Strategy PL_052 Rev A

Refuse Strategy PL_053

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

15. **INFORMATIVE:** All relevant outline conditions apply 8, 15, 29, 30, 33, 34, 36, 37, 52, 53, 57, 58, 59, 60, 61, 62, 63, 64 & 65
16. **INFORMATIVE:** The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on
<http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>
Hard copies can also be provided upon request.
17. **INFORMATIVE:** To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) 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 5 dB(A) correction. This is to guard against any creeping background noise in the area and 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 5 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" 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.

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.

18. **INFORMATIVE:** To satisfy the lighting condition the artificial lighting scheme for the approved use shall include details of any external lighting of the site such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises both on and off site. This information shall include layout plans / elevations with luminaire location annotated, full vertical and horizontal isolux contour maps, hours and frequency of use, a schedule of equipment in the design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact off-site and at proposed residential premises and at artificial light sensitive premises in accordance with the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'.

Advice from the Council's Biodiversity Officer and the Highway Authority should also be sought.

19. **INFORMATIVE:** To satisfy the relevant outline conditions 07/0620/OUT (Odour/Fume Filtration/Extraction), 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://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

20. **INFORMATIVE:** The demolition phase may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

o Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf
o Control of dust and emissions from construction and demolition -
Best Practice Guidance produced by the London Councils:
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

A copy of the approved plans are kept on the planning application file.

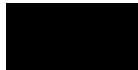
It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 25 November 2014



Head of Planning Services

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

SUBJECT TO CONDITIONS

Ref: 15/0844/REM



Mr Steve Walters
SW Planning Ltd
70-74 Cowcross Street
London
EC1M 6EJ

The Council hereby grant approval of reserved matters for

Reserved matters application (access, appearance, landscaping , layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 251 mixed tenure dwellings including 40% affordable housing, 967 sq.m of retail floorspace, public open space, drainage and associated infrastructure on Parcels 8A and 8B of the Clay Farm development site.

at

**Parcel 8 Clay Farm Development Site Long Road Cambridge
Cambridgeshire**

in accordance with your application received 5th May 2015 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

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

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

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

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

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

3. Dropped kerbs, or alternative means of providing level access agreed with the local planning authority shall be provided on all areas of footway located in front of communal bin storage access points.

Reason: To ensure appropriate and easy access for waste collection for all communal bin storage. (Cambridge Local Plan policy 3/12)

4. Prior to the construction of the highways within the site, construction details of the routes to be used by refuse and servicing vehicles (excluding publically adoptable highways) as identified in the design and access statement section 5.5 and 5.6 to show that they are provided to adoptable standards in respect of load bearing shall be submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

Reason: To ensure appropriate access for waste collection. (Cambridge Local Plan policy 3/12).

5. Notwithstanding the detail on plan 13600 8A_A_S_401 PL01 prior to the commencement of any of the four dwellings which abut the Public Footpath 117, the boundary details of those buildings shall be submitted to and approved by the local planning authority. The details shall then be carried out in accordance with the approved details.

Reason: To ensure that the boundary detailing approved through this planning consent is consistent with that agreed through any application made to divert the public right of way.

6. No development shall commence until a scheme to show how the public right of ways which form part of this application will remain open and/or be diverted during construction works have been submitted and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved scheme.

Reason: To ensure the strategic links remain during construction.

7. Notwithstanding the detail on plan 13600 8A_A_EL_104 PL00 prior to the commencement of the dwelling which abuts the Public Footpath 117, plans showing how the windows presented on 'elevation 4' will be constructed to remove overlooking of the adjacent property in Paget Close, shall be submitted to and approved by the local planning authority. The details shall include obscure glazing up to a height of 1.7 metres from floor level and show window fixing details that prevent windows opening fully. The approved scheme shall then be carried out and retained thereafter in accordance with the approved details.

Reason: In the interests of protecting residential amenity. (Cambridge Local Plan 2006 policy 3/4).

8. The convenience store hereby approved (identified as the unit measuring 381sq metres in size) shall be used for convenience store use only and for no other purpose (including any other purpose in Class A1 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure that there are essential amenities available to the residential population to aid sustainable development (Cambridge Local Plan policy 9/5).

9. Opening hours for the convenience store (identified as the unit measuring 381sq metres in size) hereby approved shall not be outside the hours of:

Monday to Saturday 0700 to 2300 hours, and

Sunday and Public Holidays 0800 to 2200 hours.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

10. Opening hours for the A1 uses hereby approved, save for the convenience store specified in condition 9 above shall not be outside the hours of:

Monday to Saturday 0800 to 1800 hours, and

Sunday and Public Holidays 0900 to 1700 hours.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

11. Opening hours for the A3 use hereby approved (identified as the unit measuring 200sq metres in size), shall not be outside the hours of:

Monday to Friday 0700 to 2300 hours,

Saturday 0700 to 0000 hours, and

Sunday and Public Holidays 0800 to 2200 hours.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

12. Delivery hours for the all A1 to A3 uses hereby approved shall not be outside the hours of:

Monday to Saturday 0700 to 2100 hours, and

Sunday and Public Holidays 0900 to 1300 hours.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

13. The A1 to A3 units hereby approved shall not be serviced by Heavy Goods Vehicles (HGVs).

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13)

14. No development shall take place until full details of the water meadow have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels and contours; construction details for headwalls, inlets, outlets, and embankments; sections through adjacent construction and land; planting plans and written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

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

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed within plots 8A-001 and 8A-005 as identified on drawing number 13600 8A_A_S_020 PL00.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission shall be constructed within plots 8A-001 to 8A-045 (inclusive) and plots 8A-074 to 8A-079 (inclusive) as identified on drawing number 13600 8A_A_S_020 PL00.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

17. Prior to commencement a construction management plan identifying how Badgers, which are present in close proximity to this site, will be protected during the course of construction shall be submitted to and approved by the local planning authority.

Reason: To provide adequate species protection NPPF paragraph 109

18. Development shall be carried out in accordance with the housing tenure plans 13600 8A_A_S_020 PL00 and 13600 8A_A_S_021 PL00.

Reason: In the interests of mixed and balanced communities. (Cambridge Local Plan 2006 policy 5/5 and affordable housing SPD)

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

Site Location Plan (OS) 8_A_S_000 PL00
Site Location Plan (OS) 8_A_S_001 PL00
Topographical Survey 8_A_S_003 PL00
Proposed Site Plan 8_A_S_004 PL01
Masterplan Parcels 8A & 8B 8_A_S_010 PL02
Masterplan Parcels 8A & 8B 8_A_S_011 PL01
Masterplan Parcels 8A & 8B 8_A_S_015 PL01
Site Plan - Tenure and Plot Number - Parcel 8A 8A_A_S_020 PL00
Site Plan - Tenure and Plot Number - Parcel 8B 8B_A_S_021 PL00
Site Plan_Ground Floor - Parcel 8A 8A_A_S_100 PL02
Site Plan_First Floor - Parcel 8A 8A_A_S_101 PL01
Site Plan_Second Floor - Parcel 8A 8A_A_S_102 PL01
Site Plan_Third Floor - Parcel 8A 8A_A_S_103 PL01
Site Plan_Fourth Floor - Parcel 8A 8A_A_S_104 PL01
Site Plan_Roof - Parcel 8A 8A_A_S_105 PL01
Site Plan_Ground Floor - Parcel 8B 8B_A_S_110 PL02
Site Plan_First Floor - Parcel 8B 8B_A_S_111 PL01
Site Plan_Second Floor - Parcel 8B 8B_A_S_112 PL01
Site Plan_Third Floor - Parcel 8B 8B_A_S_113 PL01
Site Plan_Fourth Floor - Parcel 8B 8B_A_S_114 PL01

Site Plan_Roof - Parcel 8B 8B_A_S_115 PL01
Adoption Plan - Parcels 8A & 8B 8_A_S_200 PL02
Refuse Collection Strategy 8_A_S_260 PL01
Code Site Plan - Parcel 8A 8A_A_S_301 PL01
Code Site Plan - Parcel 8B 8B_A_S_302 PL01
Boundary Treatments Plan - Parcel 8A 8A_A_S_401 PL01
Boundary Treatments Plan - Parcel 8B 8B_A_S_402 PL01
Parking Plan - Parcel 8A 8A_A_S_501 PL01
Parking Plan - Parcel 8B 8B_A_S_502 PL01

Affordable House, 3 Bed Type 01, Plans - Block TA 8A_A_PL_AH_100 PL00
Affordable House, 4 Bed Type 01, Plans - Block TA 8A_A_PL_AH_105 PL00
Affordable House, 4 Bed Type 02, Plans - Block TA 8A_A_PL_AH_106 PL00
Affordable Wheelchair Adaptable House, 3 Bed Type 03, Plans - Block TA 8A_A_PL_AH_107 PL01
Private House, 4 Bed Type 03, Plans - Block TP 8A_A_PL_PH_113 PL00
Private House, 3 Bed Type 06, Plans - Block TP 8A_A_PL_PH_114 PL00
Private House, 4 Bed Type 08, Plans - Block West D 8A_A_PL_PH_115 PL00
Private House, 4 Bed Type 07, Plans - Block TP 8A_A_PL_PH_121 PL00
Block TP Plans - Private 8A_A_PL_TP_200 PL00
Block West D Plans - Private 8A_A_PL_BWD_210 PL00
Private Apartment, Plans - Block TP - 1 Bed Type 01, Studio Type 01 8A_A_PL_PF_250 PL00
Private Apartment, Plans - Block TP - 2 Bed Type 01 8A_A_PL_PF_251 PL00
Private Apartment, Plans - Block TP - 2 Bed Type 01 End Unit 8A_A_PL_PF_252 PL00
Block North - Private - Ground and First Floor Plans 8A_A_PL_BN_300 PL00
Block North - Private - Second and Third Floor Plans 8A_A_PL_BN_301 PL00
Block North - Private - Roof Plan 8A_A_PL_BN_302 PL00
Block West A - Affordable - Ground Floor Plan 8A_A_PL_BWA_310 PL00
Block West A - Affordable - First and Second Floor Plans 8A_A_PL_BWA_311 PL00
Block West A - Affordable - Third and Fourth Floor Plans 8A_A_PL_BWA_312 PL00
Block West A - Affordable - Roof Plan 8A_A_PL_BWA_313 PL00
Block West B - Affordable - Ground Floor Plan 8A_A_PL_BWB_320 PL00
Block West B - Affordable - First and Second Floor Plans 8A_A_PL_BWB_321 PL00
Block West B - Affordable - Third and Fourth Floor Plans 8A_A_PL_BWB_322 PL00
Block West B - Affordable - Roof Plan 8A_A_PL_BWB_323 PL00
Block West C - Private - Ground and First Floor Plans 8A_A_PL_BWC_330 PL00

Block West C - Private - Second and Third Floor Plans
8A_A_PL_BWC_331 PL00
Block West C - Private - Roof Plan 8A_A_PL_BWC_332 PL00
Block South - Affordable and Private - Ground and First Floor Plans
8A_A_PL_BS_350 PL00
Block South - Affordable and Private - Second and Third Floor Plans
8A_A_PL_BS_351 PL00
Block South - Affordable and Private - Roof Plan 8A_A_PL_BS_352 PL00
Block East A - Affordable - Ground Floor Plan 8B_A_PL_BEA_360 PL00
Block East A - Affordable - First Floor Plan 8B_A_PL_BEA_361 PL00
Block East A - Affordable - Second Floor Plan 8B_A_PL_BEA_362 PL00
Block East A - Affordable - Third Floor Plan 8B_A_PL_BEA_363 PL00
Block East A - Affordable - Fourth Floor Plan 8B_A_PL_BEA_364 PL00
Block East A - Affordable - Roof Plan 8B_A_PL_BEA_365 PL00
Block East B - Private - Ground and First Floor Plans 8B_A_PL_BEB_370
PL00
Block East B - Private - Second and Third Floor Plans 8B_A_PL_BEB_371
PL00
Block East B - Private - Fourth Floor and Roof Plans 8B_A_PL_BEB_372
PL00
Block East C - Private - Ground Floor Plan 8B_A_PL_BEC_400 PL00
Block East C - Private - First and Second Floor Plans 8B_A_PL_BEC_401
PL00
Block East C - Private - Third Floor and Roof Plans 8B_A_PL_BEC_402
PL00
Hobson's Walk Block A - Private - Ground Floor Plan 8B_A_PL_HWA_500
PL00
Hobson's Walk Block A - Private - First and Second Floor Plans
8B_A_PL_HWA_501 PL00
Hobson's Walk Block A - Private - Third and Fourth Floor Plans
8B_A_PL_HWA_502 PL00
Hobson's Walk Block A - Private - Roof Plan 8B_A_PL_HWA_503 PL00
Hobson's Walk Block B - Private - Ground Floor Plan 8B_A_PL_HWB_510
PL00
Hobson's Walk Block B - Private - First and Second Floor Plans
8B_A_PL_HWB_511 PL00
Hobson's Walk Block B - Private - Third Floor and Roof Plans
8B_A_PL_HWB_512 PL00
Hobson's Walk Block C - Private - Ground Floor Plan 8B_A_PL_HWC_520
PL00
Hobson's Walk Block C - Private - First and Second Floor Plans
8B_A_PL_HWC_521 PL00
Hobson's Walk Block C - Private - Third Floor and Roof Plans
8B_A_PL_HWC_522 PL00
Hobson's Walk Block D - Private - Ground and First Floor Plans
8B_A_PL_HWD_600 PL00
Hobson's Walk Block D - Private - Second Floor and Roof Plans
8B_A_PL_HWD_601 PL00
Hobson's Walk Block E - Private - Ground and First Floor Plans
8B_A_PL_HWE_602 PL00

Hobson's Walk Block E - Private - Second Floor and Roof Plans
8B_A_PL_HWE_603 PL00
Site Section AA 8__A_SE_001 PL00
Site Sections BB & CC 8__A_SE_002 PL00
Bicycle Store - Typical Details/Sections - Apartments Blocks
8__A_SE_050 PL00
Bicycle and Bin Store Details - Affordable Houses 8__A_SE_052 PL00
Indicative Unit Heights Diagram 8__A_SE_060 PL00
Affordable Houses Elevations - Block TA 8A_A_EL_100 PL01
Affordable Houses Elevations - Block TA 8A_A_EL_102 PL00
Affordable Houses Elevations - Block TA 8A_A_EL_104 PL00
Affordable Houses Elevations - Block TA 8A_A_EL_106 PL01
Private Terrace Elevations - Block TP 8A_A_EL_112 PL00
Private Terrace Elevations - Block TP 8A_A_EL_114 PL00
Private Houses Elevations - Block West D 8A_A_EL_118 PL00
Street Elevations - Sheet 1 - Parcel 8A 8A_A_EL_200 PL01
Street Elevations - Sheet 2 - Parcel 8A 8A_A_EL_201 PL01
Street Elevations - Sheet 1 - Parcel 8B 8B_A_EL_210 PL00
Street Elevations - Sheet 2 - Parcel 8B 8B_A_EL_211 PL00
Block North - Private - Elevations 8A_A_EL_300 PL00
Block South - Affordable and Private - Elevations 8A_A_EL_302 PL01
Block West A - Affordable - Elevations 8A_A_EL_304 PL00
Block West B - Affordable - Elevations 8A_A_EL_306 PL01
Block West C - Private - Elevations 8A_A_EL_308 PL00
Block East A - Affordable - Elevations 8B_A_EL_310 PL01
Block East B - Private - Elevations 8B_A_EL_314 PL00
Block East C - Private - Elevations 8B_A_EL_312 PL00
Hobson's Walk A - Private - Elevations 8B_A_EL_316 PL00
Hobson's Walk B - Private - Elevations 8B_A_EL_318 PL00
Hobson's Walk C - Private - Elevations 8B_A_EL_320 PL00
Hobson's Walk Block D+E - Private - Elevations 8B_A_EL_322 PL00
Proposed Building Materials 13600 L11-002 PL00
Detailed Schedule of Accommodation 13600 N01-004 01

Planting Plan: Parcel 8A TOWN558.2(08)3001 R02
Planting Plan: Parcel 8B TOWN558.2(08)3002 R02
Tree Planting Plan TOWN558.2(08)3003 R03
Layout plan: overall TOWN558.2(08)5001 R15
Layout plan: Parcel 8A TOWN558.2(08)5002 R08
Layout plan: Parcel 8B TOWN558.2(08)5003 R07
Layout plan: Residential Garden Square TOWN558.2(08)5004 R06
Sections AA' and BB' TOWN558.2(08)7001 R05
Sections CC' and DD' TOWN558.2(08)7002 R05
Sections EE' and FF' TOWN558.2(08)7003 R05
Sections GG', HH' and II' TOWN558.2(08)7004 R06
Sections JJ' and KK' TOWN558.2(08)7005 R05
Sections LL', MM' and NN' TOWN558.2(08)7006 R06
Sections OO' and PP' TOWN558.2(08)7007 R06
Section QQ' TOWN558.2(08)7008 R02
Paving Details 1.01 TOWN558.2(08)6101 R03
Paving Details 1.02 TOWN558.2(08)6102 R04

Paving Details 1.03 TOWN558.2(08)6103 R03
 Paving Details 1.04 TOWN558.2(08)6104 R03
 Paving Details 1.05 TOWN558.2(08)6105 R03
 Paving Details 1.06 TOWN558.2(08)6106 R02
 Paving Details 1.07 TOWN558.2(08)6107 R02
 Tree Pit Details 2.01 TOWN558.2(08)6201 R04
 Swale and Rain Garden Details 2.02 TOWN558.2(08)6202 R03
 Swale and Rain Garden Details 2.03 TOWN558.2(08)6203 R03
 Mound Details 2.04 TOWN558.2(08)6204 R03
 Planter Detail 3.02 TOWN558.2(08)6302 R02
 Gate Detail 3.03 TOWN558.2(08)6303 R01
 Bollard details 3.04 TOWN558.2(08)6304 R02
 Stepping stone details 3.05 TOWN558.2(08)6305 R01
 Pergola details 3.06 TOWN558.2(08)6306 R01
 Street Furniture Detail 4.01 TOWN558.2(08)6401 R03
 Fence Detail 4.02 TOWN558.2(08)6402 R02
 Omos S16.2 Bin Detail 4.03 TOWN558.2(08)6403 R02
 Sheffield Cycle Stand Detail 4.04 TOWN558.2(08)6404 R02
 Bench detail 4.05 TOWN558.2(08)6405 R02
 Planting Schedule TOWN558.2(08)001 R00
 Material Schedule TOWN558.2(08)002 R00
 Specification for the Hard and Soft Landscape Works TOWN558.2(9A)001 R00

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

20. **INFORMATIVE:**Any future potential change to the 75/25 percent tenure split for affordable housing will need to be discussed and agreed in advance with the local planning authority given the specific special circumstances relevant to the clustering arrangements approved through this reserve matters approval and which would need to be reviewed if the tenure split were amended.

INFORMATIVE:The local authority understand the desire to use a metal edging product around the tree but the edging is pinned into topsoil, which is structurally not practical or buildable. You should seek advice from the rootcell manufacturer as to the construction of the surface of the tree pit. Drawings from either manufacturer's website indicate the use of a concrete foundation at the limit of the cells into which any edgings, kerbs etc are set. We would strongly recommend that you use an appropriate detail from the manufacturer's specifications/details as they are proven to be buildable.

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 Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:
<http://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

INFORMATIVE: The applicant is advised to consider addressing the requirements of future occupiers for cycle parking space for non-standard cycle types and cycle trailer parking. This should be considered in particular for the apartment blocks that have the 'high-low' high capacity racks.

This decision notice relates to the following drawings:

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 19 August 2015


Head of Planning Services

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

RESERVED MATTERS PLANNING PERMISSION

SUBJECT TO CONDITIONS Ref: **15/2296/S73**



Mrs Joanna Thorndike
Hills Residential Ltd and Cambridge City Council
The Courtyard
Abbey Barns
Ickleton
Saffron Walden
Essex CB10 1SX

The Council hereby grant reserved matters permission for

Section 73 application to alter the width of the public footpath (Public Footpath 117- running along the rear of Foster Road properties) from 1.2m to 2m (loss of 0.8m landscape strip) as part of approval 14/1201/REM (208 residential dwellings and 540sqm of A1, A2 and A5 uses, at Parcel 21 Clay Farm development site.. Ref: 15/2296/S73

at

Parcel 21 Clay Farm Development Site Long Road Cambridge Cambridgeshire

in accordance with your application received 4th December 2015 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. Letter boxes

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

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

2. Fire Hydrants

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

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

3. Interim Parking Management

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

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

4. Surface and Foul Water Drainage

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

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

5. Servicing Strategy

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

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

6. Lighting

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

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

7. Swale and Bridges over Swale

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

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

8. Tree Pits

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

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

9. Opening hours A5

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

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

10. Opening hours A1 and A2 units

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

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

11. Shop Fronts

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

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

12. Drainage Management Arrangements

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

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

13. Permeable Paving

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

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

14. Approved Plans

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

Design and Access Statement PTEa (July 2014)
Design Code Compliance Statement PTEa (September 2014)
Addendum to the Design and Access Statement (September 2014)

Estate Management Strategy Hill Rev C Final

General Arrangement PL_054 rev A
Site Location Plan (red/blue boundary) 606_PL_001 RA

Site Plan pl_010 Rev C
Site Plan (Western Boundary)

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

Geo Enviro Report - Enzygo Feb 2014

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

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

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

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

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

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

Swept path analysis -refuse appliance road 5 421313/TR12 rev B
Swept path analysis -refuse appliance road 5/road 7 421313/TR13 rev B
Swept path analysis -refuse appliance road 5/road 8 421313/TR14 rev B
Swept path analysis -refuse appliance road 1/road 5 421313/TR17 rev B
Swept path analysis -CARA- Road 5 421313/TR31 rev A
Swept path analysis -CARA- Road 5/Road 7 421313/TR32 rev A
Swept path analysis -CARA- Road 5/Road 8 421313/TR33 rev A
Swept path analysis -CARA- Road 1/Road 5 421313/TR36 rev A

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

Adams (private) All Floor Plans PL_020 Rev A
Adams Typical Street & Courtyard Elevations 606_PL_021 REV B
Hill (private) All Floor Plans PL_022 Rev A
Hill Street & Courtyard Elevations 606_PL_023 Rev B
Godwin (Private) All Floor Plans PL_024 Rev A
Godwin Street & Courtyard Elevations 606_PL_025 Rev A
Maynard Keynes (Private) All Floorplans PL_028 Rev A
Maynard Keynes Street & Courtyard Elevations 606_PL_029 Rev B
Hawkes (Affordable) All Floor Plans PL_026 Rev B
Hawkes Street & Courtyard Elevations 606_PL_027 Rev C
Searle (Affordable) Floor Plans Levels 100-103 606_PL_030 Rev D
Searle Floor Plan Levels 104-105 606_PL-031 21.7.2014
Searle Street and Courtyard Elevations 606_PL_032 Rev C

Royce (Mixed Tenure Block) Floor Plans Levels 100-102 606_PL_033 Rev D
Royce Floorplans Levels 103-105 606_PL_034
Royce Street Elevations 606_PL_035 Rev C
Royce Courtyard Elevations 606_PL_036 Rev C
Minton (Affordable) All Floor Plans 606_PL_037 Rev A
Minton Street and Courtyard Elevations 606_PL_038 REV B
Royce and Searle South West Courtyard Elevations 606_SK_182

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

Street Typologies PL_055 rev A

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

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

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

This decision notice relates to the following drawings: **As listed in Condition 14**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8

1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Informative: Compliance with the Town and Country Planning Development Management Procedure Order 2010 (as amended) Part 4 Paragraph 31

In reaching this decision the City Council has worked in a positive and proactive manner with the applicant and sought to find solutions to problems arising in relation to dealing with the planning application. In general the Council will seek to approve applications for sustainable development and work proactively with applicants that will improve the economic, social and environmental conditions of the area. The Council provides a pre-application advice service, the details of which are set out on our website. When an application is received the Council will add such planning conditions as are necessary to allow the application to be approved or will provide detailed reasons for refusal where planning issues are not capable of resolution.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 26 February 2016

[REDACTED]

[REDACTED]

Director of Environment

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development' or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

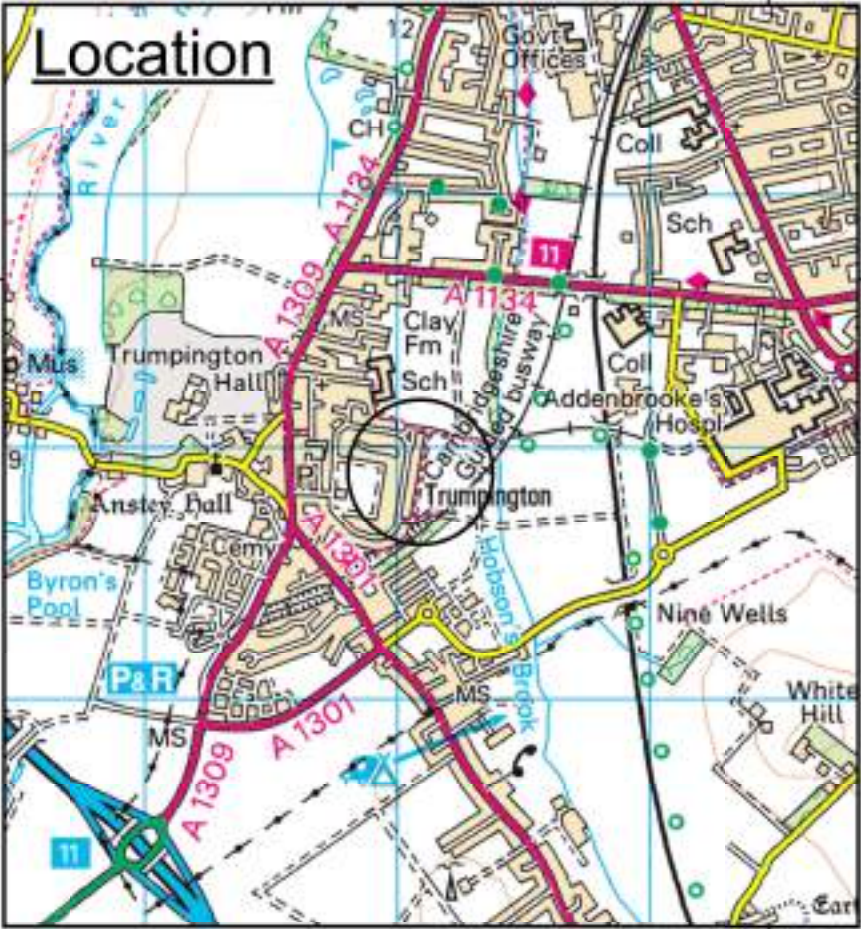
In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

Diversion of Public Footpath No. 117 Cambridge (part)



Scale: 1:500 (at A3)
 Date: 29/04/2016

Key - Drawn from the Definitive Map	
Public Footpath to be stopped up	
New section of Public Footpath	
Unaffected Public Footpath	

Diversion of Public Footpath No. 117 Cambridge (part)



Scale: 1:500 (at A3)
Date: 29/04/2016

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Key - Drawn from the Definitive Map

Public Footpath to be stopped up

New section of Public Footpath

Unaffected Public Footpath



Site Photos – Cambridge Footpath No.117 (North) – Countryside



Photo 1: Point A looking south



Photo 2: Point B (Hills has Temporary Traffic Regulation Order for closure of Public Footpath)



Photo 3: Looking north towards Point D along proposed route.

Site Photos – Cambridge Footpath No.117 (South) – Hills



Photo 4: South of Point B on proposed route. Definitive Line blocked by fencing (Under TTRO)



Photo 5: South of Point B on proposed route.



Photo 6: Point C looking south. Access to Allotments on the left.



james stringer
Cambridgeshire City Council
Economy
Transport and Environment
Highways Service
Box SH1313
Shire Hall
Castle Hill

Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

National Grid Electricity Emergency Number:
0800 40 40 90*

National Gas Emergency Number:
0800 111 999*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 20/06/2016

Our Ref: EA_TE_Z5_3FWP_030403

Your Ref: AI/JS/39/117 (sosd)

RE: Formal Enquiry, CB2 9JL Diversion of part of Public Footpath No. 117 Cambridge

Thank you for your enquiry which was received on 13/06/2016.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website
(<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

Are My Works Affected?

Following further consultation, National Grid has withdrawn its objection to these activities.

National Grid has identified that it has no record of apparatus in the immediate vicinity of your enquiry.

National Grid therefore has no objection to these proposed activities.

The contractor should contact National Grid before any works are carried out to ensure our apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

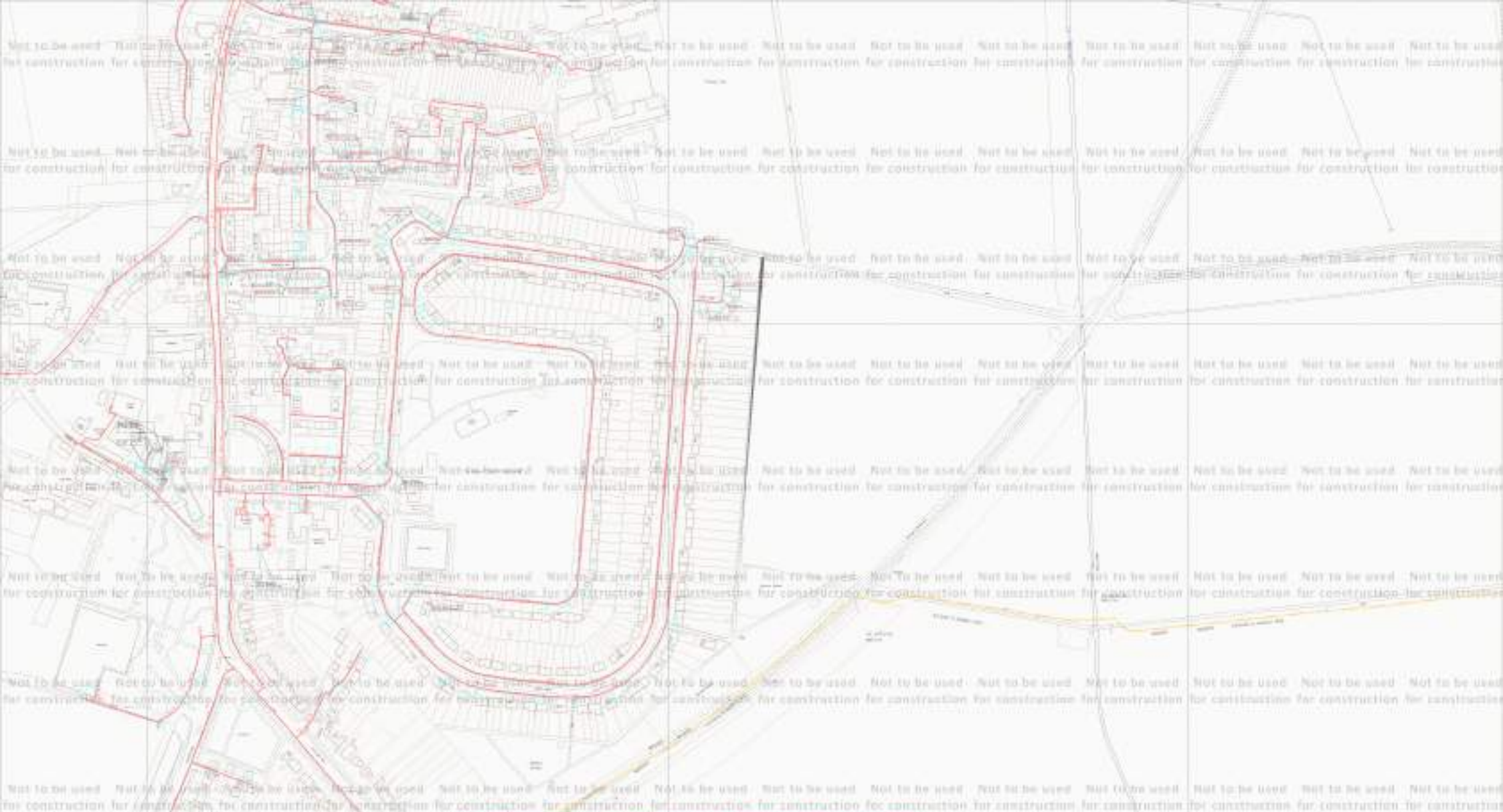
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>









Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



ID: EA_TE_Z5_3FWP_030403	View extent: 1445m, 785m	National Grid has withdrawn its objection to this application	Map 1 of 1 (GAS)
USER: Sarah.Owen-SmithDodds	LP MAINS	<p>This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	MAPS Plot Server Version 1.9.0
DATE: 20/06/2016	MP MAINS		
DATA DATE: 19/06/2016	IP MAINS		
REF: AI/JS/39/117 (sossd)	LHP MAINS		
MAP REF: TL4554	NHP MAINS		
CENTRE: 545081, 254918	 Approximate scale 1:5000 on A4 Colour Landscape		Requested by: Cambridgeshire City Council
Same symbols as Plan Item:	     		This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

ENQUIRY SUMMARY

Received Date

13/06/2016

Your Reference

AI/JS/39/117 (sosd)

Location

Centre Point: 545081, 254918

X Extent: 24

Y Extent: 292

Postcode: CB2 9JL

Location Description: CB2 9JL Diversion of part of Public Footpath No. 117 Cambridge

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 2500

Actual Scale: 1:5000 (GAS)

Real World Extents: 1445m x 785m (GAS)

Recipients

pprsteam@nationalgrid.com

Enquirer Details

Organisation Name: Cambridgeshire City Council

Contact Name: james stringer

Email Address: James.Stringer@cambridgeshire.gov.uk

Telephone: 01223715520

Address: Economy, Transport and Environment, Highways Service, Box SH1313, Shire Hall, Castle Hill, Cambridge, CB3 0AP

Description of Works

S/U Town & Country Planning Act, Section 257(E)

Enquiry Type

Formal Enquiry

Activity Type

Highways

Notice Types

Notice Type: Section Notice (Town & Country Planning Act, Section 257)

Stringer James

From: Paul Cutmore [REDACTED]
Sent: 05 July 2016 06:45
To: Stringer James
Subject: Re: Diversion of part of Public Footpath No. 117 Cambridge
Attachments: 606_PL_010_C.pdf; Guidance_for_planners_and_developers_jun2015.pdf

Dear Mr Stringer

Thank you for your email of 13th June.

I have previously been in touch with Joanna Thorndike of Hill concerning this proposal, as part of their pre-application.

I initially expressed concern to Joanna since we thought that FP117 would become enclosed between fences as a result of the development. Joanna replied as follows:

"

With regard to your comments, this footpath will be bounded by the existing fences to the rear gardens of the Foster Road as you note but it will be open to the new development to the other side.

I have attached a drawing showing our approved development and from this you can see that the path is bounded by car parking and planting with new trees at intervals and beyond this it is a shared surface road to access our homes. This area is designed as a home zone and will all be a flush surface.

"

I have attached a copy of the drawing to which she refers.

This is what I then communicated to Joanna:

"

Our Ramblers Group committee did consider your proposal for Footpath 117 (FP117). On the understanding that FP117 will not be enclosed on both sides and will be open on the non-Foster Road side to publically accessible car parking and access road (as per your email) and does conform to statutory and Cambridgeshire County Council guidelines, we do not think that this will be a problem.

"

I have attached a copy of CCC Guidelines that I am referring to.

Regards, Paul Cutmore
Cambridge Group, Ramblers' Association

> From: Stringer James <James.Stringer@cambridgeshire.gov.uk>

> Subject: Diversion of part of Public Footpath No. 117 Cambridge

> Date: Mon, 13 Jun 2016 09:15:49 +0000

>

> Dear Sir or Madam,

>

> Cambridgeshire County Council have received two applications to divert
> part of Public Footpath No. 117, Cambridge. Please find attached a

> consultation letter and proposal maps.

>

> Please let me know any comments by 11th July 2016. If this timescale

> causes you difficulty then please contact me.

>

> If you need any more information or if you would like to discuss this

> proposal then please contact me, my details are below

>

> Kind Regards,

>

> James Stringer

> Asset Information Definitive Map Officer Direct Dial: 01223 715520

> Contact Centre 0345 045 5212 Asset Information, Box No. SH1313,

> Cambridgeshire County Council, Shire Hall, Castle Street, CB3 0AP

>

> b Note for customers

> Please note that our 2016-17 revised fees are now available on our

> website at

> [http://www.cambridgeshire.gov.uk/info/20081/roads_and_pathways/116/h](http://www.cambridgeshire.gov.uk/info/20081/roads_and_pathways/116/highway_records)

> ighway_records .

>

> Our fees have been revised following recent guidance on the

> Environmental Information Regulations 2004 ('the EIR'), and set out

> clearly the ways in which customers can access highway asset record

> information.

>

> For information on public rights of way including the Definitive Map &

> Statement (the legal records of rights of way), please see

> [http://www.cambridgeshire.gov.uk/info/20012/arts_green_spaces_and_ac](http://www.cambridgeshire.gov.uk/info/20012/arts_green_spaces_and_activities)

> tivities

>

> bWould you like to view the highways records for Cambridgeshire

> online?

> * For public rights of way please click

> here<[http://www.cambridgeshire.gov.uk/info/20012/arts_green_spaces_a](http://www.cambridgeshire.gov.uk/info/20012/arts_green_spaces_and_activities/199/definitive_map_and_statement)

> nd_activities/199/definitive_map_and_statement>

> * For all other highways please click

> here<[http://www.cambridgeshire.gov.uk/info/20081/roads_and_pathways/](http://www.cambridgeshire.gov.uk/info/20081/roads_and_pathways/116/highways_records)

> 116/highways_records>

>

> For help with general countryside access queries and to report

> problems, please see our website at

> <http://www.cambridgeshire.gov.uk/environment/countrysideandrights/>

> for a digital map of public rights of way and other public access

> across the County.

> For streets queries and a digital map of streets please see:

> [http://www.cambridgeshire.gov.uk/transport/highwaylandcharges/mapdat](http://www.cambridgeshire.gov.uk/transport/highwaylandcharges/mapdata.htm)

> a.htm

> Alternatively, please ring the County Council Contact Centre on

> 0345 045 5212.

>

> The information in this email is confidential and may be legally

> privileged. It is intended solely for the addressee. If you receive

> this email by mistake please notify the sender and delete it

> immediately. Opinions expressed are those of the individual and do not
> necessarily represent the opinion of Cambridgeshire County Council.
> All sent and received email from Cambridgeshire County Council is
> automatically scanned for the presence of computer viruses and
> security issues. Visit
> www.cambridgeshire.gov.uk<<http://www.cambridgeshire.gov.uk>>
>

Repayments Project Office
pp C69

Cambridge Trucks
109-117 Long Road
Cambridge CB2 8JU

For Attn: James Stinger

Tel: 01223 825015
Fax: 01908 861864

Our Ref BUIC346246125/AD
Your Ref

14 June 2016

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 257.
PROPOSED STOPPING UP OF HIGHWAY AT Public Footpath No. 117 Cambridge

Thank you for your letter dated and a copy of your Drawing No. Footpath No 117

I am returning one copy of an ordinance map marked up to show the approximate location of Openreach's
existing apparatus

Openreach have no objections to the proposals

Please ensure you quote our reference on any future correspondence

Yours Faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Maslow Design
Repayments Project Engineers

Legend

CAUTION AREA

BT CAUTION AREA

EQUIPMENT

FIBRE, TCODE
 COPPER, CABINET
 COPPER, DP

DUCT

AERIAL
 TUNNEL
 DUCT

PROPOSED

AERIAL
 DUCT

STRUCTURE

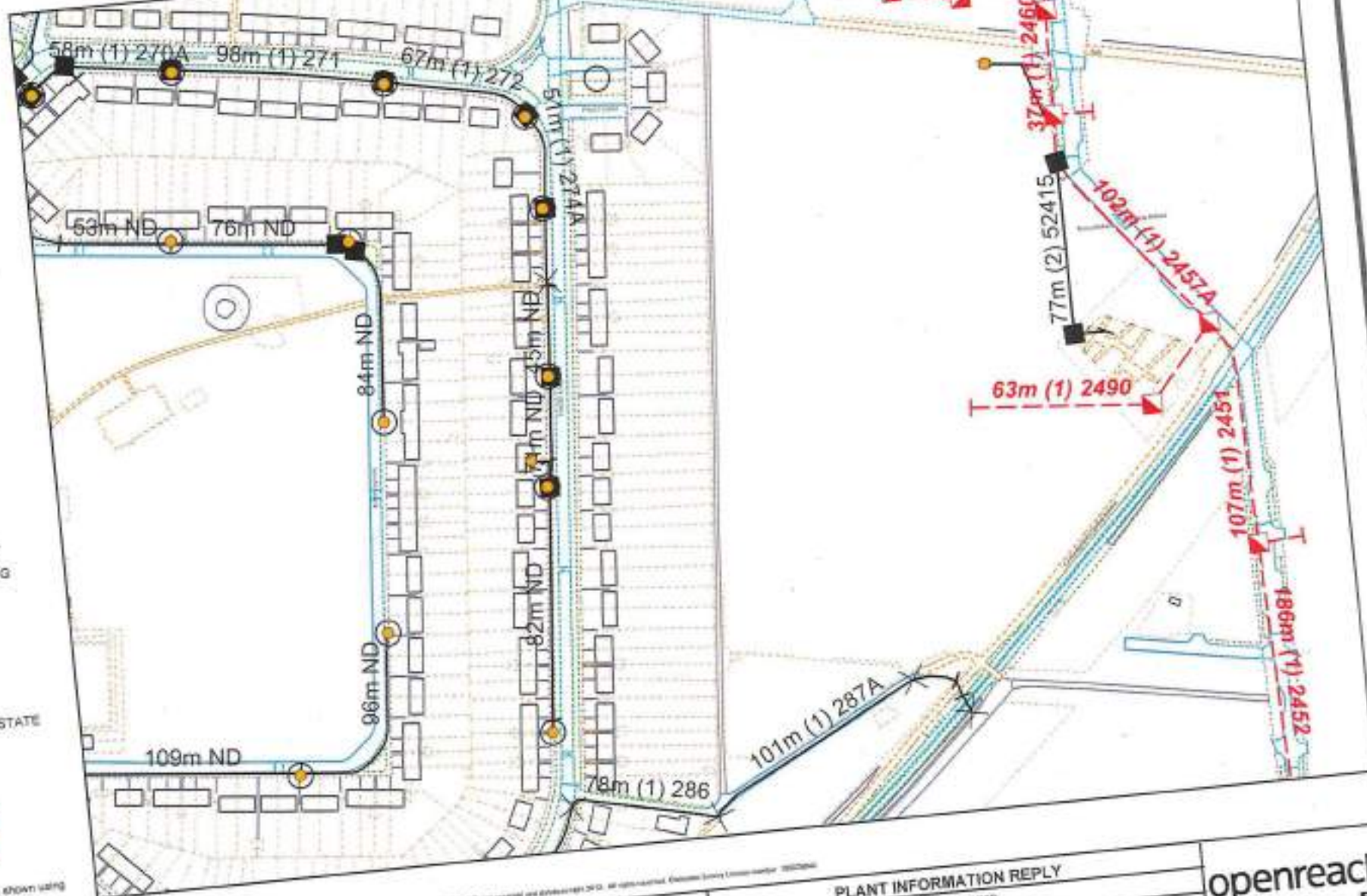
YCODE
 CABINET SHELL
 SPLIT COUPLING
 POLE
 KIOSK
 MANHOLE
 JOINTBOX
 CHANGE OF STATE
 DUCT TEE

PROPOSED

MANHOLE
 JOINTBOX
 DUCT TEE

Other proposed plant is shown using dashed lines.

BT symbols not listed above may be disregarded.



Drawn by permission of the Council. Drawn by permission of BT. All rights reserved. Drawn by permission of BT. All rights reserved.

PLANT INFORMATION REPLY

BLK346/246125/MD

Public Footpath No. 117 Cambridge

openreach
 BT Group business



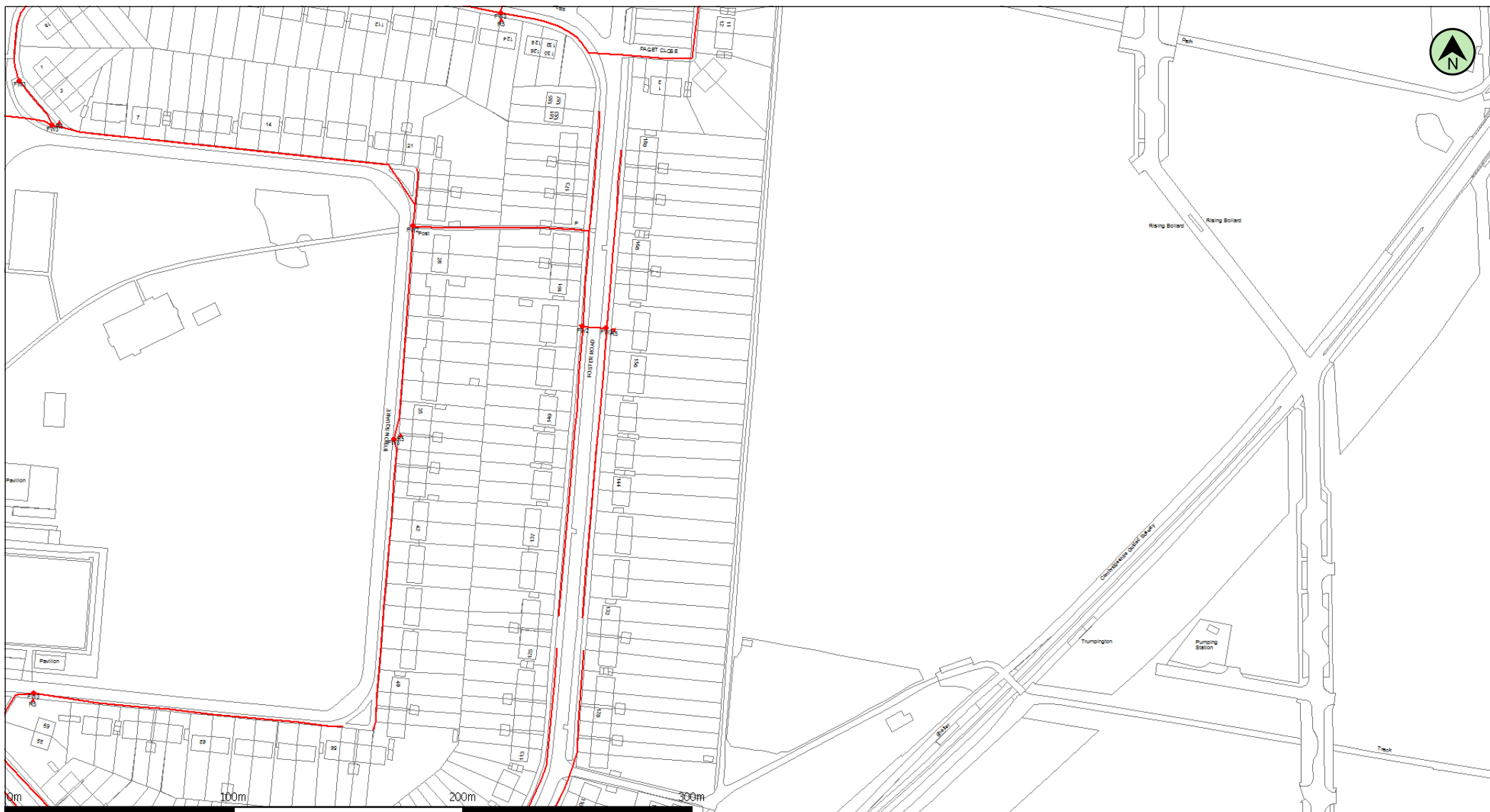
Existing BT plant may not be recorded. Information valid at time of preparation.

FOR FREE ON-SITE LOCATION & MARKING SERVICE CALL THE EXCHANGE OPERATOR AND ASK FOR:

PHONE: 0800 911388
 FAX: 0208 3254055
 NATIONAL NEWWIRE: 0800 911388

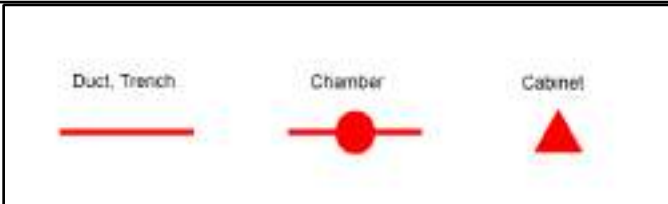
IMPORTANT WARNING: Information regarding the location of BT apparatus is given for your convenience and is valid for general guidance only. No guarantee is given as to its accuracy. It should not be relied upon in the event of excavation, or other works being undertaken near to BT apparatus, which may result in damage to BT apparatus and any delays to the project.

BT Plant Template - 1st Edition (Revised June 2007)



(c) Crown copyright and database rights 2016 Ordnance Survey 100019209 Date: 15/06/16 Scale: 1:2357 Map Centre: 545078,254866 Data updated: 01/05/16 Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2016 Ordnance Survey 100019209.



sultan.mohammed@virginmedia.co.uk
VM.150263



1.

Dear Mr Stringer,

I am writing to you to urge you to help keep Public Footpath No. 117 in Trumpington, Cambridge green and not to reduce its size. This path helps keep a rural atmosphere even though new housing is built. It is also a valuable wildlife corridor, e.g. for the hedgehog population. If some people would prefer a paved road then they can just use the nearby-lying Foster Road. The path in its current shape - green - is well used as can be seen by the beaten path.

I hope it is not too late to send you these comments.

Additional comments:

Dear James,

Thank you very much for your reply and for your reminder.

I understand the point of view of Cambridgeshire County Council, but would still like to object to the diversion order, as I believe more things should be taken into account. In addition to my first email, I would also like to add the point that the alternative route can not be considered to be of similar standard to the old one, which would be a reasonable requirement. The alternative route significantly reduces the size of the footpath, in particular in terms of the perceived space. By also paving the path, its original character is completely lost. Previously, the path has been a way not only to go from point A to point B, but also provided access to nature as you travel along it. If only a paved access route is required, then you could just as well divert the 'public pedestrian traffic' to use the pavement on Foster Road.

2.

Dear Sir

I am rather perplexed to note that an application has been received to divert footpath No 117 which runs behind some of the even numbered houses in Foster Road. It would appear that this diversion has already been carried out leaving us (the local residents) with even less green space to walk .

I object to the narrowing of this footpath as it makes it almost impossible to push a buggy or wheelchair along which means that I will not be able to use this footpath when my nieces come to visit with their children and I will not be able to take my wheelchair bound aunt for green walks . There are very few pathways in our vicinity that are still green and I hope that we will be allowed to keep path No 117 green as it is important to have links for wildlife to traverse. Many of my fellow local residents are very unhappy about the changes that have already taken place and we all feel that we have no voice in this matter, I am hoping that you will help to make us heard.

yours sincerely

Additional comments:

Dear James

I would like to make the following comments.

First I would still like to know why the footpath no. 117 was diverted while the application to ask for the diversion was still being considered. I understand the need for the temporary diversion while development is taking place but fail to see why the developers can get permission in retrospect.

Appendix F – Consultation Responses

Secondly I would argue that the footpath needs to remain at 3 metres to allow easy movement of users for example two pushchairs going in opposite directions may find it difficult to pass each other on a path that is only 2 metres wide. As you point out the footfall will be greater once all the development is completed and the housing occupied so this strengthens the need for a 3 metre path.

Thirdly I would urge that a heavy duty grass reinforcement material would provide a far more suitable surface for this footpath than a bound surface. These heavy duty materials can withstand daily use without any problems providing an environmental alternative to impermeable surfaces. An added bonus is that grass reinforcement material does not affect the drainage of the land or the soil ecology. It is vitally important that we protect our local wildlife to ensure a future that is biodiverse for the next generations.

In summary I would urge that public footpath no 117 is kept green at 3 metres wide .

yours sincerely

3.

Dear Mr Stringer,

As a long time resident of Trumpington and keen, if now rather slow, walker I deplore the proposal to narrow and even pave this path. As so much of our cherished Green Belt disappears under unlovely new buildings, a path such as this acquires even greater importance for recreational reasons and, of course, as a wildlife corridor. Surely the new development here can be re-designed to avoid this unnecessary encroachment. It represents after all only a very thin slice of the overall building site.

I look forward to your reply on this matter.

Yours sincerely,

Additional comments:

Dear James,

Please consider my response as an objection to the diversion order.

Best wishes,

4.

Dear James,

As a resident on Foster Road living in a property which borders directly on the footpath which is the subject of the application for narrowing and paving by Hill (as outlined in Ceri Galloway's email below), I have a direct and material interest in this issue and would appreciate if you could take my views into account, as set out below.

On the question of narrowing the footpath to make more space for carparking, I am opposed. My reason for this is that the green spaces we have specifically in Trumpington, and more generally around Cambridge, should be enhanced and preserved rather than compromised and sacrificed to

development. A substantial footpath provides significant benefits to all residents in the area, particularly the many dogwalkers and recreational users who travel along the path each day, and narrowing it would make these journeys and interactions more difficult and less pleasant than they currently are.

On the question of paving the footpath, I am also opposed. This is mainly due to the point about hedgehogs raised by Councillor Galloway below. Hedgehog friendly spaces across the country are in increasingly short supply, and the green zone at the back of Foster Road is a precious resource which should be maintained in as hedgehog-friendly a state as possible. If there were detailed environmental studies assuring me that paving could be carried out with no adverse effect on the local hedgehog population then I would be content to support the paving of the footpath, but in the absence of such evidence I am registering my view that this proposed change should not go ahead.

Yours sincerely,

Additional comments:

Dear James,

Many thanks for your letter responding to the comments I submitted concerning Countryside and Hill's application to divert footpath No. 117.

While I appreciate the detail and clarity with which you have responded, I would like my representation to stand as an objection to this application. This is primarily on environmental grounds. As set out in my representation, I am very concerned about the impact that the proposed surfacing of the footpath would have on Foster Road's hedgehog population, and at the least would expect some detailed environmental survey work to be undertaken before any such change to this footpath was initiated. I have not heard of any plans to undertake any such survey, and therefore in my opinion the application should be rejected or suspended until this due diligence has been completed, with the very real possibility being entertained that the proposed surfacing of the footpath would be so detrimental to the hedgehog and other animal populations that it should not go ahead.

Yours sincerely,

5.

Dear Mr. Stringer,

I received just now a message asking me to reply by 11 July 2016 if I had comments on the proposals for the Green Pathway behind Foster Road. I would point out that this is hardly due notice for comment in a consultation, and wonder if it is legally valid. I should be glad to hear your answer to that point.

I have nevertheless read the material sent. My criticisms of the proposals are two fold:

A. I am completely and utterly opposed to the reduction of the width of the Green Pathway. I understand that the developers may have already gone ahead with this, and

i) would welcome your statement on this matter in a 'yes' / 'no' form.

Appendix F – Consultation Responses

li) If they have already done so, I presume a court order could be made requiring them to stop. If they are not willing to abide by rules and agreements. I am prepared to do ask for such an order.

I think you will understand that this kind of riding rough-shod over something as delicate as procedures about land use may look very bad when examined by the impartial. Hills the firm developing the area will lose reputation and standing.

B. I am completely and utterly opposed to the paving of this path. There is **no need for any change of use**, indeed it is a cynical attempt to pave over areas which are still too natural for those making money from the development, and whose existence if allowed to continue will not aid arguments that the whole area is now thoroughly urbanized and so can be further developed. The fact that this path **in its present shape and form** is a real amenity to all who live close has been lost sight. of

I know the path since 1977, when I moved to Cambridge and use it a great deal. Unnecessary paving over of this part of Cambridge may suit developers, who reside elsewhere. It does not fit with the mode of life and the comings and goings of those who actually live here. We understand that people must be housed. Paths which are pleasant, convenient and green do not need to be paved over in order for that housing to take place.

C. The interweaving of natural paths, houses, gardens and fields is, or must I say, was? one of the great charms of Trumpington. Which on the whole is not a for-show area to be manicured, but a very ordinary and happy community. I trust that in spite of the lateness in which the consultation has reached the consumers of the proposed changes, you will make sure that all have time to respond.

Yours sincerely,

Additional comments:

I believe that I have made plain I object to this diversion order; please take the present note as confirmation.

yours with good wishes,

6.

Dear Mr Stringer,

I gather that the developers want to narrow and pave over the footpath at the back of Foster Rd - which has in fact already been inconveniently narrowed without consultation. I walk there every day but have stopped recently because of the narrowing which means it has grown over and you get very wet in the mornings. I object to it being paved over as this will whittle down even further the available natural green space amongst all the development. The narrowing makes the path un-companionable as you can't walk with someone else.

There has never been any problem with the path being maintained as it has been so well-used as to be self-regulating. Why can't it stay the way it has been, as so many people use it and like it the way it is?

best wishes,

7.

Dear Mr. Stringer,

Appendix F – Consultation Responses

I have just received the papers concerning the alteration proposed to this footpath.

I rented the field to the east of the footpath in 1972. At that time there were allotments to the west of the field adjoining the path. An aerial photograph of 1982 clearly shows that these had been removed and incorporated into the arable field. In 1983 an additional tenancy agreement was granted adding the disused allotments of 1.82 acres to the arable land. During my tenancy we always maintained and mowed the grass path and kept the sides clear with a hedge cutter. During that time it was always possible to drive a vehicle along the path. This allowed the residents of the houses in Foster Road to gain access to the rear gardens of their properties.

Since we surrendered the tenancy no work has been carried out to maintain the path which is so overgrown that it is no longer possible to ride a bicycle down it.

I have inspected the site today and would express the opinion that the fence erected by the developer has encroached onto the line of the original path. It could be said that the council have been negligent in not keeping a public footpath clear since it reverted to their possession. I know from experience that farmers who fail to do this very soon get notices from the County Council to remedy matters!

On behalf of the residents of Foster Road I would object to the proposed diversion on the grounds that they will lose the vehicular access to the rear of their properties for at least 25 to 30 years.

I am happy to meet you on site to discuss the matter further.

Regards

8.

Dear James,

I totally disagree that the green path should be made narrower or paved over. This is so ridiculous when you think of all the fields and natural habitats that have gone in the last couple of years in that area, leaving behind just a small strip, and, you wish to make that narrower and pave it.

Please leave it for the wildlife and the people who are living there and the generations after. It's already hugely diminished. DON'T take any more away and please look after it and maintain it properly.

Yours,

9.

Dear James

I have just seen this proposal.

Although there are clear nature-based objections to making this change, I understand the pressure to do it.

However I strongly object to narrowing the footpath from 3m to 2m south of Point B. This is unacceptable and I see no necessity for the narrowing. Please retain the 3m width.

Yours sincerely

Additional comments:

Appendix F – Consultation Responses

Dear James

Thank you for this lengthy reply (re-attached).

I note your comments about issues of adoption and surface. I believe that others have commented about implications for local wildlife of these.

My concern is principally about the width of the new path, and the realistic-ness of this. Noting that the Council have regarded a width of 2m as an appropriate minimum in 2003 and 2010, I am reminded of Mr Bumble's response to being told that the "law supposes that your wife acts under your direction", saying that "If the law supposes that, the law is a ass".

The Council need to note that a 2m path may sometimes have no hedges or fences, in which case a cyclist and a pedestrian may conveniently pass each other. Though where the path is heavily used by both groups, such as the Addenbrooke's—Shelford path, even 2.5 metres is barely adequate.

However, this path—No 117— will have tall boundaries on one or both sides. Please see the attachment "Proposed Changes to Footpath 117". Does the Council really imagine that the envisaged increased use of this footpath is realistic, given its proposed narrowing? I submit not, and request refusal of the appropriate permission.

Moreover, as the first picture in my attachment shows, we are not talking about 'diversion', but about a considerable loss of amenity — for humans and wildlife. Why may the Council permit this?

The second picture shows how 2 metres may not even be 2 metres.

Proposed "diversion" of Path 117

Running along the rear of Foster Road on its eastern side
Present and proposed: from Point A / D, looking towards Points B and C

Showing the current footpath (= from the hedge on the right to the fence on the left)
And the proposed (= the narrow right-hand path)

The actual width of the new path would be less than 2 metres unless all the trees and vegetation were cut back. We are not talking about "diversion", but about "constriction" and "attenuation". In my submission this is a proportionate loss of amenity, and will create a track too narrow for the envisaged increase in bicycle and pedestrian use.



Picture showing the existing, already-narrowed track from Point C southwards
In parts, this is only 0.75m between the fences.

Pictures taken 31st August 2008



10.

Although billed as diversion this proposal actually conceals other drawbacks to Hills the developers plans.

The width of the path has already been narrowed prior to change of use consent. This has been done illegally.

The path needs to be maintained at full width for it's full length, ie 3 metres to allow cyclists, people with buggies and barrows to pass each other conveniently.

It needs to be maintained as a GREEN path, not paved. Cars have been given more than their fair share of space in the new developments in Trumpington. Do we really want to live in a concrete jungle? People and animals such as hedgehogs, which are on the verge of becoming an endangered species, NEED green spaces and walkways to survive. It is very important that wildlife in the broadest sense of the term, insects, weeds, flowers and hence birds and mammals be given space in our increasingly urbanised society. Especially on the new developments in Trumpington gardens are Very small or nonexistent in the case of flats. This leads to a whole generation growing up without access to or contact with, nature on a daily basis.

Maintaining the Green path as it is will serve to enhance integration between the older estates in Trumpington and the new estates for both people and wildlife.

11.

Dear Mr. Stringer,

I am writing to express my dismay about the proposed narrowing and paving of public footpath no117 in Trumpington. I have lived in Trumpington for 12 years and have used this pathway regularly, as access to the Community Orchard, Chicken Plots and Guided Bus and I am very concerned about these proposals.

The footpath is well used by dog walkers, cyclists and pedestrians. A narrower path would make it impossible to pass. I am also concerned that the narrowing and paving of this space will decrease the amount of green space and important wildlife habitats in this area, which was previously greenbelt and is rapidly being concreted over. It is not necessary to pave this path. This green corridor is vital for small mammals, birds, bats and insects.

I was very angry that the developers went ahead with groundworks that have clearly damaged the root systems of nearby hedges and have removed a lovely tree which could have been kept. It is clear that the developers do not understand the value of green and natural spaces and feel they have the right to destroy plants and habitats if they believe it will enhance profit margins.

I also believe the developers are trying to appeal to people like themselves - people who live lives far removed from nature and who expect outside spaces to be as clean and tidy as their houses.

People have used the path without pavements for many years and have happily cycled along it, so ease of access is not a reasonable argument for paving. There are hedgehogs living in that area and they need to be able to roam freely and, as an endangered species, should be protected.

I watched in horror as the guided busway workers destroyed badger sets illegally. If the county council allow the developers to change the natural feel of this space, local people will have been deprived of yet another green space at the behest of large corporations who only have profits in mind.

I object to people in suits who live and work in sterile, artificially heated and ventilated buildings, linked by car journeys, making decisions for those of us who do not feel that absolutely every space in the newly developed areas of Trumpington have to be weed free, block-paved, sterile, urban spaces.

There is a huge amount of evidence to prove that green spaces enhance mental health. The County Council should put people before corporate profits.

Thanks in anticipation of your kind attention.

regards,

12.

Dear James

Re: Consultation on change of use of the green pathway behind Foster Road.

We would like to raise the Importance of an integrated approach to biodiversity for human survival and also for human emotional and mental resilience as well as the importance of a sense of place.

Biodiversity is not something we can pick and choose. We need to maintain nature, for without the diversity of species knitted together by the web of plant and animal life, including small insects survival is at risk. We know for instance that one aspect of Bee decline is a result of the denudation of their forage opportunities.

The green path is an important area for biodiversity particularly the habitat of small mammals e.g. the pathway is a route for hedgehogs to gardens, for nesting birds e.g. wrens, long tail tits, and for hunting for birds of prey, grass snakes and bats (rely of the tree line) and forage for bees who rely on the blackberries during June when forage is low.

Foster Road the gardens and the allotments have a particularly healthy population of hedgehogs. Hedgehogs have declined by 50% in the last 20 years and currently it is being discussed whether hedgehogs will need to be put on the endangered list.

Sensitivity is required because any further change of habitat reduction of the green corridor behind Foster Road increases stress on the survival of the local population. Should this habitat be further denuded by narrowing of the green pathway and by paving it over as Hills the developers are requesting this can only impact on their numbers.

Additionally when new fencing is erected next to the current resident's homes it needs to be done with Hedgehogs in mind. This means where the open structure of the current fencing makes it possible for hedgehogs to wander freely any new fencing must be carefully constructed so that access to important feeding spaces is maintained and when this this done residents or the council they must be informed of the reason for holes in the fence, including how to maintain them. As Brambles are removed and different species of plants established any creepers planted to cover fences should be native species with forage potential for bees in the June period.

Small Green pathways are essential in order to that join habitats together allowing species to move between breed places to feed, germinate and survive. So while we divide and break up the remaining habitat and simple routes for transport of seed, insects, birds, small mammals and Human animals we destroy life itself. And as the fields they used to cross have disappeared under concrete their immediate habitat is reduced.

Anyone who has given birth or cared for a human child must surely want them to have some sort of future unless they are totally selfish and without awareness of the future they are leaving to younger generations.

So I'm sure you ask yourself why are they going on about this green path it's so small a piece of land and unnoticeable and that is my point the more we think we can discard the simple green spaces taking away those things that give life to plants and animals and a few brief moments of peace to people in their daily life and a bit of green on the retina as they walk to the allotments or to tend their chickens, walk their dogs, it deprives us, all especially children of the experience of green space as pleasurable. We don't all have time to walk every day to the green parks but we do have time in our daily chores. It's part of network of living space for all creatures that you want to convert to concrete to increase parking and road space. Without a physical and emotional space for the natural world we lose our souls and put ability to survive a risk.

In my life time I have seen degradation of species to such a level it's hard for younger people to comprehend. As a child I walk for miles in grassland full of native species of flowers and saw great clouds of butterflies lift up from the ground as the grass was disturbed. In the voice of the comedian on Radio 4 today when asked if the only way to save the dodo was to carry it in her womb she said she was not sure this was this species was the one we needed to save she commented on the lack of gnats getting in your mouth when driving. While this was a droll comment it was also a very serious and as plants women and natural bee keeper we watch the precarious lives of this insect life daily.

Other things to consider

- A. A two metre wide path will not be suitable for the flow of dog walkers, cyclists and pedestrians especially if they have buggies or trailers. As well as reducing the available feeding grounds not just for the hedgehogs but the bats that fly along this line of trees.
- B. As people actively involved in the community we talk to such as dog walkers, allotment holders and pedestrians who walk this path are universally dismayed about the current narrowing of the path and also when we outline plans for paving to be proposed by Hills the developers people are taken aback as they feel this path has been self-managed for along as they have walked on it and does not need to be paved as an adopted path
- C. Please read section on the chicken plots below as this directly affects us due to having a chicken plot in this area.

Please don't allow this change of use to go ahead or give permission to Hills the developers to pave over the green pathway it is a vein of life blood for nature.

Additionally we feel that:

It is unacceptable that Cambridge City have given planning permission to narrow the pathway to Hills Developers when no application had been made to County Council for change of use had been made nor had there been leave for change of use on the green pathway.

We are concerned that public consultations for a variation order on the green path behind Foster Road did not include consultation of the residents of Foster Road and the wider Trumpington

Appendix F – Consultation Responses

Community. Ceri Galloway was present and spoke at the planning meeting on her concerns about the change of use with respect of biodiversity. At this meeting officers and councillors at the time said that no change of use could **not** be made without application to the county council and would require public consultation. So the county council have let local people know this would be taking place.

We regularly been asking officers concerned to let us know when this consultation would take place but it required us to follow this up many times before being responded too. We have been awaiting this process to take place for I think 18 months or more and are aware that if it is we who have had to be vigilant. Had there been an interest in the concerns of the community we would have written to sooner and a wider and more representative group of local residents and users including ourselves asked for comment on the change of use. You might be surprised to find that our lives are quite busy we work, are carers for parents and we have many other things to do with our lives. So you must understand that our irritation is not unfounded.

It's time that consultation on planning was carried through in a way that made it easy to make comment on changes and clear information on each level changes were outlined to make it easier. So we do not have to act at every new application of planning on the same application

This planning application 15/2296/S73 requesting comment on a change of use from the green path but from a 1.2metre path passed at that planning meeting to 2 metre wide path and that appears to show that change of use has already been made without public consultation.

Surely if you wish to maintain public trust you must follow the procedures you are required to complete. **There are other local residents who have concerns about the loss of biodiversity. It is disappointing to see that these** important considerations are not being discussed with the public but that developers plans have been considered over and above other concerns. Especially as this land is owned by the city council and they can take leadership on this issue.

We need to maintain the sensitive web of life as all creatures are a part of balance of life on the planet. As we denude the environment and reduce it too space other key species die out, ones essential that feed us as land becomes more susceptible to flooding due to loss of porosity and make us less resilient to climate change we will be more dependent on the species we preserve. So all new development need to keep key areas of green between patches of land alive as much as possible. We believe that this green path should be maintained as such not only for biodiversity but will offer a pleasant green space to new residents and old alike.

Additionally as committee members for the Foster Road allotments we'd like to remind you about concerns of the committee:

The green pathway behind Foster Road from approximately house number 112 to 128 is the pedestrian access for Chicken plot holders for vehicular access to the site for delivery. Access to these plot currently has hard standing (originally an agricultural track) and plot holders regularly use this track to bring food, tools and building materials for repair and construction of chicken sheds by vehicle.

Appendix F – Consultation Responses

- i. Should a pedestrian or cycle path be added to this area in future it would require a suitable hard base for vehicles bringing food, tools and materials to and from the site. The need to retain the current width of this section of track is essential. However if a metalled path is put in place this path needs to be strong enough for a vehicle access otherwise it could make it difficult to access our site for delivery. The path width on the adjacent cycle path during the building of the guided busway was negotiated with the relevant partners for the plot holders so this must be registered as need on this site for the future.
- ii. The allotment society has recently written a formal letter from the society to Mark Parsons's officer involved with planning on this site covered by the planning application to request a meeting with himself and the county officer to look at the area concerned. We would like that to go ahead with this before any planning application is agreed as this will be a county concern.
- iii. As you know there will be an increased use of the track due to many new residents on the new Virido development so we need to keep the area well looked after to maintain security on our chicken plot. We believe areas that look uncared for increase security issues. We, alongside other local residents and allotment committee members tend to assist in keeping the area free of litter and dog poo but are now finding it more difficult to keep on top of this with the increase in pedestrian and dog walker traffic in the area. So we think more dog litter bins and frequent emptying of the current bins are essential. As yet the use of the area is increasing even though 1/3 of the housing on Clay Farm has been built and recently had our first incident of vandalism on the orchard site where 11 trees were damaged by fire so consideration for Virido site with an additional 850 new residents means that a plan ahead needs to be made.

My ref: AI/JS/39/117
Your ref:

Date: 22 July 2016

Contact: James Stringer
Direct dial: 01223 715520
E Mail: james.stringer@cambridgeshire.gov.uk



**Economy, Transport and Environment
Executive Director, Graham Hughes**

Highways Service

Box SH1313
Shire Hall
Castle Hill
Cambridge
CB3 0AP

Dear

Town and Country Planning Act – Section 257, applications to divert Public Footpath No. 117 Cambridge

I write following your representation to the applications to divert Public Footpath No. 117 Cambridge. I would firstly like to take this opportunity to explain that these applications have been made under Section 257 of the Town and Country Planning Act 1990. Under this legislation, an order to divert or stop up a Public Right of Way can only be made if the County Council is satisfied that it is necessary to do so to enable development to be carried out in accordance with the approved planning permission.

In line with the approved planning permission sought by both Countryside Properties and Hills Residential, the County Council considers that the diversion of Public Footpath No. 117 Cambridge is necessary to enable development to be carried out.

As part of the proposals to provide a suitable alternative path, Hills Residential has proposed a bound surface footpath with a width of 2 metres. Whilst this is less than the current recorded width, it is in line with the County Council's own policy which was approved by Cabinet in 2003 and 2010.

Currently, the route has a grass natural surface. Whilst the route is a recorded Public Footpath it is not maintainable at public expense. This is because it was recorded in 1992 following an application to register the path based on evidence of public usage. This means that the County Council as Highway Authority does not have a duty to maintain the route. However, as a consequence of the diversion order, the maintenance of the path would transfer over to the County Council. We therefore have to ensure that the proposed route is constructed to a standard acceptable to the County Council so as to not cause long term maintenance difficulties in the future.

As a result of the wider Clay Farm development, it is envisaged that the route will become more heavily used. If the surface of the route was to be left as grass, over time the route would deteriorate in condition and could become unusable by those with wheelchairs and push chairs. It is therefore considered to be appropriate to provide a bound surface along this route to ensure the path is available to all residents of the community all year round.

In summary, it must only be demonstrated that the diversion of a Public Footpath is necessary in order to enable development to be carried out and an alternative route provided as a replacement for the application to be deemed acceptable. Cambridgeshire County Council believe the two applications met the above two points.

In light of the above, I would be grateful if you could let me know whether I should consider your representation as an objection to the diversion order. If I have not heard back from you within 28 days from the date of this letter, your representation will not be treated as an objection.

I look forward to hearing from you shortly.

Yours Sincerely,

A black rectangular box redacting the signature of James Stringer.

James Stringer
Asset Information Definitive Map Officer

**ENVIRONMENT SERVICES
MEMORANDUM**

To : James Stringer
Asset Information Definitive Map Officer

From : Christine May
Interim Service Director, Infrastructure Management and Operations

Date : 23/08/2016

Reference : 39/117

SUBJECT : Proposed Diversion of Public Footpath No.117 Cambridge

With reference to your report of 23rd August, I agree with your recommendation that the proposed diversion of Public Footpath No. 117 Cambridge is acceptable to Cambridgeshire County Council as Highway Authority.

This approval should be reported to Cambridge City Council as Local Planning Authority for a final decision by the Joint Planning Committee.

The above is subject to the Highways Development Engineer inspecting the new route to ensure that the route is satisfactory before the diversion is confirmed.

