

Application Number	18/2025/FUL	Agenda Item	
Date Received	21st December 2018	Officer	Patricia Coyle
Target Date	22nd March 2019		
Ward	Abbey		
Site	Unit 10 Cambridge Retail Park Newmarket Road Cambridge		
Proposal	Erection of a 2 storey unit for D2 use (gym) with reduction of Homebase garden centre and existing service yard and alterations to service yard access. Provision of cycle store and ancillary plant compound.		
Applicant	C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed erection of the two storey building would be in character with the existing retail park development and, subject to the final comments of the Highways Authority, would not result in any harm to highway safety.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to the Homebase garden centre which lies to the south of the existing Homebase retail warehouse known as Unit 10 in the Cambridge Retail Park. The collection of buildings that make up the Cambridge Retail Park stand to the south east of Newmarket Road and to the north east of Coldhams Lane.
- 1.2 Views of the retail park from Newmarket Road are dominated by planting along the back edge of the public footpath and the

large areas of car parking provided in front of the retail units. There are only limited views of the site from Newmarket Road. A collection of buildings and businesses occupy a large corner area where Coldhams Lane meets Newmarket Road.

- 1.3 Travelling south east down Coldhams Lane, the south side of Cambridge Retail Park becomes visible and the Homebase garden centre can be seen from the small roundabout from which an access road leads into the retail park passing in front of the garden centre to the east. Henley Road joins this access road on its eastern side and runs along the southern side of the garden centre which has a tall solid timber panel fence inside a low brick wall on the back edge of a public footpath.
- 1.4 The garden centre has a canopy to its front part (western side) which covers about two fifths of the site, the rest is open.
- 1.5 The surrounding area is almost wholly commercial (the exception being Silverwood Close, to the south west, which is residential) and predominantly retail.

2.0 THE PROPOSAL

- 2.1 It is proposed to redevelop part of the existing garden centre, the western part which fronts onto the access road providing access into the retail park, with a two storey building to provide a new gym (Use Class D2) unit.
- 2.2 The proposed building would be constructed from bricks to match those of the brick built Homebase retail unit to the north.
- 2.3 The building would measure 32.7 metres in width along the western elevation adjoining the Homebase unit and 23.1 metres in depth. Access into the building would be a central two door entrance located on its western side.
- 2.4 The supporting documents submitted are:
 - Planning and Retail Statement
 - Contamination Report
 - Design and Access Statement
 - Transport Assessment and draft Travel Plan

3.0 SITE HISTORY

A large number of applications have been made that include the site and surrounding land. The most relevant and recent of which are as follows:

- | | |
|-------------|--|
| 16/2101/FUL | Installation of weather protection canopy within existing garden centre - PERM 31-1-2017 |
| 18/0858/FUL | External alterations and subdivision of the existing Homebase store (Unit 10) into two units and a deed of variation (a change to the Section 106 Agreement attached to approval C/99/1121/OP) to allow for food retail. PCO |
| 19/0611/FUL | Removal of a fence and erection of two new fences to facilitate extension of garden centre into the service yard. – PCO |

4.0 PUBLICITY

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|-----|------------------------|-----|
| 4.1 | Advertisement: | Yes |
| | 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 Plan 2018	Local	1 6 28 29 31 32 33 34 35 36 55 56 57 58 59 73

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

Central Government Guidance	<p>National Planning Policy Framework February 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 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>Public Art (January 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire</p>

	<p>Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Cambridgeshire County Council Transport Assessment Guidelines (2017)</p> <p>Contaminated Land in Cambridge - Developers Guide (2009)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 The County Council's Transport Assessment Team has commented as follows (received 17th May 2019) in response to the application together with additional information provided by the applicant's agent:

- Insufficient information to properly determine the highway impact of the development.
- The submitted accident data is the same as that provided for the recently approved Lidl application. This application as received much later, and there is more recent data available that should be used instead.
- 20 sheltered cycle parking spaces will be delivered adjacent to the proposed unit and this is agreed.
- The County originally requested that an existing bus stop should be upgraded. Additional information has been provided by the applicant confirming that the development is

anticipated to generate a maximum of 2 additional bus trips and, on this basis, the County's request for a bus shelter is now withdrawn.

- The proposed development will not alter the number of existing car parking spaces at the Retail Park.
- The proposed changes to the service yard access will be on private highway.
- The development is anticipated to generate 29 vehicular trips in the weekday AM peak and 50 vehicular trips in both the weekday PM peak and Saturday peak periods respectively. The applicant has clarified that this information has been obtained from the TRICS database for comparable gym sites, which is acceptable. However, trips have not been discounted in accordance with the reduction of the existing garden centre.
- The County is satisfied with the trip distribution outlined in the assessment, and the applicant's clarification regarding why the middle access junction is unlikely to be used for access. The software used to assess the impact of the development on the capacity of the Coldham's Lane roundabout is agreed.
- The traffic flow diagrams appear to demonstrate there is adequate capacity at nearby junctions, but this is subject to final confirmation from the modelling team that they are happy with the model used to assess this.
- The existing sustainable transport network is considered satisfactory to accommodate the development.
- Regarding the Travel Plan it is recommended that it be revised to consider and include a number of amendments. This can be the subject of a condition.

Environmental Health

- 6.2 Following the submission of additional information relating to air quality, the development proposal is acceptable subject to the

imposition of standard conditions regarding plant noise insulation, construction hours, piling, dust and contaminated land conditions.

In addition to the above standard conditions there are also bespoke conditions recommended requiring: all windows to be kept closed during exercise or the playing of music, restriction to D2 gym use only and the provision of an electric vehicle charging point.

Urban Design and Conservation Team

- 6.3 Feel unable to support the scheme. The concept of utilising part of current Homebase garden centre to provide a new gym is acceptable, but concern is voiced about the design of the building with regard to Policy 28 of the CLP 2018 and the failure to create some form of active edge along Henley Road. Comments are made that whilst the proposed main façade of the building is underwhelming in design, the approach and materials are consistent with the neighbouring Homebase unit.

Windows (perhaps projecting in form to add interest to the elevation/corner) would help to provide a degree of natural surveillance onto the street and the proposed cycle stands. This is supported by Policy 56.

Regarding cycle parking it is suggested that a phased cycle provision condition could be imposed should the application be granted as the Cycle Parking Guide would require 50 spaces rather than the 20 spaces proposed.

Landscape

- 6.4 The development proposal is acceptable subject to the imposition of a condition requiring details of hard landscape works to be submitted to and approved by the LPA.

Cambridgeshire County Council (Flood and Water Management)

- 6.5 Following the submission of further surface water drainage details, no objection in principle to the proposed development. Surface water from the proposed development will connect into the existing private surface water drainage network currently

serving the retail park. Condition recommended requiring the submission of a surface water drainage scheme.

Sustainable Drainage Engineer

- 6.6 Further information regarding surface water drainage required to demonstrate that attenuation meets current design standards.

Planning Policy (Senior Sustainability Officer)

- 6.7 Proposals are considered acceptable subject to a planning condition regarding water efficiency and conditions requiring a BRE issued Design Stage Certificate and a BRE issued post Construction Certificate to be submitted to and approved by the LPA.

Development Contributions Monitoring Unit

- 6.8 No S106 contributions required from such developments.

Designing out Crime Officer

- 6.9 It is hoped the applicant will submit a Secured by Design application in due course.
- 6.10 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

Dunelm, Unit 9
27 Silverwood Close
71 Stourbridge Grove

- 7.2 The representations can be summarised as follows:

- The gym will generate more traffic and noise at night and additional light pollution.

- 24hr opening is excessive and would set precedent
- Disappointing to see that the plans predict that 65% of employees will travel by car.
- The two applications 18/0858/FUL and 18/2025/FUL should not be considered in isolation due to their potential cumulative negative impacts on the car parking provision of the Cambridge Retail Park. Concern expressed that there will be additional congestion in and around the car park if the two proposals are both approved.
- Not needed, other gyms are available nearby
- Breeam rating should achieve a higher level
- The scheme is taller than the existing.

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

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Waste storage
5. Highway safety
6. Car and cycle parking
7. Third party representations

Principle of Development

8.2 The NPPF at paragraph 80 indicates that planning decisions should help create the conditions in which businesses can invest, expand and adapt and that “Significant weight should be placed on the need to support economic growth and productivity...”

- 8.3 Central government advice continues to advise at Section 8 of the NPPF, that planning decisions should enable and support healthy lifestyles through the provision of sports facilities.
- 8.4 Paragraph 86 of the NPPF requires a sequential test to be applied to all development proposals for main town centre uses that are not in an existing centre.
- 8.5 In carrying out the sequential test the agent has come to the conclusion that there are no sequentially preferable sites that are suitable, available and viable in Cambridge City Centre or any nearby District or Local Centres in which to accommodate the proposal.
- 8.6 A Health Check survey has also been carried out and it concludes that the city centre is of good health with a diversity of uses and below national average vacancy.
- 8.7 Regarding whether the proposed enterprise would have significant economic benefits for the area it is argued by the agent that the Gym's business model is to employ local people for their gyms and would create 15 full time jobs.
- 8.8 Policy 73 of the CLP requires applicants to demonstrate the need for a leisure use within the catchment area it is expected to serve. The agent refers to a Council Retail and Leisure Study (2013) which has assessed the leisure uses within the city and which concludes that there is capacity for more health clubs in the city.
- 8.9 It is concluded that there are no sequentially preferable sites which are available, suitable and viable which could accommodate the proposal. The proposal would have no impact on the health, vitality and viability of Cambridge City Centre. Finally it has been identified that there is a need for further leisure provision.
- 8.10 The proposal would therefore accord with the advice and guidance of the NPPF and accord with the requirements of Policy 73 of the CLP which indicates that proposals for new and improved sports and leisure facilities will be supported where they improve the range, quality and access to facilities within

Cambridge. The principle of the development is acceptable and in accordance with policy 73.

Context of site, design and external spaces

- 8.11 The application site relates to the garden centre at the southern side of the existing Homebase unit. The garden centre is an open area but it does have a couple of large canopies and boundary treatment that provides a strong sense of enclosure to the area.
- 8.12 The southern side of the garden centre and the service yard are currently defined by a low brick wall behind which has been erected a timber panel fencing which reaches 4.7 metres in height. This boundary treatment bends around to continue along the eastern elevation of the service yard.
- 8.13 The proposed building has been designed to reflect and continue the existing form of development to the north of the Homebase garden centre which is defined by large areas of glazing framed by buff coloured terracotta brick cladding. Referencing that characteristic of large glazed areas framed by brick cladding, aluminium composite panels would face the sides of the glass and brick central area of the building. The tops of the buildings in the retail park have low roofs and this proposed new building would continue this characteristic.
- 8.14 The south and east elevations would both be in the main featureless, faced with aluminium composite panels (above a low brick base) continuing around from the front elevation. The south elevation would however contain a standard door and a couple of louvered areas.
- 8.15 The east elevation facing the retained area of the garden centre and the service yard would only be visible above the timber panel fencing and then only at an angle.
- 8.16 The south elevation of the new building would be set back 2.6 metres from the existing footpath. Whilst there would be no glazed openings in this elevation it would be a visual improvement on the existing boundary treatment of the garden centre.

- 8.17 Views of the site from Newmarket Road would be very limited due to the distance and intervening planting along the back edge of the highway and within the retail park. A significant number of buildings at the corner of Newmarket Road and Coldhams Lane further restrict views of the site from the public domain.
- 8.18 Moving to the southern side of the retail park there are car parking areas to the south and west of the application site and trees within those areas which help to screen the site from views from Coldhams Lane. Nevertheless the area around the small roundabout where Coldhams Lane meets with the access roads into the retail parks to the north and south of the roundabout, does provide views of the site.
- 8.19 Viewed from within and outside the retail park the proposed building would sit comfortably at the southern end of the line of existing development at Cambridge Retail Park and would not harm the character or appearance of the retail park.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.20 The nearest residential properties lie over 120 metres away to the west and south west on Silverwood Close and there is an intervening building and car park (Beehive Centre). There are car parking areas to the south and west of the application site and trees within those areas which help to screen the site from views from Coldhams Lane.
- 8.21 The south and west elevations are blank and there would not therefore be any impact on residential properties from any 24 hour internal lighting associated with the gym business by reason of distance and orientation.
- 8.22 The Environmental Health Officer has recommended a number of standard conditions regarding plant noise insulation, construction hours, piling, dust and contaminated land conditions. There is also a condition recommended requiring all windows to be kept closed during exercise or the playing of music.

- 8.23 It is concluded that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Waste storage

- 8.24 The drawings do not show any provision for the storage of waste. The red line of the application site however includes the garden centre and the service yard beyond and I therefore consider there is sufficient space to accommodate the waste storage requirements of the proposed use.
- 8.25 Subject to the above the proposal would be compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.26 Further to the latest highways comments set out in paragraph 6.1 of this report, an updated Travel Plan has been submitted and the Highways Authority re-consulted: I will update Members on their response on the amendment sheet.
- 8.27 Subject to resolution of the outstanding highways issues, the application will comply with the requirements of Policy 81 of the Cambridge Local Plan 2018.

Car and Cycle Parking

- 8.28 The Highways Authority has agreed to 20 sheltered cycle parking spaces to be provided adjacent to the proposed unit.
- 8.29 The Urban Design Team has commented that 50 spaces rather than the 20 spaces proposed are required (one space for every 25m²), for sport and recreational facilities by the Cycle Parking Guide for a building of this size.
- 8.30 It is noted by the team that the existing cycle parking within the immediate surroundings appears to be underutilised. This could be due to the nature of the retail units and the sale of large bulky items. The proposed gym could lead to a greater take up of that existing cycle provision. It is suggested that a phased cycle provision condition could deal with this issue.

- 8.31 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.32 There are comments that the gym will generate more traffic and noise at night and additional light pollution. This is correct, but the level of use and the distance from the nearest residential properties would mean that there would be no significant adverse impact upon their residential amenity.
- 8.33 There are comments regarding the number of employees that are predicted will travel by car. A condition has been recommended to revise and amend the travel plan to address such issues.
- 8.34 It is commented that 24hr opening is excessive and would set precedent. As it is not considered that the proposal would result in significant noise/disturbance to the nearest residential properties, the issue of 24 hour opening is considered to be acceptable.
- 8.35 Regarding whether there will be additional congestion in and around the car park the Highways Authority are fully aware of the other application that is still pending determination on the site. There are no objections to the proposal in terms of any shortfall in car parking provision.
- 8.36 The agent has demonstrated that there is a need for further leisure provision within Cambridge regardless of whether other gyms are available nearby. Commercial competition is not a planning matter.
- 8.37 The Sustainability Officer has accepted the Breeam standard that would be achieved represents advanced good practice in sustainable construction.
- 8.38 The scheme is taller than the existing. This is true but would not result in harm to the appearance or character of the area. It would be no higher than the Homebase building adjoining to the north.

9.0 CONCLUSION

- 9.1 The proposed building would fit in comfortably with the existing forms of development found at Cambridge Retail Park and there would be no resultant harm to the appearance and character of the retail park or the surrounding area. There would be no adverse impact on the vitality and viability of Cambridge City Centre as a consequence of this proposal and a need for further leisure provision has been identified. There would be no significant impact on the amenity of the closest residential properties. Subject to the resolution of the outstanding highways concerns, the application is therefore recommended for approval.

10.0 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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the Local Planning Authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)

- General environmental setting.

- Site investigation strategy based on the information identified in the desk study.

- (b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

- (b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

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

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

a) Include details of the volumes and types of material proposed to be imported or reused on site

- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

9. 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)

10. 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)

11. Prior to the occupation of the development or the commencement of the use, a noise assessment detailing noise levels emanating from all plant, equipment and vents, relative to background levels, shall be submitted to, and approved in writing by, the Local Planning Authority.

If the assessment demonstrates that noise levels exceed the background level at the boundary of the premises, having regard to adjacent noise sensitive premises, a mitigation scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

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

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

13. 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)

14. All windows serving the application site shall be kept closed during exercise or the playing of music.
15. The premises shall be used for a gymnasium use and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: For the avoidance of doubt, and because use of the building for any other purpose would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 57, and 81)

16. Prior to the construction of building reaching first floor level details of a scheme for the provision of a single operational rapid electric vehicle (EV) charge point with / to a dedicated car parking space for exclusive use by electric vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be installed / provided in accordance with the approved details prior to the first occupation of the development and shall be maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable forms of travel/transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF) and Policy 36 of the Cambridge Local Plan (2018).

17. 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))

18. Development shall be carried out in accordance with the following water efficiency specification:
Delabie Sporting 2 shower unit - flow rate limited to 6 l/min
Avon 21 pillar taps in the changing rooms - regulated to a maximum of 3.7 l/min
WC cisterns with dual flush - 4/2.6 litres
The above fixtures shall be fully installed and operational prior to occupation. Any changes to the above specification shall be submitted to an agreed in writing by the local planning authority.

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

19. Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM very good as a minimum will be met. Where the interim certificate shows a shortfall in credits for BREEAM very good, a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

20. Prior to the occupation of the gymnasium, or within 6 months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

21. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, 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 development is completed. The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Peter Dann Consulting Engineers (ref: 10-8512 Rev PL1) dated 13 December 2018 and shall also include:
 - a) 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 an assessment of system performance;
 - b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - c) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - d) Full details of the maintenance/adoption of the surface water drainage system;

e) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

22. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

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 2018 policies 55, 57 and 59)

23. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

24. Prior to first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

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

25. Cambridge City Council recommends the use of low NO_x boilers i.e. appliances that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan (2018) and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)

26. Details of the full surface water drainage strategy for the retail park should be submitted to demonstrate the downstream connection of the network. This includes the attenuation storage and flow control off site.

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

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

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

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

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

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

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

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf