

Application Number	19/0040/FUL	Agenda Item	
Date Received	11th January 2019	Officer	Lorna Gilbert
Target Date	8th March 2019		
Ward	Queen Ediths		
Site	The Pavillion Recreation Ground Nightingale Avenue Cambridge Cambridgeshire		
Proposal	Demolition of existing pavilion and construction of new pavilion and associated landscaping		
Applicant	Mr Ian Ross Mandela House 4 Regent Street Cambridge CB2 1BY		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">• The proposal complies with policies 67 and 73 in relation to Protected Open Space and Community and Sport and Leisure facilities.• It would not adversely harm neighbours amenities.• The existing pavilion is of poor architectural quality and the proposed replacement building would enhance Nightingale Avenue Recreation Ground.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located within Nightingale Avenue Recreation Ground. The pavilion fronts on to Nightingale Avenue and along the opposite side of the street around a crescent shaped road to the east lies the odd numbered properties No.7 to 27

Nightingale Avenue. Within the recreation ground to the north of the pavilion is a play area and the grassed areas are located to the west and south.

- 1.2 The site is designated as a Protected Open Space: Parks and Gardens (Nightingale Avenue Recreation).

2.0 THE PROPOSAL

- 2.1 The proposal involves demolishing the existing pavilion on the site and the construction of a new pavilion with associated landscaping. The proposed pavilion measures between 2.8m and 4.6m high with a combination of a flat and sloped roof. The building measures 15.8m wide by 18.2m in length and comprises a community room, kitchen, store, toilets and changing areas and plant room. An outdoor terraced seating area is located adjacent to the community room and kitchen.
- 2.2 The Pavilion would be clad in Marley Eternit Cedral, or similar, fibre cement reinforced cladding panels (colour to be agreed) with a sedum covered flat roof and a pitched standing seam metal roof over the main community room. Solar shading louvres will help protect the west-facing glazing of the community room.
- 2.3 The application includes removing trees and shrubs in front of the existing pavilion and two trees where the new pavilion would be situated.
- 2.4 An existing footpath will be relocated to accommodate the new pavilion and to improve access.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Specification for landscape works and maintenance
 3. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/63/0559	By erection of a new pavilion and public convenience for Cambridge Corporation	Approved 11.1.65

07/1351/FUL	Construction of Bitumen macadam court with fencing for basketball and football. Construction of tennis court with fencing and construction of peripheral footpath.	Approved 4.2.2008
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4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 28 29 31 32 33 34 35 36 55 56 57 58 59 67 69 70 71 73 80 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March
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	<p>2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
<p>Previous Supplementary Planning Documents</p> <p>(These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge City Council Open Space and Recreation Strategy (2011)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Cambridge City Wildlife Sites Register (2005)</p>

	<p>Criteria for the Designation of Wildlife Sites (2005)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Indoor Sports Facility Strategy 2015-2031 (updated June 2016)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 A condition should be added to any permission requiring a traffic management plan prior to any demolition or construction works.

Environmental Services

- 6.2 The development proposed is acceptable subject to the imposition of the conditions outlined below:

- demolition / construction hours
- collections / deliveries during demolition / construction
- Piling
- External artificial lighting

Sustainable Drainage

- 6.3 The proposals have not demonstrated a suitable surface water and foul water drainage provision for the proposed development. These details will need to be required by planning conditions.

Policy – Sustainability Officer

- 6.4 The development proposed is acceptable subject to the imposition of a water efficiency condition.
- 6.5 While the scale of this development is considered too small for achievement of local plan sustainable construction requirements related to BREEAM to be feasible, the scheme

incorporates a number of sustainable construction elements including:

- The use of modular construction which will reduce construction waste and enhance the overall fabric and energy efficiency of the building;
- Specification of a sedum roof over the ancillary facilities;
- The use of solar shading louvres to help reduce excessive solar gain to the west facing glazing of the community room;
- The specification of water efficiency appliances and sanitary ware in the toilets, shower facilities and kitchen. Condition wording is suggested above to secure submission of a water efficiency specification.

Streets and Open Spaces

- 6.6 No objection to the proposal subject to the replacement planting proposed.

Landscape Design Officer

- 6.7 No objections, but supports the revisions requested by the Nature Conservation Officer.

Nature Conservation Projects Officer

- 6.8 The proposed planting around the building should be replaced with a perennial pictorial meadow planting. This is best laid as turf and is subsequently low maintenance, involving a simple cut and rake every year. These mixes are designed to provide a long season of flowering species for a broad range of pollinating insects and will help mitigate for the proposed loss of the Ivy to the road side. I would also request that the roadside planting includes some native shrub species (Common Hazel, Spindle and Dogwood) that can be maintained as coppice stools to provide habitat cover and a screen to the proposed pavilion. If planted alongside a shade tolerant perennial meadow mix, these will provide an attractive setting for the proposed log piles. It is suggested these are sunk vertically into the ground to increase their security, habitat value for wood boring beetles and provide additional structure to the plan.
- 6.9 Support the proposed nest and bat box provision.

Access Officer

- 6.10 No objections in principle but a number of recommendations are made in respect of the internal layout.
- 6.11 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 Comments of support have been received from Councillor Colin McGerty. These are summarised below:

- Everyone involved in bringing this high quality scheme to the planning stage should be congratulated. Officers and residents groups have worked well together to ensure the new pavilion offers the community space that is badly needed. At least one parent and toddler group have expressed a desire to use the room as soon as possible.
- Using natural external materials, the new pavilion sits comfortably in its surroundings, just next to the children's play park. It offers a large community room with a high ceiling, kitchen and separate sports changing rooms. The new public toilets are very welcome and feature two large, fully accessible toilets, both with baby change facilities.
- Construction will be mainly off-site and minimally disruptive. I note some comments from Nightingale Avenue residents about planting on the avenue side of the building to shield the view and I support this. Looking at the plans it appears the council are planning to remove a large amount of existing growth, presumably for site access, and I would request that more than the single tree currently planned should be replaced. Perhaps a line of trees could be requested by condition?

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

Objections:

- 9, 15, 19, 21, 23 Nightingale Avenue

Neutral

- 2 Herons Close

Support

- 301 Hills Road
- 52 Queen Ediths Way
- 23 Rathmore Road
- 110 Wulfstan Way

7.3 The representations can be summarised as follows:

Objections

- The proposed replacement pavilion would be sited further forward than its existing position, resulting in the loss of existing trees, shrubs and ivy. The building would therefore be very prominent in the street scene, and negatively affect the view of the park for many of the properties on the opposite side of Nightingale Avenue.
- The proposed fibre cement cladding wouldn't be very attractive. Would it be possible to use natural materials, such as brick and timber, instead of or in addition to the cladding?
- If repositioned further east to align with the intersection of Topcliffe Way to Nightingale Avenue, this would help to preserve the views from properties opposite in Nightingale Avenue.
- The pavilion should be repositioned further into the park so that the existing vegetation can be retained.
- This proposal will cause habitat loss, due to the removal of a stand of mature flowering ivy which is invaluable as a food supply for insects and birds, and as shelter for insects, birds, bats and other small mammals. This habitat has taken decades to create, and its removal cannot be mitigated by planting trees elsewhere, as ivy will only thrive in a shady protected location, such as its current position.
- The new landscaping will be low maintenance but rather unattractive. It would be preferable to sow (or use turf versions of) Pictorial Meadow beds in the new planting areas and in front of the pavilion (on the park-side). They will be cheaper, faster to establish and can be easily maintained.
- Bats are known to be present in the park.
- The examples of the bat and bird boxes shown are unattractive and may appear odd attached to a minimalist one-storey building. It might be preferable to site these boxes on nearby trees instead.

- If security is a concern, this could be mitigated by planting dense shrubbery right up to the east facing wall of the pavilion.
- The pavilion would be double the size of the existing, which would lead to increased usage, and a consequent increase in noise and traffic in this area.
- There is currently no cycle parking and people using the park leave their bicycles lying on the ground. Cycle racks should be provided. These should be Sheffield stands designed to include some provision for cargo bikes, and easily accessible – suggest these be on-road replacing some of the existing car parking.
- What would be the maximum opening times that the pavilion could be rented out in the evening? Nightingale Avenue is a quiet residential street and late-night noise could therefore be disruptive to nearby residents. Use should therefore be restricted to normal daytime hours only.
- It is disappointing that local residents were not consulted on this development, so that local knowledge and concerns could have been taken on board at an earlier stage.
- The building increases greenhouse emissions significantly, contrary to the council's climate change policy.

Neutral

- Support the principle of constructing a new pavilion. Local residents would benefit if the pavilion were to include a small café, as Nightingale Recreation Ground is in a residential area with no nearby cafes.

Support

- The current structure is an eyesore and its replacement is welcomed.
- The City Council's 2017 study of community spaces recognised that there is a shortfall of such facilities in Queen Edith's and a new Nightingale Pavilion will go some way towards addressing that need. It should be noted that it will be the nearest community space for two new developments in the ward, at Ninewells (260 dwellings) and GB1/2 (450 dwellings).
- The park is used by many people on a daily basis throughout the year. There are frequent sports events, and a pavilion that could provide good facilities will benefit the park users.
- It will be important that the landscaping/planting/biodiversity features are of a high quality. The wildlife area could be

redesigned to retain mature trees, and to provide more obvious log habitats, some new hedging or trees such as native birch, clear areas for cycle parking, and low-level lighting.

- Provision of adequate lighting and bike parking will be required so that the pavilion can be used to its full potential.
- Seating should be provided.
- There is an opportunity to use colour and texture in the materials of the pavilion in order to enhance the park and not just 'hide the building'.
- It should be possible to substitute the thin sedum roof with a deeper more-biodiverse green roof with different depths of substrate and materials. Logs and pipes could be added here to increase biodiversity.
- The disabled toilet seems to include a shower, but could it also include a hoist so that it could become a Changing Place?

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

8.0 ASSESSMENT

Principle of development

8.1 The pavilion site and surrounding Nightingale Avenue Recreation Ground are designated as Protected Open Space (parks and gardens). Policy 67 of the Local Plan 2018 explains how development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless: a) the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and b) the re-provision is located within a short walk (400m) of the original site.

8.2 The Open Space and Recreation Strategy October 2011 refers to Nightingale Avenue Recreation Ground (P & G 14) covering 5.09ha and as in public use. It is of both environmental and recreational importance and is rated as 68.95% in terms of its quality. This document explains that '*whilst the condition of Nightingale Avenue Recreation Ground is generally good, the pavilion is in poor condition and the pitches may be subject to heavier usage for formal sports as a result of the loss of sports provision at Bell School*'.

8.3 The proposal relates to part of Nightingale Avenue Recreation Ground which is presently occupied by a pavilion. The proposed pavilion building (258sq.m internal floorspace) will be larger in size than the existing pavilion (121sq.m internal floorspace). The new pavilion would provide a community room, kitchen and improved changing and toilet facilities compared to existing. A footpath behind the proposed building is to be relocated to improve access and to accommodate the larger building footprint. However, the majority of the recreation ground would be left untouched. The proposal would lead to a loss of some additional grassed area, although this will be quite minimal in the wider context of the site and the pavilion would offer facilities for the recreation users, in the form of changing rooms and community space. It is considered the proposal would not lead to a loss of existing outdoor recreational playing field space. The proposal involves the loss of trees and shrubs between the front of the existing building and Nightingale Avenue and two trees along the south side of the new building which need to be removed to accommodate the larger building footprint. This is currently overgrown and obstructs views of the existing pavilion. The loss of the trees and shrubs are a concern to a number of residents in relation to the visual impact and loss of habitat and vegetation. The proposed soft landscaping drawing indicates planting is proposed to the front of the building and by the paths along the sides and rear of the building. Logs for habitats will be introduced at the front of the site. It would provide a more open feel to the pavilion. The Council's Nature Conservation Projects Officer has requested that the planting be replaced with perennial pictorial meadow planting which is designed to provide a long season of flowering species for a broad range of pollinating insects. He also requests that the roadside planting includes some native shrub species (Common Hazel, Spindle and Dogwood) that can be maintained as coppice stools to provide habitat cover and a screen to the proposed pavilion. I consider this can be dealt with by way of a landscaping condition.

8.4 I consider the proposal meets the criteria for policy 67 of the Local Plan 2018. I accept there will be a loss of trees and shrubs close to the existing pavilion. However, the application would introduce replacement planting which will encourage wildlife and provide habitats for species. Concerns have been raised within third party comments that there are bats in the park that could be affected by the proposals. Bat and bird boxes

are proposed to be provided and I have recommended a condition requiring further details of the location of such boxes and to secure their subsequent provision.

- 8.5 Policy 73 of the Local Plan 2018 refers to community, sports and leisure facilities. New or enhanced community, sports and leisure facilities will be permitted if a) the range, quality and accessibility of facilities are improved; b) there is a local need for the facilities; and c) the facility is in close proximity to the people it serves. The application has been submitted by the City Council in order to meet the identified need for improved facilities in the area. The project is being funded by Section 106 funds from a range of local contributions including community and sports contributions from the Bell School Development. The Design and Access Statement explains that the recreation ground is used for a range of community events and sports use throughout the year, predominantly football, with Cherry Hinton Lions Mini Soccer and Colts training on the pitches during the week and playing in matches at weekends. Other users include the Pickle Ball Group, Tennis enthusiasts, Nightingale Gardening Group, local dog walkers and local runners. The proposal therefore serves the local community and is easily accessible to its users. I consider the proposal meets the relevant criteria of policy 73.

Context of site, design and external spaces

- 8.6 The existing brick and timber pavilion is of a low architectural quality, is dilapidated and has a number of maintenance issues including water ingress. I consider the loss of this building to be acceptable. The replacement pavilion is larger and the intention is for it to be more welcoming to the community. As detailed in the Design and Access Statement it will be clad in Marley Eternit Cedral, or similar, fibre cement reinforced cladding panels with sedum covered flat roof and a pitched standing seam metal roof over the community room. Solar shading louvres will help protect the west facing glazing of the community room. I consider this modern structure would complement its surroundings and provides an appealing architectural building to Nightingale Avenue Recreation Ground. The removal of trees and shrubs at the front of the site would make the replacement pavilion more visible from the street and easier for the public to find. I consider the design of the building and proposed planting would fit well with the site context

and surrounding area despite the loss of existing vegetation adjacent to the road frontage of the site.

- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 Concerns have been raised by some neighbours living along Nightingale Avenue about the loss of trees and shrubs at the front of the site and the impact upon views from their properties. The nearest neighbour is No.27 Nightingale Avenue which is located across the road and on a crescent. The new pavilion would be located almost 40m away from the corner wall of this property. The crescent helps to either angle the properties away from the pavilion or creates a considerable set back from the pavilion. I consider the appearance of the proposed building and set back from these neighbours would not adversely harm their outlook, privacy or loss of light. The impact on private views from the dwellings on the opposite side of Nightingale Avenue is not a material planning issue.
- 8.9 Concerns regarding increased usage and resultant noise from a larger replacement pavilion have been raised in a number of third party comments. The Environmental Health Team have not raised any in principle objections to the increased size of the pavilion, or requested that the usage be restricted to daytime hours only. As there is an existing community facility on site at present and that the proposed community room would be located to the rear of the building, over 40m away from the nearest residents on Nightingale Avenue, I concur with the Environmental Health Team that the proposal would not have an adverse impact upon the amenities of nearby residents. Conditions relating to demolition/construction/delivery hours, piling and artificial lighting are recommended in the interests of safeguarding neighbours' amenities.
- 8.10 A number of local residents have expressed concerns regarding the impact upon nearby streets of parking associated with the new pavilion. Many people who use the facility will be local residents, some of whom would walk or cycle to the pavilion. The Highways Authority has not objected to the proposal but

has requested a traffic management plan condition which I recommend be included. I accept there may be some additional parking pressures upon nearby streets, however there is a small car park on site adjacent to the play area close to the pavilion which some people using the pavilion could use. I do not consider traffic and parking impacts on neighbours' amenities to be so significant as to warrant refusal of this planning application.

- 8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 57.

Highway Safety

- 8.12 As mentioned in paragraph 8.10 above the Highways Authority does not object to the proposal and I have recommended the inclusion of the requested traffic management plan condition. I concur with these comments and do not consider the replacement pavilion, although larger than existing would be detrimental to highway safety.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.14 The application form states that the proposal does not require the employment of staff. The proposal should provide one disabled car parking space. There is an onsite car park that is for park users. People using the pavilion could use this car park and there is street parking available. I consider the proposal does not require an increase in car parking provision in comparison to the existing arrangement, and complies with the car parking standards in Appendix L of the Local Plan 2018.
- 8.15 No cycle parking provision has been made for the users of the pavilion. Currently visitors park bicycles within the playground or against perimeter railings. The proposed pavilion is 258sq.m. Whilst there is no existing cycle provision, the scheme should at least include sufficient provision for the demand generated by the increased floorspace. I have therefore recommended a cycle parking condition to ensure there is sufficient cycle

parking provision for the pavilion, including some provision for cargo bikes.

- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Inclusive access

- 8.17 The proposal provides a large referee/disabled toilet and shower with changing area and two further accessible WCs. A ramp will provide access to the building to both the community room and to the terrace. Level access is to be provided to the public WCs and changing facilities.
- 8.18 The Council's Access Officer has provided some recommendations regarding the internal layout, such as the way doors swing, having an adjustable height bench in the wheelchair accessible room, considering heights of hooks and shelves, a shower chair mounted to the wall, types of doors, hearing loop, signage and the height of railings on the veranda. These are Building Regulations rather than planning matters, and I therefore recommend an informative to draw the applicant's attention to these requirements.
- 8.19 In my view, the proposal complies with policy 56 of the Local Plan 2018.

Sustainability

Construction

- 8.20 As explained in the Council's Senior Sustainability Officer's response the scale of this development is too small to require BREEAM compliance. Nevertheless, the proposed replacement pavilion incorporates a number of sustainable construction elements including the use of a modular construction that will reduce construction waste and enhance the overall fabric and energy efficiency of the building, the inclusion of a sedum roof, solar shading louvres to reduce excessive solar gain to the west facing glazing of the community room, water efficiency appliances and sanitary ware. The Council's Senior Sustainability Officer has requested a water efficiency condition to comply with policy 28 of the Local Plan 2018. I consider the

sustainability measures meet relevant policy requirements providing this condition is included.

Drainage

- 8.21 The Sustainable Drainage Engineer considers the proposal to be acceptable providing conditions are applied to ensure suitable surface water and foul water drainage provision for the site. I agree with their recommendation and to ensure it complies with National Planning Policy Framework 2019.

Waste

- 8.22 No waste provision and collection facilities have been shown. A cleaning contractor currently removes the rubbish in bin bags when doing their weekly clean, and these arrangements would continue for the new facility.

Third Party Representations

- 8.23 The majority of concerns raised within third party comments have been addressed in the report. Additional concerns have been raised regarding the absence of public consultation. Extensive consultation did take place over several years with residents groups, and it is understood that their input into the roof design was incorporated into the proposals.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

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

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).

4. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).

6. Prior to the installation of any external artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity of nearby residents (Cambridge Local Plan 2018 policy 34).

7. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 Policy 81).

8. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;

- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Full details of the maintenance of the surface water drainage system;

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to accord with policy 31 of the Local Plan 2018.

- 9. No development shall commence until a scheme for the management of foul water has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to accord with policies 31 and 32 of the Local Plan 2018.

10. Prior to occupation of the building hereby permitted, a water efficiency specification shall be submitted to the local planning authority. This shall demonstrate that water efficient appliances and sanitary ware will be specified in order to reduce potable water use, with reference to the values contained within Table 2.2 of Part G of the Building Regulations 2010 (2015 edition) where relevant, and that the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018, policy 28).

11. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and biodiversity and to ensure that suitable replacement landscaping is provided as part of the development (Cambridge Local Plan 2018 policies 55, 57, 58, 59 and 70).

12. Details of the location and position of the bat and bird boxes shall be submitted to and agreed in writing with the Local Planning Authority prior to use of the replacement pavilion. The boxes shall thereafter be installed in accordance with the approved details.

Reason: To accord with policies 69 and 70 of the Local Plan 2018.

13. The new pavilion shall not be brought into use until details of facilities for the secure parking of bicycles (including cargo bikes) for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure satisfactory provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

14. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

INFORMATIVE: The accessible toilets doors both should open outwards; The standard toilet doors should open outwards or have the design of hinge that can be removed from outside in case someone collapses in toilet; The wheelchair accessible room should have an adjustable height bench not the L shaped show; Plenty of hooks and shelves at convenient height for wheelchair user; A shower chair mounted to wall. Possibly a mobile shower chair and ceiling hoist; Double doors will need to be powered or be asymmetrical with one leaf being at least 900mm and having an opening force of less than 20N; Meeting room need hearing loop; The railings on the veranda must be at a height not to obscure the sightline of wheelchair users on the veranda, guidance given in Part M Building Regs and BS8300.