

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 04 August 2020

Application Number	19/1756/FUL	Agenda Item	
Date Received	20 December 2019	Officer	Ganesh Gnanamoorthy
Target Date	20 March 2020 (Extension of time informally agreed)		
Parishes/Wards	Arbury		
Site	The Meadows, Cambridge		
Proposal	Erection of new community hub and 22 council rented affordable dwellings, car parking, replacement multi use games area, new vehicular access off Arbury Road and enhancements to the recreation ground and installation of substation (as part of wider proposal for the full Meadows site seeking permission for the demolition of existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close and St Catharines Road, the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land re-profiling).		
Applicant	Cambridge Investment Partnership		
Recommendation	Grant planning permission subject to conditions and prior completion of Section 106 Agreement.		
Application Type	Full	Departure:	No

Application Number	S/4532/19/FL	Agenda Item	
Date Received	20 December 2019	Officer	Ganesh Gnanamoorthy
Target Date	20 March 2020 (Extension of time informally agreed)		
Parishes/Wards	Histon & Impington		
Site	The Meadows, Cambridge.		
Proposal	Demolition of existing community centre and erection of 56 Council rented dwellings car parking new play equipment the creation of new vehicular accesses onto Daisy Close and St Catharines Road the provision of new landscaping and associated land levelling together with land reprofiling as part of wider proposal for the full Meadows site seeking permission for the demolition of existing community centre and the erection of a new community hub 78 affordable dwellings car parking a replacement multi use games area new play equipment the creation of new vehicular accesses on to Arbury Road Daisy Close and St Catharines Road the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land reprofiling.		
Applicant	Cambridge Investment Partnership		
Recommendation	Grant planning permission subject to conditions and prior completion of Section 106 Agreement.		
Application Type	Full	Departure:	No

<p>SUMMARY</p>	<p>The development proposed accords with the adopted development plans for the following reasons:</p> <ol style="list-style-type: none"> 1. The development would increase the amount of affordable housing in a sustainable location to help meet an identified demand within the local area; 2. The proposed development would provide a high quality development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; 3. The design and scale of the proposed development responds positively to its setting and the surrounding built form; 4. The proposal would provide a new BREEAM excellent rated purpose-built community facility; 5. The proposal would result in improvements to the public highway.
<p>RECOMMENDATION</p>	<p>Grant planning permission subject to planning conditions and prior completion of a Section 106 Agreement.</p>

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Appendix B	National Guidance
Appendix C	City Council Policy Considerations & Guidance Documents
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1. BACKGROUND

- 1.1 This report relates to planning applications (the Applications) for the Site which is located within the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council (the Councils’).
- 1.2 The Applications were originally scheduled to be taken to separate committees for each authority on 21st July 2020 (City) and 22nd July 2020 (SCDC) due to the proposal not meeting the requirements of the scheme of delegation for the Joint Development Control Committee (JDCC).
- 1.3 However, the JDCC was to be reformed with the County Council no longer a joint partner with the City Council and SCDC, and in early July 2020 various committees agreed a scheme of delegation for the new JDCC which included the application site as part of its remit.
- 1.4 The application is made by the Cambridge Investment partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. The purpose of the partnership is to deliver 500 net new council rented homes using mainly council owned sites/assets. The City Council has received £70 million support from central Government as part of the Devolution Deal to help achieve this target. The development proposed at this site (in its entirety) includes 78 new council rented homes. This equates to 15.60% of the 500 home target.
- 1.5 As the City Council has a direct interest as part applicant, and with the site partially within the City Council’s jurisdiction, the City application is a Regulation 3 planning application, whilst the SCDC application is not.

2. SITE DESCRIPTION/AREA CONTEXT

- 2.1 The application site is an irregular shaped plot of land, and occupies approximately 3.41 hectares in area. 2.16 hectares are within the City jurisdiction and 1.25 hectares are within SCDC’s boundaries.
- 2.2 The site comprises the Meadows Community Centre and the St Albans Road Recreation Ground. The site is bound by St Catharine’s Road and Arbury Road to the north, St Albans Road to the east, Daisy Close and a property fronting St Albans Road to the south, and Daisy Close to the west.

2.3 The site comprises a community centre with dedicated outdoor area and car parking, trees, large sections of grass incorporating a football pitch area, pathways, and play equipment.

2.4 The site is split broadly north to south with respect to administrative boundaries. The western section of the site falls in the jurisdiction of South Cambridgeshire District Council (SCDC) , and the eastern section falls within Cambridge City Council.

2.5 The site falls within the Arbury Ward in the City jurisdiction and Histon & Impington Village in the SCDC jurisdiction. The site is not located within a conservation area although is designated in the Cambridge City Local Plan as 'Protected Open Space'. No such restriction exists on the South Cambridgeshire District Council part of the site.

2.6 Appendix A shows the site outlined in red with the jurisdiction boundaries annotated as a broken hatched line.

3. THE PROPOSALS

3.1 Full planning applications were submitted to both Cambridge City Council and South Cambridgeshire District Council on 20 December 2019. Although two separate planning applications have been submitted, this is to reflect the cross-authority nature of the proposed development and is for administrative purposes only. The development must be considered as a single entity, except where specific issues relate solely to land within either one of South Cambridgeshire or Cambridge City administrative boundaries. Any such issues will be addressed in detail within the assessment of the proposals laid out within this report.

3.2 The proposals have been discussed with the Councils' officers as part of detailed pre-application work which have been ongoing since 2018. Officers from both authorities have been involved in discussions, and in some cases, the consultee from one authority has acted as a lead consultee in order to ensure that the scheme is assessed for what it is – that is, one scheme. As part of this dialogue, developer led public exhibitions were held in the local community.

3.3 The development cumulatively seeks permission for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close and St Catharine's Road, the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land re-profiling. The proposal would result in the loss of 6.4% of the open space.

3.4 The proposed community hub would be located within the City Council's jurisdiction. It is worthy of note that even though the existing facility is within the SCDC boundaries, the facility is owned and operated by the City Council. The proposal will not result in a change to this arrangement. The community hub would be a part 2 and 3 storey building.

3.5 The residential dwellings would be provided within three blocks of apartments – two within the SCDC jurisdiction and the other within the City Council's boundaries. The apartment blocks within the SCDC land would be 3 and 4 storeys in height and would contain 28x 1bed, 2person flats (including 2x wheelchair user units), 2x 2bed, 3person wheelchair user flats and 26x 2bed, 4 person flats – a total of 56 flats. The block within the City jurisdiction would be 6 storeys in height and would comprise 12x 1bed, 2person flats and 10x 2bed, 4 person flats - a total of 22 flats.

3.6 The proposal also includes works to the existing open space, provision of a replacement Multi-Use Games Area (MUGA) with floodlighting, new play equipment and skate park, improved drainage to the football pitch area, and new vehicular accesses to serve the site.

3.7 The applicant has made amendments to the proposal during the life of the application in order to take on board comments and concerns from both statutory consultees and wider representations.

3.8 The application has been supported by a comprehensive suite of documents, as follows:

- Air Quality Assessment
- Arboricultural Survey and Implications Assessment with Tree Protection Plan
- BREEAM Pre-assessment
- Daylight, Sunlight and Overshadowing Assessment;
- Design and Access Statement;
- Flood Risk Assessment and Drainage Strategy;
- Framework Travel Plan;
- Historic Environment Desk-Based Assessment
- Noise Impact Assessment;
- Phase 1 Contaminated Land Assessment
- Phase 2 Geo-Environmental Assessment
- Planning Statement;
- Preliminary Ecological Appraisal;
- Public Art Strategy & Delivery Plan
- Statement of Community Involvement
- Sustainability Statement;
- Transport Assessment;
- Utility Assessment

4 SITE HISTORY

4.1 There is no planning history on the site which is relevant to these proposals.

5 PUBLICITY

- | | | |
|-----|------------------------|-----|
| 5.1 | Advertisement: | Yes |
| | Adjoining Owners: | Yes |
| | Site Notice Displayed: | Yes |
- 5.2 Approximately 1100 neighbour notification letters were sent out by the LPA's. In addition to the standard consultation letters, statutory press notices and the display of site notices, the Applications have been subject to extensive consultation and publicity.
- 5.3 Prior to the submission of the Applications, the Applicants held a series of public meetings and exhibitions to seek public/stakeholder views on the proposed development.
- 5.4 The proposals have also been discussed with officers as part of comprehensive pre-application discussions.
- 5.5 It is noted that concerns had been raised by members of the public that site notices were not erected. Officers visited the site and it was noted that the erected site notices were not present. A further ten site notices were erected around the site. The consultation period was extended by a further 21 days so as to ensure that no parties were prejudiced.

6. POLICY & MATERIAL CONSIDERATIONS

Environmental Impact Assessment Directives and Regulations

- 6.1 The applicant sought a screening opinion from the LPAs in April 2019 with respect to whether an Environmental Impact Assessment would be required. The applicant was advised that such an assessment would not be required.

The Conservation of Habitats and Species Regulations 2017

- 6.2 Consideration has been given to the application of the Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations'). Regulation 63 of the Habitats Regulations requires that the decision making authority before deciding to...give permission...for a plan or project which is likely to have a significant effect on a European site and is not directly connected with or necessary to the management of that site, must make an '*appropriate assessment*' of the implications of the plan or project for that site in view of the site's conservation objectives.
- 6.3 The Site is not in the vicinity of designated (European) sites of nature conservation importance and is not within such a designation. The Councils' are satisfied that the Applications are unlikely to have a significant effect on a

European designated site, either on its own or in combination with other projects and would not result in likely significant effects on European designated sites.

Planning and Compulsory Purchase Act 2004 (as amended)

- 6.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the two LPAs are for Cambridge City Council, the Cambridge Local Plan 2018 (CLP) and for South Cambridgeshire District Council, the South Cambridgeshire Local Plan 2018 (SCLP). The development plan context is summarised in Appendices C and D.

Community Infrastructure Levy Regulations 2010 (as amended)

- 6.5 The Community Infrastructure Levy Regulations 2010 (as amended) (the CIL Regulations) generally set out regulations relating to the Community Infrastructure Levy (CIL). Part 11 refers specifically to planning obligations (including those in Section 106 Agreements) and is relevant to the consideration of these Applications and will influence the final content of Section 106 Agreement, in the event that planning permissions are granted.
- 6.6 CIL Regulation 122 imposes limitations on the use of planning obligations. It states (where there is no CIL charging regime), a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development, and
 - (c) fairly and reasonably related in scale and kind to the development.

Equalities Act 2010

- 6.7 The Applications have been assessed against the relevant sections of the Equalities Act 2010. It is not considered that the Applications discriminate against people with protected characteristics (age, gender reassignment, being married or in a civil partnership, being pregnant or on maternity leave, disability, race including colour, nationality, ethnic or national origin, religion or belief, sex, sexual orientation) specified in this Act. Consideration is given to the issue of accessibility in Section 12 (Inclusive Access) of this report.

Relevant Central Government Guidance and Advice

- 6.8 See Appendix B.

Relevant Development Plan Documents and Policies

- 6.9 See Appendices C and D.

Supplementary Planning Documents and Material Considerations

- 6.10 See Appendices C and D.

7. CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 7.1 The Highways Officer has recommended conditions and informatives be imposed in the event of permission being granted.
- 7.2 Although no objection to the proposal has been made, the officer has suggested that consideration to the location of the cycle parking in relation to the access of the community centre so as to shorten this route.

Cambridgeshire County Council (Transport Assessment Team)

- 7.3 The County Officer issued a holding objection as they sought more information prior to issuing a full consultation response.
- 7.4 Additional information was provided and the objection has been removed subject to the imposition of conditions, implementation of a highways safety feature, and a financial maintenance payment for the aforementioned safety feature to be secured by S106 legal agreement.

Cambridgeshire County Council (Growth Officer)

- 7.5 The County Council have confirmed that the proposal would not provide a level of strain or harm on existing schools, libraries and waste infrastructure that would require financial mitigation. The County Officer has therefore recommended that no contributions are required.

Urban Design Officer

- 7.6 The Council's Urban Design Officer has been involved in pre-app discussions on this site.
- 7.7 The Officer has confirmed that the scheme is acceptable with regard to urban design, subject to a condition securing full details of materials.

Landscape Officer

- 7.8 The Council's Landscape Officer had sought clarification on some elements of the scheme, in particular with relation to the enclosing of the children's play area, as well as materials for pathways and fence heights and planting types. The applicant has provided updated information to address these concerns.

- 7.9 The Officer has been reconsulted and has raised no objections, with conditions recommended in the event of permission being granted to secure details of hard and soft landscaping, earthworks, green roofs and planting.

Tree Officer

- 7.10 The Council's Tree Officer was involved in pre-app discussions on this scheme, and notes that the proposal would result in a net gain of trees across the site.
- 7.11 The Officer has raised no objection to the proposal subject to the imposition of conditions.

Drainage Officer

- 7.12 The Council's Drainage Officer reviewed the submitted documentation and raised concerns with the level of information provided with respect to run-off rates. The applicant provided an amended report, and the technical Officer has confirmed that there are no objections to the proposal subject to conditions.

Sustainability Officer

- 7.13 The Council's Sustainability Officer has confirmed that the scheme is acceptable from a sustainability point of view subject to the imposition of conditions.

Waste Services

- 7.14 The Council's Waste Projects Officer has been consulted on the proposal and no comment has been received.

Environmental Health Officer

- 7.15 The Councils' Environmental Health Officers have been consulted on the proposal. Concerns were raised with regard to the introduction of a residential use alongside a community centre and MUGA – especially in relation to noise. The Officer had requested additional information in order to demonstrate that the relationship would be appropriate.
- 7.16 A discussion took place between the applicant and Officers and additional information has subsequently been provided. The Officer has confirmed that the application is now considered acceptable subject to the imposition of conditions.

Environment Agency

- 7.17 The Environment Agency have raised no objections to the proposal subject to the imposition of conditions.

Local Lead Flood Authority

- 7.18 No objection raised subject to the imposition of conditions.

Developer Contributions Monitoring Officer

- 7.19 The City Officer has obtained commutes sums from both Council's which would be sought for a development of this nature. The Officer has confirmed that the cost of the improvements proposed would significantly outweigh the calculated financial contributions, and therefore, no financial contributions are required.

Enabling (Affordable Housing) Officer

- 7.20 The Officer raises no objection to the proposal, noting that the 100% affordable housing provision exceeds the policy requirement.

Ecology Officer

- 7.21 No objection raised subject to conditions.

Public Art Officer

- 7.22 The Officer has commented on the proposal and considers that the budget afforded for public art provision on site is insufficient.

Fire and Rescue

- 7.23 No objection raised subject to a condition securing fire hydrants.

Anglian Water

- 7.24 No objection raised subject to planning conditions and informatives.

Cadent

- 7.25 No objection

Marshall Airport

- 7.26 No objection subject to conditions.

Designing Out Crime Officer

- 7.27 No objection raised.

Sport England

- 7.28 No objection raised subject to the imposition of conditions.

City Council's Streets & Open spaces Manager

- 7.29 The Officer supports the application, noting that the improvements to accessibility and quality of the open space adequately mitigate the loss of quantity.
- 7.30 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.

County Council's Archaeology Officer

- 7.31 The Officer has raised no objection subject to the imposition of a condition.

The above consultation responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on each of the application files.

8. REPRESENTATIONS

- 8.1 Representations have been received from 54 properties. The full comments can be found on the Council's website using the two planning application numbers. In summary, the following concerns have been raised:

Concern
Loss of Open Space
Too tall and dense
Disruption during construction
Increased traffic
Loss of a perfectly good community centre
Character of area will change
Too much parking
Not enough parking
Insufficient private and communal amenity space for future residents
Increased crime
Noise, overshadowing, loss of privacy, air pollution
Impact upon trees
Play area unsafe as unenclosed
Not enough lifts/stairs in blocks
Poor communication from Developers re exhibitions
Water table impacts
Issues with access to CCC website
School will be overlooked
Insufficient disabled bays for the

community centre
Highways safety
Strain on GP's and schools
Poor design
Lack of cycle paths/walking routes
Poor consultation by Council
Who will maintain play equipment?
Access issues
Biodiversity impacts
Mental health impacts due to loss of green space

Histon and Impington Parish Council

- 8.2 The Parish Council notes that there are some concerns regarding parking. However, there was unanimous agreement to a recommendation of approval, with the positive eco-friendly initiatives throughout the application given particular mention.

Cambridge Past, Present & Future

- 8.3 Cambridge Past, Present and Future have commented on the proposal and have raised concerns with regard to the loss of open space, and the level of parking provision.

The above third party responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on each of the Application files.

9. PLANNING ASSESSMENT

- 9.1 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. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees and ecology
9. Energy and Sustainability
10. Affordable housing
11. Public art
12. S106 contributions
13. Third party representations

- 9.2 As this is a cross boundary development proposal, the Applications have been considered against both development plans. A summary of the planning policy context for both LPA's is provided for each topic area. Where policies of relevance to the assessment are contained in only one of the Local Plans, this is stated in the report.
- 9.3 For the avoidance of doubt, there are two planning applications which will give rise to two separate planning permissions being issued by each of the LPAs, specific to the land that falls within their administrative area. The sets of conditions recommended for each application are bespoke – according to feedback from respective consultees as well as the physical location of different parts of the proposal.

10. PRINCIPLE OF DEVELOPMENT

Loss of open space

- 10.1 Policy 67 of the Cambridge Local Plan (CLP) and policy SC/8 of the South Cambridgeshire District Council Local Plan (SCLP) are relevant. These will be looked at in turn.
- 10.2 Policy 67 states that “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.”
- 10.3 The supporting text for this policy makes clear that whilst there is a presumption against the loss of open space of environmental or recreational importance, there are circumstances where development proposals can enhance the character, use and visual amenity of open space.
- 10.4 The Open Space and Recreation Strategy (2011) states that the site is used extensively by local residents, and notes the inclusion of a community centre, sports pitch, and children's play spaces. The document describes the site as having both environmental and recreational importance, and an overall quality rating of 59.39%. The environmental quality of the site is noted in the Strategy as being of local, rather than City-wide importance with it being noted as having positive features such as trees which provide a major contribution to the area, the fact that it forms part of a local network of green spaces, is enjoyed regularly by users, and provides a visual green break. It is not considered that the proposal eliminates any of these qualities. The recreational importance is due to the facilities on the site, which are being replaced and enhanced by this proposal.

- 10.5 The data in the Strategy shows that the application site is the sixth best quality open space in the Arbury Ward.
- 10.6 The proposal would result in the loss of 6.4% of the Protected Open Space, and this is not being replaced elsewhere. Much of the space to be built on includes areas laid to lawn, which is used in an informal manner. A significant amount of similar areas would remain available if the proposal were to be built. The Council's Streets & Open Spaces Manager notes in his comments that some of the space proposed to be lost are 'incidental spaces around the car park, which currently offers very little recreational value'.
- 10.7 However, the Open Space and Recreation Strategy demonstrates that there is scope for the quality of the open space to be improved, and this application seeks to mitigate for the loss of 6.4% of Protected Open Space through a range of improvements to the remaining space. These include:
- Provision of drainage under the football pitch area
 - The provision of a replacement Multi-Use Games Area (MUGA) with floodlights
 - Creation of a new enclosed play area
 - Hard and Soft Landscaping
 - Provision of a skate park area
 - Provision of table tennis equipment
 - New changing room facilities
 - New paths through the site for walking and cycling
 - New planting
 - Biodiversity improvements
- 10.8 As stated earlier, the site has been designated as Protected Open Space for both environmental and recreational importance. With this in mind, it is important to consider the harm of the proposal on these qualities.

Environmental qualities:

- 10.9 The proposal would see the existing community centre replaced with a modern BREEAM Excellent rated facility which would be far more energy efficient than the existing facility with respect to heating, fabric of construction, energy storage, and water.
- 10.10 The range of planting, landscaping, land profiling, and biodiversity measures proposed throughout the site, along with the provision of electric vehicle charging points and a generous amount of cycle parking provision, would offer significant environmental benefits, especially with regard to air quality, drainage, flora and fauna.
- 10.11 The proposal is considered to provide significant environmental improvements to the existing open space while the new dwellings would also be built to high environmental standards.

Recreational Qualities:

- 10.12 The proposal would see the existing football pitch area re-provided in the same location but with a drainage system underneath. This would allow for consistent use of the pitch through all weather conditions, as well as providing a better playing experience for users.
- 10.13 Whilst the existing MUGA being replaced does, in itself, constitute an improvement on the existing poor quality offering, the addition of higher fencing, improved play surface and floodlights will allow for the new facility to be accessible and useable for more hours of the day and more days of the year, whilst improving the experience of end users.
- 10.14 A range of additional play equipment, including features for under five year olds, skate ramps and table tennis equipment will widen the appeal of the site for a range of age groups. Additionally, the new community centre would allow for the provision of indoor recreational activities.
- 10.15 As well as the equipment and community centre building, the provision of new pathways for cycling and walking will enable greater use of the site for adult recreation, as well as increased accessibility for wheelchair users.
- 10.16 Sport England have been consulted on the proposal and they have confirmed that they consider the proposal to offer an enhancement to the opportunities on-site for both indoor and outdoor recreational activity.
- 10.17 Sport England have recommended a condition be attached in the event of permission being granted to secure details of ground conditions. Officers consider this to be appropriate and have reported this in the list of suggested conditions at the end of this report.
- 10.18 It is clear that there is an element of tension between the proposal and policy 67 although the applicant has proposed on-site enhancements in an attempt to mitigate against this. In making an overall assessment on the acceptability of this proposal, Officers are required to weigh up the harm of the proposal against the benefits. This will be looked at later in the report.
- 10.19 Policy SC/8 seeks to protect the loss of existing recreation areas, playing fields and community orchards. There can be no denying that the proposal results in a loss of some of the open space – totalling 6.4% across the entire site. The policy does, however, provide four exceptions (labelled as a-d) where such a loss would be appropriate. Only one of the four criteria needs to be met for the loss to be considered acceptable. Exception 'b' sets out that the loss of such a space would be appropriate where the proposed development includes provision of open space, or sports and recreational facilities of sufficient benefit to outweigh the loss.
- 10.20 In this instance, the proposal, as a whole, would provide significant improvements and enhancements to both the existing recreational facilities,

and enhancements to the functionality and usability of the site as a whole. These have been outlined earlier in this section.

- 10.21 These improvements are considered to be significant in improving how people can use and enjoy the site, and are considered to outweigh the harm caused by the relatively small loss of open space.

Loss, and re-provision of, a community centre

- 10.22 Policy SC/3 or the SCLP and policy 67 of the CLP are relevant in this regard.
- 10.23 Policy SC/3 is of relevance in this regard. This policy seeks to prevent the loss of local services and facilities, including community buildings, where such a loss would result in an unacceptable reduction in the level of community service provision in the locality.
- 10.24 In this instance, a replacement community centre facility, greater in size than the existing building, and designed to achieve BREEAM Excellent rating, would be provided to the east of the existing one, and within the wider site.
- 10.25 This provision ensures that the loss of the existing building would not result in an unacceptable reduction in the level of community service provision in the locality. Further, the applicant has pledged to ensure the new centre is built and functioning prior to demolishing the existing building, so as to ensure that there would be no loss of a community facility even on a temporary basis. This can be secured by way of a condition requiring a phasing plan. Whilst the building will be relocated from side of the district boundary to the other, this will make no difference to the function and operation of the community facility. It will still serve the surrounding communities in the same way as existing and the City Council will continue to operate it, as existing.
- 10.26 It is worthy of note that this element of the proposal forms part of a wider strategy from the City Council who, in 2016, produced a Community Centres Strategy with the aim of ensuring effective delivery of community facilities, and making the facilities more accessible and flexible than existing ones. The proposed facility would be 500sqm larger than the existing one and this is to facilitate the relocation of an existing facility on Buchan Street (approx. 500m away from the site) to within this new facility. A separate planning application for the redevelopment of this site is currently under consideration. The CIP schemes have secured planning permission for a number of new and replacement facilities including at Mill Road Depot, Cromwell Road and Campkin Road.
- 10.27 Policy 73 supports new community facilities where:
- a) the range, quality and accessibility of facilities are improved;
 - b) there is a local need for the facility, and;
 - c) the facility is in close proximity of the people it serves.
- 10.28 The proposal has been designed in conjunction with the City Council's Communities Team that operate the existing centre as per the discussion

above. The centre has been designed with their requirements in mind, and with the hindsight of what works well, and not so well, in the existing centre – as well as the nearby facility at Buchan Street. The proposed centre is considered appropriate for the needs of the end users, including a double height sports hall, meeting rooms, café, youth centre, nursery, enclosed outdoor play areas, changing facilities, showers and toilets.

10.29 The proposal is considered to provide an improved facility, with the need being evident by the good level of usage of the existing centre. The facility is likely to attract the existing users, and is likely to draw an increased number of visitors given the improved range, and quality, of facilities provided.

10.30 With the above in mind, the proposal is compliant with policy SC/3 and 73 of the respective Local Plans.

New Housing

10.31 SCLP policy S/2 and CLP policy 3 aim to ensure that new housing development meets an identified local need, as well as being sustainably located. Policy S/5 of the SCLP seeks to ensure that 19,500 new homes, including affordable homes, are provided within the South Cambridgeshire District between 2011 and 2031.

10.32 It is considered that the proposal is in a location which has other residential uses in close proximity, has good transport accessibility to and from the City Centre, and also has nearby shops. The proposal would, of course, also provide access to a community facility within the site.

10.33 The County Council have been consulted on the application with respect to education and lifelong learning impacts of the proposal. They have carried out an assessment of the likely occupants of the development, in conjunction with looking at the existing situation and other approved schemes. The Officer has concluded that the proposal would not adversely impact on local early years childcare facilities, primary schools, secondary schools or libraries to the extent that a mitigating financial contribution would be required.

10.34 The National Health Service have been consulted on the proposal and although a response has not yet been received, and understandably so, the Developer has indicated a willingness to make a financial contribution towards healthcare facilities. This will be secured by way of S106 agreement, more details of which are provided later in this report.

10.35 There is an identified need for 1 and 2 bedroom social rented properties with these types of properties accounting for more than 80% of the current need. The Council's Growth Officer acknowledges this in his comments whilst also welcoming the 100% affordable housing provision on site.

10.36 With the above in mind, it is considered that the proposal is in accordance with policies S/2, S/5 and 3 of the respective Local Plans.

Conclusion on Principle

- 10.37 Overall, there is an area of tension with policy 73 with respect to the acceptability of the principle of development. However, Local Planning authorities are required to make an assessment of a scheme against the Local Plan as a whole. A scheme is not expected to comply with every policy, and neither is a conflict with a single policy always sufficient to refuse an application outright. A discussion will be had later in this report with regard to weighing up the harm of the proposal against the public benefits.

11. CONTEXT OF SITE DESIGN & EXTERNAL SPACES

- 11.1 Policy HQ/1 of the SCLP and policies 55, 56, 57, 59 and 60 of the CLP are relevant. They seek to ensure that new development is of a good quality design and relate well to the surroundings.
- 11.2 The site is an open space with the exception of the existing community centre.
- 11.3 The residential block proposed within the City Council area of land would be 6 storeys in height, with the two buildings on the South Cambridge District Council area of land sitting lower – one at part 3, part 4 storeys, and the other at 4 storeys.
- 11.4 To the south-east of the site would be the new community centre which would have an external appearance of a part 2, part 3 storey building and this is largely due to the double height hall. This building would have a larger footprint than the 6 storey landmark building and would further cement the strength of the development at the junction of Arbury Road and St Catharine's Road. The community centre would have a café fronting the open space which would provide a strong relationship between the two.
- 11.5 This is considered acceptable when read in the context of the surrounding area. Although there is a bungalow directly to the west of the site, the predominant building height to the west is two storeys. With this in mind, the proposal would result in a visually stepped approach up to the significant junction of St Catharine's Road and Arbury Road, where the highest point of the development would be achieved.
- 11.5 As well as the stepped increases in heights, the buildings are set well apart from existing buildings, and each other, in order to ensure that the increased height appears subtle. The part 3/part 4 storey block would be located in excess of 27m away from the bungalow to the west which allows the existing building to breathe visually and not be overwhelmed by the proposal.
- 11.6 As well as helping to respond to context, the gaps between buildings provide views through to the open space beyond when viewed from the streetscene.
- 11.7 The blocks themselves have sizeable footprints and have been tapered to provide a 'waisted' middle. This provides some visual relief from the size of the buildings whilst also providing visual interest. This approach is evident

through all of the residential buildings, providing a coherent architectural composition. A condition is recommended to secure details of all external materials so as to ensure an acceptable appearance.

- 11.8 Areas of car parking are provided between the buildings although these are obscured from the streetscene in part by tree planting. Additional planting is proposed to break up lengths of parking bays to further reduce any sense of car-dominance.
- 11.9 The introduction of undulating landscaping and new play equipment would largely be experienced from within the site, and these are considered acceptable from a design perspective. The finer details of these can be secured by way of condition.
- 11.10 A range of new hard and soft landscaping is proposed in order to increase permeability of the site, whilst providing increased environmental and biodiversity benefits to the site. New accesses are provided from Arbury Road, Daisy Close and St Catharine's Road, and these are considered logical from a layout perspective.
- 11.11 A new access from Arbury Road is proposed and would help to increase accessibility to the open space, as well as serving the community centre and residential use. Car parking for the community centre would be located via this access.
- 11.12 The location of the football pitch remains unaltered, whilst a new MUGA and children's play area would be provided in close proximity to each other, as well as close to the café and its seating area – allowing for adults to keep a watch over their charges from a comfortable place. As a result of concerns raised, the applicant has amended the scheme to fully enclose this play area. The enclosing of the play area, along with its relationship to the café, are considered to be two ways in which the change in layout has resulted in an open space that functions better for some of its users.
- 11.13 New pathways are proposed to allow for increased permeability of the site, promoting greater use, increased accessibility for cyclists, walkers and wheelchair users alike.
- 11.14 A substation is proposed to the west of the residential block, and this would be partly hidden from St Catharine's Road by an existing bund. Details of the appearance of this have not been provided as part of the application. In the event of permission being granted, details of the design of the substation enclosure shall be submitted to, and approved in writing by, the Local Planning Authority. This will allow Officers to ensure an acceptable appearance is achieved.
- 11.15 The Council's Urban Design and Landscaping Officers have been involved in pre-application discussions on this site, and the scheme has evolved as a result of these discussions, as well as feedback from public consultation events. The scheme has continued to evolve during the life of the application,

and both Officers are in support of the scheme. Conditions have been requested to secure details of materials, landscaping, management and maintenance of the landscaping, and green roofs. These are detailed in the list of conditions at the end of this report.

- 11.16 In the event of planning permission being granted, it is considered appropriate for a condition to be attached to secure a phasing plan for the wider scheme so as to ensure that there is always a community centre available for use and that areas of open space are available for public use.
- 11.17 The proposal is considered to be acceptable in design terms, both in terms of its own appearance, and how it relates to the context of the wider area. The proposal complies with policy HQ/1 of the SCLP and policies 55, 56, 57, 59 and 60 of the CLP.

12. RESIDENTIAL AMENITY

Impact on amenity of neighbouring properties

- 12.1 The nearest residential properties to the part of the development within the City's jurisdiction are located on St Catharine's Road and Crispin Close. These properties are located in excess of 45m away from the proposed buildings, and across the road. The distance is even further still to the community hub. The single storey substation building is closer at approximately 30m away. The significant distance of the nearest residential properties to the proposed development mean that there would be no adverse impact with regard to overlooking, noise, loss of light receipt, overshadowing or a sense of enclosure.
- 12.2 The nearest properties to the proposed buildings are located on St Catharine's Road and Crispin Close, and these are sited approximately 20m away from the proposed buildings, and on the other side of St Catharine's Road. The height of the buildings, along with their distance from these properties, would ensure that the proposal would not have an adverse impact with respect to sunlight and daylight receipt, nor would there be unacceptable impacts with regard to loss of privacy, overshadowing or visual overbearing.
- 12.3 To the west of the site, as described earlier in this report, is a pitched-roofed bungalow. This property is in excess of 27m away from the nearest proposed building, at which point the height would be 3 storeys. This distance and relatively low building height would ensure that there are no adverse amenity impacts upon this property.
- 12.4 All other existing residential properties are sited further away from the proposed buildings than those mentioned above, and Offices do not consider there to be any adverse impact on the amenity of these properties.
- 12.5 Concerns have been raised about the impact on amenity during construction. It is acknowledged that any construction project of this ilk is likely to have an impact due to dust, noise and vibration creation as well as comings and

goings of deliveries and collections to and from the site. The Councils respective Environmental Health Teams have been consulted on the proposal and have recommended conditions to ensure that any potential disturbance is minimised.

Amenity for future occupiers

- 12.6 Internal space standards are nationally prescribed to ensure that all new residential accommodation is of an appropriate size for future occupiers. CLP Policy 50 reiterates these standards. The scheme proposes a number of one and two bedroom dwellings for up to four occupants. The proposed dwellings all meet, or exceed, the standards prescribed.

Dwelling Type	Minimum Standard (sqm)	Minimum Proposed
1bed, 2person	50	51
2bed, 3person	61	77
2bed, 4person	70	70

- 12.7 All properties would have access to their own private amenity area – and these will take the form of terraces or balconies. The need to provide communal open space is considered unnecessary in this instance due to the readily available access to the remaining existing open space on the site. It is also of note that providing a separate communal open space would result in further reduction of the publicly accessible quantum of open space available on site.
- 12.8 Policy 51 of the CLP requires all new dwellings to be M4 (2) compliant, with 5% of affordable homes being M4 (3) compliant. The SCLP makes no such stipulation. The developer has, in this instance, applied the CLP requirements regarding this matter to all dwellings. The development, therefore, provides all units compliant with Part M4 (2) of the Building regulations, indicating that all units are accessible for wheelchair users. In addition, four units comply with Part M4 (3) of the Building Regulations, which indicate that they are suitable for wheelchair occupants. This would ensure that the dwellings provide for a wide range of end users. A condition is recommended to ensure that these standards are delivered.
- 12.9 The Police have been consulted on this application and have raised no concerns. Indeed, they have expressed an expectation for a ‘Gold’ standard application – indicating a high level of security being achieved.
- 12.10 As well as future occupants, future users of the community centre and wider open space would benefit from additional natural surveillance that the presence of residential dwellings would provide.
- 12.11 It is considered that the proposal provides a high standard of accommodation, which would result in a good living environment for future occupiers of the dwellings, and a safe environment for users of the wider site. The proposal complies with SCLP policies S/5, H/12 and HQ/1 and CLP policies 50 and 51.

13. REFUSE ARRANGEMENTS

- 13.1 The proposed refuse storage arrangements are shown to be of a logical layout, with underground bins being located conveniently next to each block of flats, and to the community hub. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.
- 13.2 The Council's Refuse and Recycling Officer has been consulted on the application and no comment has been received.
- 13.3 Officers consider that the proposal is compliant in this respect with CLP policy 57 and SCLP policy HQ/1.

14. HIGHWAY SAFETY

- 14.1 The application has been supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which show safe use by refuse trucks is possible within the site. A Transport assessment has also been submitted. The proposal includes the creation of new accesses from Daisy close, Arbury Road and St Catharine's Road. The layout of the new accesses ensures adequate visibility and the ability for 2 vehicles to pass each other when entering and leaving the site. The layout of the car park enables cars to enter and leave the site in a forward gear. The Highway Authority was consulted as part of the application and, having reviewed the submitted documents, has not raised any highway safety concerns. They had questioned the location of the cycle parking for the community hub although Officers consider that these spaces would likely be used by other visitors of the open space as well as the community hub, and as such the proposed location, close to the cycle path, is closely located to all main areas.
- 14.2 The Officer has suggested that conditions be attached in the event of permission being granted to ensure off-site highways works (changing existing zebra crossing to a tiger crossing) are undertaken, and that a Traffic Management Plan is secured.
- 14.3 The County Council's Transport Assessment Team have reviewed the application documents submitted, including details of likely trip generation to the site, accident data, and nearby developments which have been granted permission but have not been constructed - which also need to be considered.
- 14.4 The Officer had requested further information from the applicant regarding methodologies and technical inputs, and this was provided.

- 14.5 The Officer is content that the proposal is acceptable, although has requested a condition to secure the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction, and a financial contribution for future maintenance.
- 14.6 Officers consider that, subject to the imposition of conditions as outlined above, the proposal is compliant with CLP policy 81 and SCLP policy TI/2.

15. CAR & CYCLE PARKING

- 15.1 The two Local Plans take different stances on the requirements for parking provision. Policy TI/3 of the SCLP requires the provision of two car parking space for each residential dwelling and one cycle parking space per bedroom. The CLP requires no more than a mean of 1.5 spaces per dwelling (up to two bedrooms), one space per 20sqm of community floorspace, and 1 cycle space per dwelling (up to 3 bedrooms).
- 15.2 The development proposes 39 car parking spaces for the 78 dwellings, which equates to 0.5 spaces per dwelling. Ten of the parking spaces would have active electric charge points with the remainder having the infrastructure fitted for future activation. This complies with the CLP but not the SCLP. It is considered that, given the proximity of the site to bus routes and other facilities and the proximity of the site to the City, the site is sustainable and as such, this level of provision is acceptable. It is also worthy of note that policy TI/2 seeks to encourage more sustainable transport methods, and this scheme does that by way of electric charge points, the provision of a car club vehicle, and substantial cycle parking.
- 15.3 Forty car parking spaces are proposed for the community hub, five of which would be disabled bays. Six of the spaces would have active electric charge points. The level of provision provided is policy compliant and the City Council's Communities Team are content that the level of provision would meet the needs of their likely users.
- 15.4 The proposal would have 116 bedrooms in total, and the proposal would provide 118 residential cycle spaces. This complies with both the CLP and SCLP requirements.
- 15.5 The CLP is less clear on provision of cycle parking spaces for community buildings of this type – setting a requirement of 1 space per 4 seats. The community hub would benefit from 26 covered cycle parking spaces, with a further 42 spaces across the site.
- 15.6 The proposal also seeks to encourage sustainable modes of transport by seeking to upgrade the existing zebra crossing on Arbury Road to a tiger crossing, allowing for safe movements by both pedestrians and cyclists together.
- 15.7 It is noted that the Open Space & Recreation Strategy identifies the availability of cycle parking at the site as a major weakness – scoring just 1

out of a possible 5 marks. The proposal would see this significantly improved, helping to increase the overall value of the open space.

- 15.8 It is considered that the proposal promotes the prevalence of sustainable transport methods, and provides an acceptable balance between car and cycle parking. The proposal is considered to accord with CLP policy 82 and SCLP policies TI/2 and TI/3.

16. INTEGRATED WATER MANAGEMENT AND FLOOD RISK

- 16.1 The application has been designed with drainage considerations in mind, and a flood risk and drainage strategy report has been submitted with the application. The site is located within flood zone 1 and is not within a critical drainage area.
- 16.2 The Drainage Team and Local Lead flood Authority had originally raised holding objections, as they sought further information from the applicant – particularly with regard to run off rates. Additional information was provided and both parties have advised that the strategy provided is acceptable. Conditions are recommended to ensure a detailed drainage scheme and maintenance and management strategy are secured. Officers consider that the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policy 31 of the CLP and policies CC/7, CC/8 and CC/9 of the SCLP.

17. TREES & ECOLOGY

Trees

- 17.1 The application was accompanied by a tree survey and arboricultural impact assessment.
- 17.2 The Arboricultural Impact Assessment identifies that, across the whole site, there are approximately 120 trees. 21 trees and 2 hedges that would require removal in order to facilitate the proposed development and landscaping works. Six of these would be within the City's jurisdiction and 15 within SCDC. No category A trees are proposed for removal and the mature trees to the front of the site are to be retained as part of the proposal.
- 17.3 The Council's Tree Officer has been consulted on the proposal and has raised no objection to the proposal subject to the imposition of conditions securing an Arboricultural Method Statement and a Tree Protection Plan. This would allow for Officers to ensure the development is carried out in an acceptable way with respect to the trees that are to be retained.
- 17.4 It is noted that the proposal includes a large amount of new planting with significantly more trees proposed than those lost. Officers consider this would mitigate the loss of the existing trees. The proposed landscaping conditions will allow Officers to ensure an adequate replacement planting scheme is achieved.

- 17.5 Officers consider that the proposal complies with CLP policy 71 and SCLP policy NH/4.

Ecology

- 17.6 The proposal has been designed with a number of ecological enhancements in mind. The application has been supported by an Ecology Appraisal.
- 17.7 The Councils' Ecology Officers have been consulted on the application and have not raised any objections. They note that the native and wildlife friendly planting within the scheme is particularly pleasing as are the incorporation of wildflower meadows, wildflower turf and native hedges.
- 17.8 The Ecology Officers raises no objection to the proposal subject to conditions requesting an Ecological Management Plan (CEcMP) and Landscape and Ecological Management Plan (LEMP) prior to the commencement of above ground level works. Officers consider that these conditions are necessary and reasonable in order to safeguard and enhance biodiversity.
- 17.9 Overall, the proposal is considered to comply with SCLP policy NH/4 and CLP policy 70, as well as paragraphs 174 and 175 of the NPPF and is acceptable.

18. ENERGY & SUSTAINABILITY

- 18.1 A number of energy efficient and sustainability measures form part of the proposed design. These include, but are not limited to:
- PV panels
 - Green roofs
 - EV charging points
 - Gas free development
 - Electric air Source Heat Pumps
 - Mechanical Ventilation with Heat Recovery (MVHR) in all buildings
 - BREEAM Excellent community hub building
 - Sustainable drainage measures, including to sports pitch
- 18.2 The application has been supported by an energy statement and a sustainability statement.
- 18.3 The Energy report demonstrates that the approach chosen would significantly exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations – providing a 68% reduction.
- 18.4 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to carbon reduction, water efficiency measures, and BREEAM certification.

- 18.5 I have no reason to consider the information submitted differently to the Sustainability Office and have recommended the suggested conditions accordingly.
- 18.6 The Energy report demonstrates that the approach chosen would comply with SCLP policies CC/1, CC/3, CC/4, CC/6 and CC/7 and CLP policy 70.

19. AFFORDABLE HOUSING

- 19.1 SCLP policy H/10 and SCLP policy 45 seek to secure 40% on-site affordable housing on schemes of this size.
- 19.2 The application provides 100% affordable housing which would be for social rented purposes.
- 19.3 The Affordable Housing Officers for each authority have been consulted and have raised no objections to the proposal. The Officers note that the provision of all 1 and 2 bedroom units aligns well with the fastest growing demand in the area. The provision of M4 (2) and M4 (3) units is acknowledged as exceeding the SCLP policy requirement.
- 19.4 The City Officer notes that the cluster sizes slightly exceed the recommended number of up to 25 (Block A has 26 dwellings and Block B has 30) and also exceed the recommended 12 dwellings per stair/lift core. Given that the scheme is 100% affordable, the clustering is unavoidable without providing smaller blocks which would ultimately result in the loss of more open space if a similar number of dwellings were to be achieved.
- 19.5 It is noted that the above concern regarding number of stair/lift cores is not a fire safety issue and the Fire Service have raised no issues with the proposal subject to a condition to secure a fire hydrant scheme.
- 19.6 The affordable housing provision can be secured by a S106 agreement and the proposal is considered to comply with CLP policy 45, SCLP policy H/10 and the Affordable Housing SPD.

20. PUBLIC ART

- 20.1 A public art strategy and delivery plan has been provided as part of the application submission. The public Art Officer has been consulted on the proposal and has raised concerns over the £90,000 budget proposed for public art on the whole site, and a linked proposal at Buchan Street (19/1757/FUL). The Officer considers that an addition commission (three in total, not two) should be provided and an additional £45,000 should be made available for art.
- 20.2 Officers have reviewed the proposal, and whilst additional public art would be a public benefit, the other public benefits provided by the scheme need to be taken into consideration, and given the significance of these – 100% affordable housing, open space and recreation improvements, BREEAM

Excellent rated community facility – Officers consider that the methodology, and financial sum proposed, to be acceptable.

- 20.3 It is considered appropriate that, in the event of permission being granted, a condition be added securing further details of the public art. Subject to such a condition, the proposal is compliant with CLP policy 56, SCLP policy HQ/2, and the Public Art SPD 2010.

21. S106 CONTRIBUTIONS

- 21.1 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is

- a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

- 21.2 In bringing forward recommendations in relation to the Planning Obligation for this development Officers have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The application has been assessed by Officers of both Authorities with respect to likely contributions required, and it is considered that there are significant improvements within both jurisdictions – in terms of built form, landscaping, and open space improvements. The Development Contributions Monitoring Officer has confirmed, with advice from the Streets and Open Spaces manager and Sports and Recreation Officer, that the improvements proposed significantly outweigh the financial contribution that would otherwise be sought. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The Heads of Terms are summarised below.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	<p>No contributions sought. It is the view of Officers that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Informal Open Space.</p> <p>The combined amount of £29,598.51 towards Informal Open Space would have been requested from both councils across the development sites and is therefore adequately mitigated within the application, and no further financial contributions</p>

	are required in addition to the level of new onsite provision that is proposed to be delivered.
Provision for Children and teenagers	<p>No contributions sought. It is the view that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Play Provision.</p> <p>The combined amount of £54,755.29 towards Play Provision would have been requested from both councils across the development sites and is therefore adequately mitigated. It is the view that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Play Provision.</p>
Indoor sports	<p>No contributions sought.</p> <p>It is the view that all the onsite provision included in the application does significantly outweigh the developer contributions that would have been generated for onsite or offsite provision for Indoor Sports.</p> <p>The combined amount of £22,999.50 towards Indoor Sports would have been requested across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered. Contribution that would be sought and these works would be in excess of £150K for the Halls, and refurbishment of the changing rooms would expect to be in excess of £120K.</p>
Outdoor sports	<p>No contributions sought. The combined amount that would have been sought across both Councils would have been £62,222.88. The MUGA facility proposed, including floodlights, would cost in excess of £150,000 on its own, whilst improvements to the football pitch and new changing rooms are also proposed.</p>
Community facilities	<p>No contributions sought. New BREEAM Excellent facility being provided on-site.</p>

Affordable housing	100% provision on site. All to be for Council rent
County Council – Education / Refuse/Highways	
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	No contributions sought
Life Long Learning (Libraries)	No contributions sought
Strategic waste	No contributions sought
Maintenance of the 'Keep Clear' area at St Catharine's Road/Arbury Road signalised junction	£20,000
Monitoring	No contributions sought
NHS	TBC

- 21.3 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and 100% affordable housing provision, Officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policy 45 and the Planning Obligation Strategy 2010.

22. THIRD PARTY REPRESENTATIONS

- 22.1 Many of the third-party representations have been discussed in the above commentary. The remainder are covered below.

Mental health impacts due to loss of green space

- 22.2 Representations have raised concerns about the impact of the loss of open space on the mental health of local people. Whilst there is undoubtedly a correlation between open space and mental wellbeing, it is not considered that the loss of a small percentage of the protected area would have a detrimental impact on the mental health of local people.
- 22.3 Indeed, when the improvements to the quality and usability of the remainder of the open space are considered, Officers contend that the proposal may well impact positively on a greater number of people given the improvements to access and usability.

Who will maintain play equipment?

- 22.4 The maintenance of the play equipment would be the responsibility of the City Council, as per the existing situation.
- 22.5 Officers do not consider this to be a problem, and certainly not a reason to warrant refusal of this application.

Poor consultation by Council

- 22.6 The Councils have consulted in a manner which is above and beyond their statutory requirement with respect to the planning application. Approximately 1100 letters have been sent out to surrounding properties within both SCDC and City areas alerting them to the proposal, whilst site notices have been erected and adverts placed in the local press.
- 22.7 It is noted that concerns had been raised by residents about the lack of visible site notices. Officers checked this, and confirmed that they were no longer present in the locations they were erected. As a result, replacement notices were erected and a further 21 days were provided for comments to ensure that no parties were prejudiced.

School will be overlooked

- 22.8 The school is sited some 50m away from the nearest part of the proposed development, and that is the community centre. The nearest residential properties proposed are in excess of 80m away.
- 22.9 These sizeable distances would ensure that there is no unacceptable level of overlooking. It is also worthy of note that the school, who have been consulted on the application, have raised no concerns to the proposal.

Issues with access to the Council's public access database

- 22.10 It is acknowledged that there have been occasional issues with access to the Council's public access database. However, the increased period of consultation, as well as the ability for people to contact the Planning Department directly (as some people have done) satisfies Officers that nobody has been prejudiced by the temporary and occasional IT issues encountered.

Poor communication from Developers re exhibitions

- 22.11 Concerns have been raised about the level, and adequacy, of communication from the developers in the development of the proposal.
- 22.12 From a purely legal point of view, there is no statutory obligation for a developer to engage with local residents on proposals although it is broadly considered to be best practice for developments of this size.
- 22.13 In this instance, the developer has held a number of exhibitions and events to inform people of the proposed development and seek feedback. The feedback received has resulted in changes being made to the scheme, including a reduction in the amount of open space being taken up by the development, and this is acknowledged in a number of the comments received.

- 22.14 With the above in mind, the level of communication undertaken is not an appropriate reason for this application to be refused, although it is considered that significant communication has been made.

Not enough lifts/stairs in blocks

- 22.15 A representation has been received in this respect. The comment particularly refers to a consultee response from the Council's Affordable Housing Officer who states that the preference is for more lifts to accommodate the number of flats per floor. However, this is just a preference and there is no planning policy stance to support this as a necessity.
- 22.16 In addition, the Fire Service have been consulted and have raised no concerns with this. They have sought a condition requiring a scheme for fire hydrants, to be provided, but this is not in direct relation to concerns over the number of stair/lift cores within the buildings.

Increased crime

- 22.17 Concerns have been raised about a possible increase in crime as a result of this proposal.
- 22.18 It is worthy of note that the police have been consulted on the proposal and have raised no objections, and expect the development to achieve a gold standard – indicating a highly security conscious design.
- 22.19 The proximity of the community centre and residential dwellings to the open space would provide increased natural surveillance, while the inclusion of more pathways and increased permeability of the site would reduce the number of secluded parts of the site.
- 22.20 Indeed, one of the measurement criterion within the Cambridge Open Space & Recreation Strategy is the 'informal oversight by passers-by or nearby properties such as houses or community facilities. The site was scored 3 out of a possible 5 marks on this front. The proposal would certainly help to improve the quality of the open space in this regard.
- 22.21 With the above in mind, Officers are content that the development as proposed would not result in an increase in crime.

Loss of a perfectly good community centre

- 22.22 A representation has been received questioning why the existing community centre is to be demolished.
- 22.23 From a planning perspective, the condition of an existing building is not a material consideration and cannot form a reason for refusal. In any event, it is considered that the provisions of a multi-use, flexibly functioning, BREEAM Excellent facility, which means it would be in the top 10% of non-domestic

buildings with regard to sustainability, is considered a significant improvement on the existing situation.

23 CONCLUSIONS

- 23.1 Overall, the proposed development will bring significant measurable economic, social and environmental public benefits that accord with the three dimensions of sustainable development set out in the NPPF. It is acknowledged that there is an area of tension with CLP policies regarding the loss of protected open space. However, Officers are required to consider the Local Plans as a whole – weighing up the harm against public benefits. In this case, and on balance, Officers consider that the benefits of the applications are considered to weigh in favour of granting planning permissions, outweighing any harm in terms of the loss of 6.4% of the open space that the proposed development will cause.
- 22.1 The Applications are broadly consistent with the policies of the adopted CLP and SCLP.
- 22.2 Officers are content that the proposal would result in a significant increase in much needed affordable housing, whilst not adversely impacting upon residential amenity or highways safety. The development would provide a BREEAM Excellent community facility whilst encouraging sustainable methods of transport. The proposal would increase on-site biodiversity and significantly improve the quality of the remaining open space.
- 22.5 Having examined the proposals against other material planning considerations, none are identified that would on their own, or in combination, lead officers to consider recommending refusal of planning permission for the Applications.
- 22.6 Officers analysis, as set out in this report, triggers the '*presumption in favour of sustainable development*' set out in Paragraph 11 of the NPPF, which means approving development proposals that accord with an up to date development plan without delay. Furthermore, the direction at Section 38 (6) of the 2004 Planning Act that the proposed development '*must be made in accordance with the development plan unless material considerations indicate otherwise*' points firmly towards the granting of planning permission in this case.
- 22.7 Officers have carefully considered all of the issues raised by the Applications, including the evidence and opinions submitted on behalf of the Applicants, the contributions of key consultees and the views of members of the public. Officers recommend that planning permission is granted, following prior completion of a Section 106 Agreement to secure necessary developer contributions and subject to a number of controlling and safeguarding conditions.

23. RECOMMENDATION

23.1 Planning permission for the Applications, namely 19/1756/FUL and S/4532/19/FL, be GRANTED subject to:

1. The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 on the terms broadly referenced in Section 20 of this report, with delegated authority granted to officers to negotiate, secure and complete such Agreement on terms as are otherwise considered appropriate and necessary; and
2. The planning conditions specified in this report and detailed in Appendices E and F with authority delegated to officers to amend those conditions (and include others considered appropriate and necessary) in consultation with the Chair and Vice Chair of JDCC prior to the issuing of the planning permissions; and
3. The relevant informatives, also contained within appendices E and F, to be included at the discretion of the report author.

Report Author: Ganesh Gnanamoorthy Principal Planning Officer

LIST OF APPENDICES:

Appendix A	Image showing the site outlined in red and the jurisdiction boundaries in a broken red line
Appendix B	Relevant Government Guidance
Appendix C	Relevant SCLP Documents
Appendix D	Relevant CLP Documents
Appendix E	Conditions and informatives for S/4532/19/FL
Appendix F	Conditions and informatives for 19/1756/FUL

APPENDIX A - Image showing the site outlined in red and the jurisdiction boundaries in a broken red line



APPENDIX B – Relevant Government Guidance

- 1) National Planning Policy Framework February 2019
- 2) National Planning Policy Framework – Planning Practice Guidance
- 3) Circular 11/95 (Annex A)

APPENDIX C – South Cambridgeshire District Council policy considerations

1) Adopted Local Plan (2018)

- Policies S/1-S/3, S/5-S/7, H/8-H/10, H/12, CC/1, CC/3, CC/4, CC/6-CC/9, HQ/1, HQ/2, NH/2, NH/4, NH/6, SC/2-SC/4, SC/6-SC/12, TI/2, TI/3, TI/8-TI/10

2) Supplementary Planning Documents and Other

- Open Space in New Developments SPD - Adopted January 2009
- Trees & Development Sites SPD - Adopted January 2009
- Landscape in New Developments SPD - Adopted March 2010
- Biodiversity SPD - Adopted July 2009
- District Design Guide SPD - Adopted March 2010
- Affordable Housing SPD
- Health Impact Assessment SPD – Adopted 2011
- Public Art SPD

APPENDIX D –Cambridge City Council policy considerations

1) Adopted Local Plan (2018)

- Policies 1, 3, 8, 28, 29, 31, 32, 33, 34, 35, 36, 45, 50, 51, 55, 56, 57, 59, 60, 67, 68, 71, 73, 80, 81, 82, 85

2) Supplementary Planning Documents and Other

- Greater Cambridge Sustainable Design and Construction (Jan 2020)
2009

- Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

- Planning Obligation Strategy (March 2010)

- Cycle Parking Guide for New Residential Developments (2010)

- Public Art SPD 2010.

- Open Space and Recreation Strategy (2011)

APPENDIX E - Conditions and informatives for S/4532/19/FL

CONDITIONS

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

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

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

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

3 Notwithstanding the plans hereby approved, all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Local Plan policy HQ/1).

4 Notwithstanding the plans hereby approved, four of the dwellings shall be constructed to meet the requirements of Part M4(3) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Local Plan policy HQ1).

5 Prior to the commencement of the development, a detailed public art strategy, developing the framework provided in the submitted Public Art Strategy and Delivery Plan dated December 2019, shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be carried out in accordance with the approved detail, and retained as such.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) (Cambridge Local Plan 2018, Policy 56).

6 With the exception of the temporary car park to serve the community centre, no development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments, incorporating where practicable, a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the uses hereby permitted are commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Local Plan policy HQ/1).

7 Prior to first occupation of any dwelling, the manoeuvring and car and cycle parking areas required for that dwelling, as well as respective cycle stores, shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Local Plan policy TI/3).

8 Prior to the commencement of each phase of the development, a traffic management plan for that phase of the development 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: in the interests of highway safety (Local Plan policy HQ/1).

9 Prior to first occupation/use of the development hereby approved, a scheme and programme for modifications to the pedestrian crossing on Arbury Road and the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction has been submitted to, and approved, by the Local Planning Authority as part of a Section 278 agreement, under the Highways Act 1980.

The highway works shall be implemented in accordance with the approved details prior to the first use of the development, and retained thereafter.

Reason: in the interests of highway safety (Local Plan Policy HQ/1).

10 With the exception of the temporary car park to serve the community centre, no above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Ltd (ref: TT/CC/P18-1607/09 Rev A) dated 16 March 2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Local Plan policy CC/9)

11 Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Local Plan policy CC/9).

12 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby (Local Plan policy HQ/1).

13 There shall be no burning of any waste or other materials on the site, without prior consent from the Environment Agency. A D7 exemption registered with the Environment agency is required.

Reason: To protect the amenity of nearby local residents (Local Plan policy HQ/1).

14 With the exception of the temporary car park to serve the community centre, no development shall commence until a written scheme has been submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The scheme shall be implemented and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority.

Reason: To protect the amenity of the locality, in terms of light pollution especially for people living and/or working nearby (Local Plan policy HQ/1).

15 The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing MEA-EV01 (dated 17.12.2019) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Cambridge City Council's adopted Air Quality Action Plan (2018) (Local Plan policies TI/2 and HQ/1).

16 No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and 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 (Local Plan policy CC/4).

17 The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of at least 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

Where on-site renewable or low carbon technologies are proposed, the statement shall also include:

- c) A schedule of proposed on-site renewable energy technologies, their location, design and specification, and a maintenance programme; and
- d) Details of any mitigation measures required to maintain amenity and prevent nuisance.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Local Plan policies CC/2 and CC/3).

18 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to development above slab level (with the exception of the temporary car park to serve the community centre). The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management, including how positive gains in biodiversity will be achieved. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five year period). g) Details of the body or organisation responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To improve the bio-diversity contribution of the site (Local Plan policy NH/4).

19 With the exception of the temporary car park to serve the community centre, no development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timings of sensitive works to avoid harm to biodiversity features. e) The times during which construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs if applicable. The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To improve the bio-diversity contribution of the site (Local Plan policy NH/4).

20 Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

21 Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

22 The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree

protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

23 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Local Plan policies HQ/1 and NH/2).

24 Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The submitted plan shall include details of:

- monitoring of any standing water within the site temporary or permanent
- sustainable urban drainage schemes (SUDS) – Such schemes shall comply with Advice Note 6 ‘Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policycampaigns/operations-safety/).
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 8 ‘Potential Bird Hazards from Building Design’ (available at www.aoa.org.uk/policycampaigns/operations-safety/) * See next page for information *
- reinstatement of grass areas
- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- monitoring of waste imports (although this may be covered by the site licence)
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- signs deterring people from feeding the birds.

The Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

25 Hard and soft landscaping: No development above ground level, other than demolition and the construction of the temporary car park to serve the community centre, shall commence until remaining details of both hard and soft landscape works 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 or contours; means of enclosure (fences and walls); SUDs features in paving, minor artefacts and structures (e.g. refuse and cycle, or other storage units, signs, lighting); proposed services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports). Soft Landscape works shall include: written specifications including cultivation and other operations associated with plant and grass establishment; specification/method statement for over-seeding/plug planting in existing perimeter woodland areas, specification/method statement for relaying and improving the drainage for the playing pitches, protection of new planting in existing perimeter woodland areas, 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. (Local Plan policies NH/2 and HQ/1)

26 Earthworks: No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall include SUDs features in soft landscape areas. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the earthworks are acceptable. (Local Plan policies NH/2 and HQ/1)

27 Landscape maintenance and management plan: Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. The management plan should particular attention to maintenance of SUDs features, removal of any protection to the perimeter planting etc, management of wildflower areas and the management of green roofs.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Local Plan policies NH/2 and HQ/1)

28 Green roofs can be biodiverse (green/brown) extensive roofs, or intensive (roof gardens) or blue roofs. This condition focusses on biodiverse roofs. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,
- e) Where solar panels are proposed, bio-solar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- f) A management/maintenance plan approved in writing by the Local Planning Authority,
- g) Evidence of installation shall be required in photographic form prior to handover.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Local Plan policies NH/2 and HQ/1)

29 Prior to the commencement of above ground works, with the exception of the temporary car park to serve the community centre, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved, inclusive of bin and cycle stores, substations, and flat blocks, shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Local Plan policy HQ/1).

30 Prior to first occupation or use of any part of the development hereby approved, a Parking Management Plan shall be submitted to, and approved in writing by, the Local Planning authority.

The Plan shall include, but not be limited to:

- Details of how spaces will be allocated
- Details of how the parking areas will be controlled

The development shall be carried out in accordance with the approved detail and retained thereafter.

Reason: To ensure the development does not have an unacceptable impact on highways safety (Local Plan policy TI/3).

31 Prior to the commencement of the development, a Phasing Plan shall be submitted to, and approved in writing by, the Local Planning Authority.

The Plan should include, but not be limited to, the following:

- 1) How the development will be constructed so as to allow for the community centre use to function uninterrupted prior to the opening of the community hub hereby approved.
- 2) How the community centre will continue to be served by off-street parking during the construction of the community hub.
- 3) How the redevelopment and re-provision of open space, play equipment and associated works are to be phased to minimise the length of time an area of open space is not available for public use and to ensure areas of open space remain available for public use at all times.

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

Reason: To ensure the adequate and uninterrupted, availability of open space and community floorspace (Local Plan policies SC/3 and SC/8).

32 With the exception of works associated with providing the temporary car park to serve the community centre, prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Local Plan policy HQ/1).

33 The provision of the allocated car club parking space and car club vehicle shall be fully implemented and operational before more than 50% of the dwellings hereby approved are occupied and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance

with the National Planning Policy Framework (NPPF, 2019) paragraph, 103, 110, 170 and 181 (Local Plan policy TI/3).

34 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences.

INFORMATIVES:

1. Finished Floor Levels:

The applicant is advised that the proposed finished floor levels are set at 150mm above the predicted flood levels, which is below the recommended freeboard allowance. Our preference would be to provide more freeboard as a contingency. For the avoidance of doubt the setting of finished floor levels (as with all other design choices) is ultimately at the applicant's risk and the Lead Local Flood Authority accept no liability for consequences of the design. The applicant is advised that, given the low amount of freeboard on the finished floor levels, that they consider flood resilient construction techniques and materials such as those outlined in the DCLG Improving the Flood Performance of New Buildings - Flood Resilient Construction guidance: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

2. Green Roofs:

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

3. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that

Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

4. Conservation: Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.

5. De Watering: There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2 year application period has closed the Environment Agency can take up to a further 3 years to determine any application. More information on this and how to apply for a de-watering licence can be found on our website using the below link: <https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction>

6 Partial discharge of the archaeology condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

APPENDIX F - Conditions and informatives for 19/1756/FUL

CONDITIONS

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

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

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

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

3 Notwithstanding the plans hereby approved, all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

4 Prior to the commencement of the development, a detailed public art strategy, developing the framework provided in the submitted Public Art Strategy and Delivery Plan dated December 2019, shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be carried out in accordance with the approved detail, and retained as such.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) (Cambridge Local Plan 2018, Policy 56).

5 No development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments, incorporating where practicable, a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the uses hereby permitted are commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

6 Prior to first occupation of any dwelling or the community hub building, the manoeuvring and car and cycle parking areas required for that use shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Cambridge Local Plan 2018, Policies 81 and 82).

7 Prior to the commencement of works, a traffic management plan 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: in the interests of highway safety (Cambridge Local Plan 2018, Policy 81).

8 Prior to first occupation of any part of the development hereby approved, a scheme and programme for modifications to the pedestrian crossing on Arbury Road and the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction has been submitted to, and approved, by the Local Planning Authority as part of a Section 278 agreement, under the Highways Act 1980.

The highway works shall be implemented in accordance with the approved details prior to the first use of the development, and retained thereafter.

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

9 No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Ltd (ref: TT/CC/P18-1607/09 Rev A) dated 16 March 2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

10 Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-

catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

11 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).

12 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).

13 No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. The development shall be carried out in accordance with the approved details only.

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

14 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).

15 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.

16 Prior to any superstructure works commencing on site for the community hub hereby approved, a noise insulation/mitigation scheme shall be submitted in writing for approval by the Local Planning Authority.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community hub uses hereby permitted are commenced and shall be retained thereafter.

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

17 All doors and windows serving a given room within the community hub shall remain closed during the playing of amplified music / voice in said room.

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

18 The playing of amplified music/voice and acoustic music within the external community hub areas is strictly prohibited.

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

19 All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday, 08:00 to 13:00 on Saturday. Service collections / dispatches from and deliveries are not permitted at any time on Sundays or public holidays.

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

20 Prior to the installation of any 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 artificial lighting of the site, including the MUGA, and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

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

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

21 Prior to the installation of plant for the community hub building, details of equipment for the purpose of extraction and filtration of cooking odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

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

22 Prior to works above ground level, details of the location of external duct work associated with the community hub use, specifically for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The details as approved shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

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

23 The A3 permitted use hereby approved shall not be open outside of the following hours:

- 08:00 – 21:00hrs Monday to Friday
- 09:00 – 21:00hrs Saturday
- 09:00 – 21:00hrs Sundays and Bank/Public holidays

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

24 The D2 community hub use hereby approved shall not open outside of the following hours:

- 08:00 – 22:00hrs Monday to Thursday
- 08:00 – 23:00hrs Friday
- 09:00 – 23:00hrs Saturday
- 09:00 – 22:00hrs Sundays & bank holidays.

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

25 Prior to the commencement of works associated with the Multi Use Games Area (MUGA) hereby approved, a noise mitigation / management scheme shall be submitted in writing for approval by the Local Planning Authority. The scheme / details shall have regard (but not be limited to) the following:

- Perimeter insulation (where appropriate)
- Hours of use
- Management of premises and intentions / protocol for hiring the facilities

The noise insulation / mitigation / management scheme as approved shall be fully constructed / implemented before the use hereby permitted is commenced and shall be fully retained thereafter.

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

26 Prior to the installation of any operational plant / equipment, a noise insulation scheme in order to minimise the level of noise emanating from the said plant / equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained and maintained thereafter.

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

27 The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing MEA-EV01 (dated 17.12.2019) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter. The charge points associated with the community hub shall be operational prior to first use of the community hub.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170

and 181, Cambridge City Council's adopted Air Quality Action Plan (2018) (Cambridge Local Plan 2018 policy 82).

28 If unexpected land contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by, the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

29 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 'excellent' as a minimum will be met, with 5 credits for Wat 01 (water consumption). Where the design stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

30 Prior to the use or occupation of the development hereby approved, 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

31 No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

32 The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of at least 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- e) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- f) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

Where on-site renewable or low carbon technologies are proposed, the statement shall also include:

- g) A schedule of proposed on-site renewable energy technologies, their location, design and specification, and a maintenance programme; and
- h) Details of any mitigation measures required to maintain amenity and prevent nuisance.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

33

Prior to the first occupation of any of the development a scheme for the inclusion of swift boxes shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2018 policy 69).

Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

35 Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

36 The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

37 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion (or their subsequent replacements), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

38 Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The submitted plan shall include details of:

- monitoring of any standing water within the site temporary or permanent
- sustainable urban drainage schemes (SUDS) – Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS)' (available at www.aoa.org.uk/policycampaigns/operations-safety/).
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/policycampaigns/operations-safety/) * See next page for information *
- reinstatement of grass areas
- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- monitoring of waste imports (although this may be covered by the site licence)
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- signs deterring people from feeding the birds.

Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

39 Hard and soft landscaping: No development above ground level, other than demolition, shall commence until remaining details of both hard and soft landscape works 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 or contours; means of enclosure (fences and walls); SUDS features in paving, minor artefacts and structures (e.g. refuse and cycle, or other storage units, signs, lighting); proposed services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports). Soft Landscape works shall include: written specifications including cultivation and other operations associated with plant and grass establishment; specification/method statement for over-seeding/plug planting in existing perimeter woodland areas, specification/method statement for relaying and improving the drainage for the playing pitches, protection of new planting in existing perimeter woodland areas, 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 2018; Policies 55, 57 and 59)

40 Earthworks: No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall include SUDs features in soft landscape areas. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the earthworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

41 Landscape maintenance and management plan: Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. The management plan should particular attention to maintenance of SUDs features, removal of any protection to the perimeter planting etc, management of wildflower areas and the management of green roofs.

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)

42 Green roofs can be biodiverse (green/brown) extensive roofs, or intensive (roof gardens) or blue roofs. This condition focusses on biodiverse roofs. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used and include the following:

- h) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- i) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- j) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- k) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,
- l) Where solar panels are proposed, bio-solar roofs should be incorporated under and in-between the panels. An array layout will be required

- incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- m) A management/maintenance plan approved in writing by the Local Planning Authority,
 - n) Evidence of installation shall be required in photographic form prior to handover.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

43 No development shall commence until the following document have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
- (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame – e.g. before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy 68.

44 Prior to the commencement of above ground works, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved, inclusive of bin and cycle stores, substations, and flat blocks, shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Cambridge Local Plan 2018, Policies 55 and 57).

45 Prior to first occupation or use of any part of the development hereby approved, a Parking Management Plan shall be submitted to, and approved in writing by, the Local Planning authority.

The Plan shall include, but not be limited to:

- Details of how spaces will be allocated
- Details of how the parking areas will be controlled

The development shall be carried out in accordance with the approved detail and retained thereafter.

Reason: To ensure the development does not have an unacceptable impact on highways safety (Cambridge Local Plan 2018, policies 81 and 82).

46 Prior to the commencement of the development, a Phasing Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan should include, but not be limited to, the following:

- 1) How the development will be constructed so as to allow for the community centre use to function uninterrupted prior to the opening of the community hub hereby approved.
- 2) How the community centre will continue to be served by off-street parking during the construction of the community hub.
- 3) How the redevelopment and re-provision of open space, play equipment and associated works are to be phased to minimise the length of time an area of open space is not available for public use and to ensure areas of open space remain available for public use at all times.

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

Reason: To ensure the adequate and uninterrupted, availability of open space and community floorspace (Cambridge Local Plan 2018, policies 67 and 73).

47 Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

48 The provision of the allocated car club parking space and car club vehicle shall be fully implemented and operational before more than 50% of the dwellings hereby approved are occupied and shall be retained and maintained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraph, 103, 110, 170 and 181, and Cambridge City Council's adopted Air Quality Action Plan (2018) (Cambridge Local Plan 2018 policy 35).

49 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Local Plan policy 61).

INFORMATIVES:

1 Finished Floor Levels:

The applicant is advised that the proposed finished floor levels are set at 150mm above the predicted flood levels, which is below the recommended freeboard allowance. Our preference would be to provide more freeboard as a contingency. For the avoidance of doubt the setting of finished floor levels (as with all other design choices) is ultimately at the applicant's risk and the Lead Local Flood Authority accept no liability for consequences of the design. The applicant is advised that, given the low amount of freeboard on the finished floor levels, that they consider flood resilient construction techniques and materials such as those outlined in the DCLG Improving the Flood Performance of New Buildings - Flood Resilient Construction guidance: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

2. Green Roofs:

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

3. Pollution Control:

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.

4. EHOC62 – plant noise insulation informative

5. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

6. Conservation: Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.

7. De Watering: There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2 year application period has closed the Environment Agency can take up to a further 3 years to determine any application. More information on this and how to apply for a de-watering licence can be found on our website using the below link: <https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction>

8. Partial discharge of the archaeology condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

