

Application Number	11/1175/FUL	Agenda Item	
Date Received	3rd October 2011	Officer	Miss Amy Lack
Target Date	28th November 2011		
Ward	Newnham		
Site	Land Adacent To 5 Spens Avenue Cambridge Cambridgeshire		
Proposal	Proposed residential development - erection of four detached houses.		
Applicant	Corpus Christi College And Mr. A. L. De Simone C/o Agent		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an undeveloped parcel of land with a 48 metre frontage at the end of the cul-de-sac of Spens Avenue accessed of Gough Way to the west. The area is predominately residential, with obvious groups of development. These date from circa 1960's through to the mid 1980's, comprising largely two storey detached and semi-detached dwellings. The exception are the Larchfield Flats, a three storey block to the southwest of the application site on the junction of Gough Way and Spens Avenue.
- 1.2 The site is allocated as part of a wider site which includes the Corpus Christi sports field and Leckhampton House grounds to the north east. Allocated for development in the Cambridge Local Plan (2006), proposal site 7.07, for student accommodation or affordable key worker housing.
- 1.3 The site does not fall within a City of Cambridge Conservation Area. It is not located within the City's controlled parking zone (CPZ).

2.0 THE PROPOSAL

- 2.1 The application proposes the erection of four, four bedroom detached dwellings all similar in scale, mass and design.

- 2.2 All dwellings have a stepped form comprising a three storey, two storey and single storey element.
- 2.3 The three storey pitched-roof element to the east measures 5.4 metres wide, with a 9.4 metre high ridge. This element is broken down further with the roof slope to the easternmost half sloping down to an eaves height of 5.7 metres. The eaves height of the western half measures 6.6 metres from ground level.
- 2.4 To the west of the three storey element, a subservient two storey element rises to a height of 8 metres, falling to an eaves height of 5.2 metres.
- 2.5 A single storey lean-to element with a ridge height of 3.7 metres falling to an eaves height of 2.5 metres, extends forward of the two storey element with a depth of 2.5 metres linking the dwellings to their respective garages and serving to provide a porch over the entrance to the houses. Sitting forward of the main dwelling houses a single storey flat roof garage is located to the western half of plots 1 and 3, and to the eastern half of plots 2 and 4.
- 2.6 Cycle parking and refuse storage is accommodated with the proposed garages. Access to the rear garden from the front is made through the garage. Weathered buff brick for the walls and pre-patinated bronze coloured zinc to the roofs are to be used in the external finish of the dwellings. The garages to the front of each dwelling are to be constructed in linear blue engineering bricks.
- 2.7 The application is accompanied by the following supporting information:
 1. Design and Access Statement
 2. Supporting Planning Statement
 3. Environmental Desk Study
 4. Flood Risk Assessment
 5. Habitat and Protected Species Survey Report
 6. Utilities Statement
 7. Tree Survey

3.0 SITE HISTORY

3.1 There is no previous planning history at this site relevant to the proposal.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household

types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

- 5.4 **Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.5 **Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)**: Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.

- 5.6 **Planning Policy Statement 25: Development and Flood Risk (2006)**: States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.

5.7 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.8 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.9 **Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(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.

5.10 **East of England Plan 2008**

SS1: Achieving Sustainable Development

H1: Regional Housing Provision 2001 to 2021

T1: Regional Transport Strategy Objectives and Outcomes

T9: Walking, Cycling and other Non-Motorised Transport

T14: Parking

ENV7: Quality in the Built Environment

WM6: Waste Management in Development

5.13 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.14 Cambridge Local Plan 2006

- 3/1 Sustainable development
- 3/4 Responding to context
- 3/7 Creating successful places
- 3/11 The design of external spaces
- 3/12 The design of new buildings
- 4/4 Trees
- 4/7 Species protection
- 5/1 Housing provision
- 7/7 College and University of Cambridge Staff and Student Housing
- 8/2 Transport impact
- 8/6 Cycle parking
- 8/10 Off-street car parking
- 8/17 Renewable energy
- 8/18 Water, sewerage and drainage infrastructure

Planning Obligation Related Policies

- 3/7 Creating successful places
- 3/8 Open space and recreation provision through new development
- 3/12 The Design of New Buildings
- 5/14 Provision of community facilities through new development
- 10/1 Infrastructure improvements

5.15 Supplementary Planning Documents

- 5.16 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change

adaptation, water, materials and construction waste and historic environment.

5.17 Cambridge City Council (March 2010) – Planning Obligation Strategy: provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

5.18 Material Considerations

Central Government Guidance

5.19 Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be "yes", except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community

4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

5.20 Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

5.21 **Written Ministerial Statement: Planning for Growth (23 March 2011)**

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

5.23 **City Wide Guidance**

- 5.24 **Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001)** - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.
- 5.25 **Cambridge City Nature Conservation Strategy (2006)** – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.
- 5.26 **Strategic Flood Risk Assessment (2005)** – Study assessing the risk of flooding in Cambridge.
- 5.27 **Cambridge and Milton Surface Water Management Plan (2011)** – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.
- 5.28 **Cambridge City Council (2006) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development.
- 5.29 **Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)** Sets out how all residential developments should make provision for public open space, if not on site then by commuted payments. It incorporates elements from the Planning Obligations Strategy Supplementary Planning Document (2010) and the Open Space and Recreation Strategy (2006).
- 5.30 **Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The application form states that two parking spaces are provided per dwelling, but the plans only show one in a garage, which should have a minimum internal measurement of 6m x 3m with an opening of a minimum of 2.2m. The location and dimensions for second, a minimum 2.5m x 5m with a 6m reversing space, should be provided. An amended drawing showing the above requirements should be provided to the Highway Authority for approval prior to determination of the application. Subject to this and standard conditions to control details of the access, driveway and footpath the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway.

Head of Environmental Services

- 6.2 No objection to the proposal subject to conditions. The site is a sufficient distance from Barton Road that prospective occupiers will not experience any unacceptable noise from traffic.
- 6.3 The neighbouring occupiers are unlikely to experience any nuisance from dust or noise but the standard construction hours condition is recommended.
- 6.4 An Environmental desk study has identified potential contaminants. Intrusive sampling and subsequent testing of soil samples is proposed. These matters can be covered by the full contaminated land condition.

Nature Conservation Officer

- 6.5 The site has been cleared prior to the commissioning of an ecological survey. As such, no evidence of protected species or habitats were recorded at the time of survey.
- 6.6 Internally mounted bird and bat boxes on all the proposed buildings would offer some form of mitigation in light of these unsatisfactory circumstances and it should be conditioned that these are installed under the supervision of a suitably qualified ecologist to ensure correct location and fitting.

Principal Arboricultural Officer

- 6.7 There is a line of Limes to the east that are outside the development area and a number of smaller trees within the site, the most significant of which are to be retained. I have no objection to the proposal on this basis, subject to a tree protection condition.

Sustainable Drainage Engineer

- 6.8 No objection in principle. It is recommended that due to flood risk in the area, surface water discharge from the site should be controlled to the existing pre-development run-off rates in flow and volume. As such an adequate surface water drainage scheme should be conditioned.

Policy

- 6.9 The site is allocated for student hostel or affordable key worker housing for the colleges (allocation 7.07 on the proposals map). This allocation originated when a proposal to develop open market housing on the application site was combined with an allocation on the main site for staff and student housing in order to allow for a comprehensive design approach to be undertaken for the whole of the site. However, given the Inspector's open minded view to the possibility of some private housing possibly being considered on the Spens Avenue part of the allocated site depending on any subsequent development brief.
- 6.10 As such, there are no policy objections from a higher education viewpoint. This is subject to the current design being found acceptable against other Local Plan policies and detailed design considerations. There is no reason why the allocation cannot be viewed with some flexibility given the continuing demand for new homes.

Cambridgeshire County Council (Education)

- 6.11 Contributions are sought in accordance with the City Council's SPD for Pre-school, Primary, Secondary and Life Long Learning educational needs.

Cambridgeshire County Council (Archaeology)

- 6.12 Our records indicate that the site lies in an area of high archaeological potential. Accordingly, the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This should be secured by condition.
- 6.13 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 1, Spens Avenue, Cambridge
- 38, Gough Way
- 63, Gough Way

7.2 The representations can be summarised as follows:

Character and design

- The design of the properties is sub-standard, failing to conform, or improve upon the 1980's properties opposite;
- Four dwellings is too many to be in keeping with the rest of the estate, there should be no more than three; and
- At three storeys the proposed dwellings are a storey too high.

Other matters

- The land for the Gough Way estate was sold by Corpus Christi for development in 1961 with a covenant that there should not be more than 13 dwellings in the form of flats; that the maximum density should not exceed an average of 7 dwellings per acre; that no detached or semi-detached dwellings should be more than two storeys; and that no block of flats should be more than three storeys high. The density and the height of the proposal contravene these covenants.

7.3 A representation has also been received from the Gough Way Residents' Association c/o 7 Gough Way, in objection to the proposal. This representation can be summarised as follows:

- The assurance by the College that Spens Avenue will not become a through road is valued and the footway to the north side of Spens Avenue has been included in the submission and is welcomed. However, the part three-storey height is not characteristic of the surrounding estate.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Renewable energy and sustainability
4. Disabled access
5. Residential amenity
6. Archaeological Interest
7. Arboriculture
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations
12. Planning Obligation Strategy

Principle of Development

8.2 The application proposes the erection of four dwellings on land allocated in the Cambridge Local Plan (2006) for student hostel or affordable key worker housing for the colleges (allocation 7.07 on the proposals map). As such policy 7/7 of the local plan applies. This allocation originated when a proposal to develop open market housing on the application site was combined with an allocation on the main site for staff and student housing development. This was to allow for a comprehensive design approach to be undertaken for the whole of the site. However,

the Inspector was open minded to the possibility of some private housing possibly being considered on the Spens Avenue part of the site depending on any subsequent development brief.

- 8.3 The allocation was carried forward in the 2006 adopted Local Plan Inquiry and no objections were raised to remove the allocation. A continuing requirement existed then for student residential accommodation.
- 8.4 Corpus Christi College have more recently obtained planning permission for their required student hostel at 25 Cranmer Road (planning application reference 10/1084/FUL) and no longer have a requirement for student residential development on the Leckhampton site. The College wish to dispose of the Spens Avenue part of the site to raise funds to enable the implementation of the scheme at Cranmer Road. However, the review of the allocation on site 7.07 will have to await forthcoming work on the Local Plan Review. In the meantime, given the previous Inspector's views expressed, if the current design is found to be acceptable against other Local Plan policies and detailed design considerations, there is no reason why the allocation cannot be viewed with some flexibility given the continuing demand for new homes.
- 8.5 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity sections below.
- 8.6 Given the above I am of the view that the principle of residential development is acceptable in this location and is in accordance with policies SS1, H1 and ENV7 of the East of England Plan (2008) and policies 3/1 and 5/1 of the Cambridge Local Plan (2006) subject to the proposed development being assessed against the criteria of other relevant development plan policies.

Context of site, design and external spaces

- 8.7 The surrounding area is predominantly residential. As an undeveloped site it appears an anomaly in the street scene of Spens Avenue and in this respect seems an obvious location for residential development.
- 8.8 Local Plan policy 3/12 states that new buildings should have a positive impact on their setting in terms of location on the site, height, scale, form, materials, detailing and wider townscape views.
- 8.9 The four dwellings are set on the building line established by the existing dwellings adjacent to the west. Single storey flat roof garages sit forward of the main buildings similar to that of the existing neighbouring properties. I believe this arrangement, with the garage set forward of the main dwelling, serves to show a sympathy with the general pattern of development in the immediate context while the houses themselves will be read in the street as a distinct group of four. The main mass of the buildings is three storeys in height, falling to two storeys in height for half of their width. This stepping up in scale from the single storey garage towards the front of the site to a two, then three storey height will help to provide a greater visual separation between each dwelling.
- 8.10 I note the concerns of neighbours about the number of dwellings proposed on the site, considering four to be one too many. I acknowledge the more generous plot widths of existing adjacent nos. 1, 3 and 5 Spens Avenue, immediately west of the site, approximately 15 metres at their frontage with the road. It is these properties alongside which the proposed dwellings will be read, which have a plot width of approximately 11.6 metres. The separation distance between the four houses proposed is approximately 2.2 metres wide. I acknowledge that this gives the proposed dwellings a more vertical emphasis than the existing neighbouring residential houses. This is further emphasised by a narrower plot and a taller dwelling than their existing neighbours. But when taken in conjunction with the different roof forms, heights, and their staggered alignment, I consider this sufficient mitigation through their design to prevent the reading of the proposed houses as a single mass when viewed in long street views. In my opinion, the gap between the

houses would allow significant views to the sky beyond, which would diminish the perceived mass of the houses.

- 8.11 I am satisfied that the choice of the palette of materials will reflect that seen close to the site. I recommend that this detail is ensured by condition 2. The Design and Access Statement proposes the planting of Silver Birch trees to the site frontage, to help assimilate the buildings into their setting, replicating other examples elsewhere in the housing estate. I suggest standard landscaping conditions to ensure that this is fulfilled (conditions 3, 4 and 5). These conditions will also serve to control detailing of the frontage and boundary treatments across all plots to ensure continuity.
- 8.12 In my opinion, subject to the conditions suggested above, I am satisfied that the proposal has successfully responded to the character and context of the surrounding area in terms of the scale, mass, design and siting of the four dwellings. Therefore the proposal is considered compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Renewable energy and sustainability

- 8.13 Solar panels are proposed on the lean-to roofs of the porches to plots 1 and 3. These will provide hot water heating for the respective dwellings. This is a renewable energy that the City Council seeks to encourage on small-scale residential developments. As the proposal will not have a harmful impact upon the local environment or amenity (which has been addressed above) the benefits of the proposal are to be welcomed. As such, the proposal is considered compliant with East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.
- 8.14 Other sustainability issues have been addressed through submitted reports. There are no concerns with regard to flooding, a Flood Risk Assessment has been submitted and the site falls outside of any significant flood zones. However, it is recommended that due to local flood risk the surface water discharge from the site is controlled to the existing pre-development run-off rates in terms of flow and volume. On the advice of the Sustainable Drainage Engineer, I am satisfied that

this can be satisfactorily controlled by a condition 6. Subject to this the proposal is considered compliant with policies 4/16 and 8/18 of the Cambridge Local Plan (2006) and advice contained within PPG25 Development and Flood Risk (2001).

- 8.15 Various concerns have also been addressed about biodiversity. The application site was cleared at least 6 months prior to the Ecological Survey being undertaken which was submitted to accompany this application. As such, there was no evidence of protected species or habitats found by the survey. In this situation, the Nature Conservation Officer suggests internally mounted bird and bat boxes to each of the dwellings to offer some form of mitigation to these unsatisfactory circumstances. I recommend the imposition of condition 7 to require this prior to the occupation of the development. Subject to this, I believe the proposal will provide adequate alternative habitats for species which may have been displaced from this site in accordance with Cambridge Local Plan (2006) policy 4/7.

Disabled access

- 8.16 Disabled access is provided for all four dwellings compliant with Approved Document Part M of the current Building regulations. Ramped access is provided to the main entrance and a toilet at ground floor level is proposed. In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.17 The site is currently vacant which means that any development will undoubtedly have some impact upon the level of amenity currently enjoyed by nearby occupiers. The occupiers of the properties that are likely to be most affected are those at Spens Avenue opposite the site to the south, 5 Spens Avenue immediately adjacent to plot 1 to the west, and to a lesser extent 1 and 3 Spens Avenue close to the junction of the cul-de-sac with Gough Way. The intensification of use of the site will undoubtedly result in an increase of comings and goings and in turn noise and disturbance near to these dwellings. However, the proposal is only for four residential units which I believe can

be satisfactorily absorbed into this existing residential environment.

- 8.18 With regard to privacy, I am satisfied that the scheme has been designed such that opportunities offered for direct views into the residential gardens/houses of others are very limited. While the extent of overlooking permitted would be limited, I consider a condition requiring full details of the screening to the proposed second floor external terrace area served off a bedroom to the rear of each dwelling is necessary to ensure that views are only afforded down the rear gardens of the proposed neighbouring properties and not directly across to the east and west (condition 8). Notwithstanding the proposed terrace areas the first and second floor windows on the side elevations of the houses serve, for the most part bathrooms. Any overlooking that might take place from other windows is well down the garden and characteristic for this density and orientation of housing. However, I recommend a condition revoking the provisions of the Town and Country Planning (General Permitted Development) Order 1995 to construct windows or dormer windows without permission from the local planning authority (condition 9) to safeguard the amenity of neighbouring occupiers. I recommend a similar condition requiring permission for any extensions to the proposed houses is also imposed (condition 10) for I believe this necessary to prevent overdevelopment of the application site.
- 8.19 I acknowledge that 5 Spens Avenue will experience a sense of enclosure by virtue of plot 1 extending past its rear elevation by approximately 2.2 metres at two storeys. However, any residential development of this site would result in a presence and mass with a visual impact upon these existing neighbours. I am of the view that this depth closest to the boundary, which retains a 2.6 metres separation distance between the dwellings, is unlikely to result in a significant adverse impact enough to warrant refusal of the application.
- 8.20 At the west of the application site a separation distance across the street to 2 Spens Avenue from closest proposed dwelling (plot 1) is 22 metres from the garage, and in excess of 26 metres from the main element of the residential accommodation. From the east of the site, plot 3 and plot 4 are 27 metres from 16 Spens Avenue. I am satisfied that these distances provide a good relationship between the existing and

proposed buildings and will not result in any unacceptable mutual overlooking that would significantly compromise the privacy of either existing or prospective occupiers.

- 8.21 In my opinion, subject to the condition suggested above, the proposal is considered to adequately respect the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.22 The residential amenity of the prospective occupiers must also be considered. In terms of the quality of the living environment of the houses and the associated garden space I am content that the provision made is good. A considerable number of the existing trees will be retained in the proposed landscaping scheme. The space between the proposed buildings and existing buildings will be adequate, and the proposed houses will not be overlooked or overshadowed by the existing surrounding buildings.
- 8.23 The Environmental Health Officer has advised that the site is a significant distance from Barton Road which can experience high volumes of traffic, as such, prospective occupiers will not experience any noise or disturbance from this main road. A review of historic records identified that the site had been used as allotments where chemicals for pest control may have been used and a petrol station was identified 860 metres from the site. As such, it is recommended that the standard contamination land condition is imposed (condition 11) to safeguard the amenity of the prospective occupiers.
- 8.24 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with East of England (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Archaeological Interest

- 8.25 Correspondence received from Cambridgeshire Archaeology acknowledge this site to lie within an area of high archaeological potential. Numerous archaeological remains including burials of Anglo-Saxon date to the west of the Bin Brook at Newnham and at King's College Garden Hostel to the north of West Road have been uncovered. An Anglo-Saxon settlement was discovered just south of the Garden Hostel burial ground, at the Institute of Criminology, and this pattern of domestic sites and burial grounds follows Roman and earlier settlement patterns in the Newnham and Newnham Croft meander loop of the River Cam. An undated burial was also found during the installation of a soakaway at Corpus Christi Sports field.
- 8.26 It is therefore considered necessary that the site be subject to a programme of archaeological investigation to be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition.
- 8.27 Subject to the imposition of condition 13 I consider the proposal compliant with policy 4/9 of the Cambridge Local Plan (2006).

Arboriculture

- 8.28 No objections have been raised by the Principle Arboricultural Officer consulted on the application. However, a standard tree protection condition has been requested (condition 14) in order to protect a line of mature Lime trees to the east which are outside of the application site and some smaller trees within the site which are to be retained. Subject to this condition I consider the application acceptable with respect to its impact upon trees and compliant with policy 4/4 of the Cambridge Local Plan (2006).

Refuse Arrangements

- 8.29 Refuse and recycling provision is accommodated within the proposed garage of each of the dwellings. Adequate space is provided to store three wheelie bins in accordance with the City Council's current waste strategy. A pedestrian door is proposed

in addition to the garage door which will ensure uninterrupted access to manoeuvre wheelie bins to and from the store and Spens Avenue for collection regardless of whether or not a car is parked in the garage.

- 8.30 In my opinion the proposal is compliant with East of England Plan (2008) ENV7 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.31 The Highway Authority requests that dimensions of car parking and garage spaces, and garage openings be provided on drawings. However, I am satisfied that the application drawings show dimensions which meet those required by the Highway Authority. The Highway Authority has no other objections. Therefore, in respect of highway safety I consider the proposal compliant with East of England Plan (2006) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.32 Secure and covered parking for four bicycles is provided for each dwelling within its respective garage. This is in accordance with the City Council's Cycle Parking Standards as set out in Appendix D of the Cambridge Local Plan (2006). As such, I consider the proposal compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6.
- 8.33 On site car parking provision is made for two vehicles, one to the garage and one on the driveway to the front of each dwelling. The Highway Authority have requested dimensions of the garage and the parking on the driveway to ensure two cars can successfully park on site. However, I am satisfied that even if only one car could be accommodated this would be in accordance with the City Council's Car Parking Standards as set out in Appendix C of the Cambridge Local Plan (2006). Therefore, in respect of on site car parking provision the proposal is considered compliant with East of England (2008) policy T14 and Cambridge Local Plan (2006) policy 8/10.

Third Party Representations

8.34 Concerns raised in the third party representations received with regard to the character and design of the scheme, namely its density and scale, have been addressed above in the main body of the report under the heading *Context of site, design and external spaces* from paragraph 8.7.

8.35 The issue raised in respect of covenants, understood to have been imposed by Corpus Christi College upon sale of the land used to develop Gough Way and Spens Avenue, is not a material planning consideration. Accordingly, I am unable to place any weight on these specific comments when recommending a decision. However, my assessment within the main body of the report above is mindful of the general questions they pose with regard to density and scale as I have mentioned above.

Planning Obligations

8.36 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

(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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.37 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.38 The application proposes the erection of four, four-bedroom houses. No residential units would be removed, so the net total of additional residential units is four. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	0	0
1 bed	1.5	238	357	0	0
2-bed	2	238	476	0	0
3-bed	3	238	714	0	0
4-bed	4	238	952	4	3808.00
Total					3808.00

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	0	0
1 bed	1.5	269	403.50	0	0
2-bed	2	269	538	0	0
3-bed	3	269	807	0	0
4-bed	4	269	1076	4	4304.00
Total					4304.00

Informal open space					
Type	Persons	£ per	£per	Number	Total £

of unit	per unit	person	unit	of such units	
studio	1	242	242	0	0
1 bed	1.5	242	363	0	0
2-bed	2	242	484	0	0
3-bed	3	242	726	0	0
4-bed	4	242	968	4	3872.00
Total					3872.00

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0	0	0
1 bed	1.5	0	0	0	0
2-bed	2	316	632	0	0
3-bed	3	316	948	0	0
4-bed	4	316	1264	4	5056.00
Total					5056.00

8.39 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.40 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such	Total £

		units	
1 bed	1256	0	0
2-bed	1256	0	0
3-bed	1882	0	0
4-bed	1882	4	7528.00
Total			7528.00

8.41 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.42 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	4	300.00
Flat	150	0	0
Total			300.00

8.43 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Education

8.44 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is

replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

- 8.45 In this case, four additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for pre-school education, primary education, secondary education and lifelong learning. Contributions are therefore required on the following basis:

Pre-school education				
Type of unit	Persons per unit	£per unit	Number of such units	Total £
1 bed	1.5	0	0	0
2+-beds	2	810	4	3240.00
Total				3240.00

Primary education				
Type of unit	Persons per unit	£per unit	Number of such units	Total £
1 bed	1.5	0	0	0
2+-beds	2	1350	4	5400.00
Total				5400.00

Secondary education				
Type of unit	Persons per unit	£per unit	Number of such units	Total £
1 bed	1.5	0	0	0
2+-beds	2	1520	4	6080.00
Total				6080.00

Life-long learning				
Type of unit	Persons per unit	£per unit	Number of such units	Total £

			units	
1 bed	1.5	160	0	0
2+-beds	2	160	4	640.00
Total				640.00

8.46 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy 2010, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.47 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.48 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 5 March 2012 and subject to the following conditions:

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

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No development shall take place until details of the following 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. Layout and general planting principles of the area between the houses and the street; underground services; retained trees and major shrubs; new trees.

Reason: In the interests of visual amenity and the residential amenity of neighbours, and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

4. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. No development shall commence until full details of an on-site scheme for the drainage of surface water, and, if existing capacity is not available, the pumping of foul sewerage, has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development will not increase the risk of flooding on the site or elsewhere. (Cambridge Local Plan 2006 policies 4/16 and 8/18).

7. Details of internally mounted bird and bat boxes on each of the dwelling houses hereby approved shall be agreed in writing with the local planning authority. The installation of the approved boxes shall be carried out in accordance with the agreed details and prior to the occupation of any part of the development.

Reason: To provide adequate alternative habitats for protected species (Cambridge Local Plan policy 4/7)

8. Notwithstanding the approved plans the screen either side of the external terrace at second floor level must be raised to a minimum height of 1.8 metres. Details of this shall be subject to the separate prior written agreement of the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/12).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed in the four houses other than with the prior formal permission of the local planning authority.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected in the curtilages of the four houses other than those expressly authorised by this permission.

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

11. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the local planning authority and receipt of approval of the document/documents from the local planning authority. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the local planning authority. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To safeguard the residential amenity of the prospective occupiers (Cambridge Local Plan 2006 policy 4/13)

12. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours 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 2006 policy 4/13)

13. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

14. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until a Tree Protection Plan, as defined in BS 5837:2005 "Trees in Relation to Construction - Recommendations", containing the following Arboricultural Method Statements/specifications has first been submitted and agreed to, in writing, by the Council's Principal Arboricultural Officer:

- Arboricultural method statements for the precise location and erection of tree protection barriers and ground protection for all trees retained on, and adjacent to, the site, in order to establish Root Protection Areas and construction exclusion zones;
- Arboricultural method statements for any special engineering operations within Root Protection Areas;
- Arboricultural method statements for root pruning and root barrier installation; including specifications for root-barrier material; and root-soil back-fill;
- Arboricultural method statements for the amelioration of the rhizosphere within the Root Protection Areas comprising of de-compaction (Terravention) and soil inoculation with spore derived mycorrhizae and bio-activators; soil tilthing utilising air-spade technology; irrigation; and mulching where appropriate;
- Arboricultural method statement for any development facilitation pruning.

Development shall take place thereafter only in accordance with the approved Tree Protection Plan.

Reason: To protect the health and welfare of trees of amenity interest. (Cambridge Local Plan (2006) policy 4/4)

15. No external lighting shall be installed until full details thereof have been submitted to, and approved in writing by, the local planning authority. Installation shall be only in accordance with the approved details.

Reason: To avoid light pollution and to preserve the value of the mature trees for local bird populations and foraging bats. (Cambridge Local Plan 2006 policies 4/3 and 4/13)

16. Prior to the occupation of the dwellings hereby approved, a footway, to the satisfaction of the Highway Authority shall be provided across the highway frontage of the development.

Reason: In the interests of highway safety Cambridge Local Plan (2006) policy 8/2.

17. 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwellings. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety. Cambridge Local Plan (2006) policy 8/2.

INFORMATIVE: The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>. Hard copies can also be provided upon request.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1, H1, ENV7, T1, T9, T14 and WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P9/8

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 4/4, 4/7, 5/1, 8/2, 8/6, 8/10

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

Unless prior agreement has been obtained from the Head of Planning, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 5 March 2012 it is recommended that the application be refused for the following reason(s).

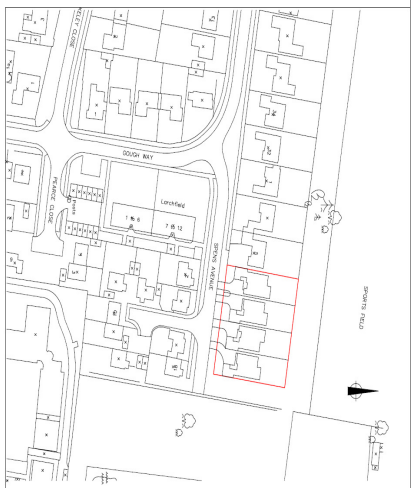
The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, education and life-long learning facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



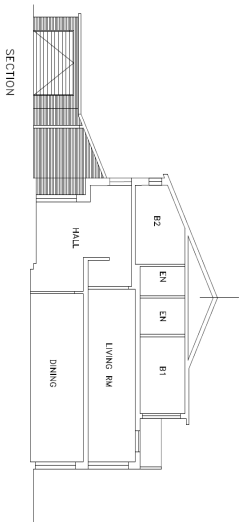
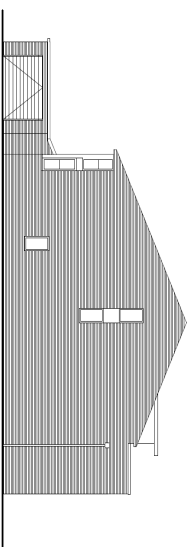
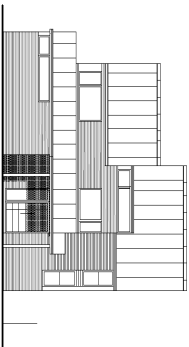
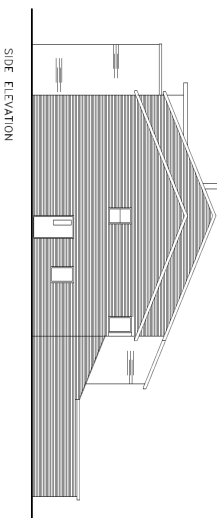
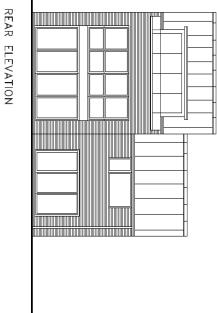
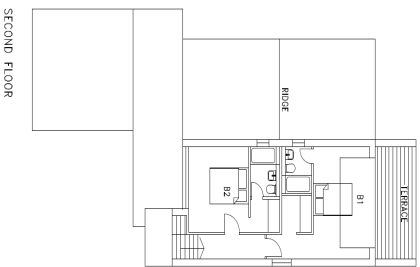
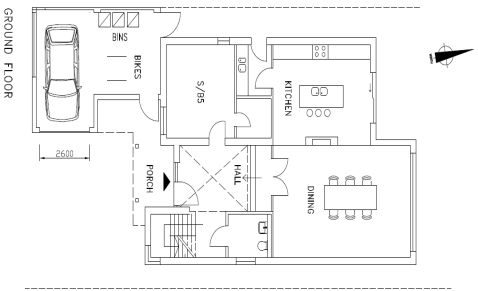
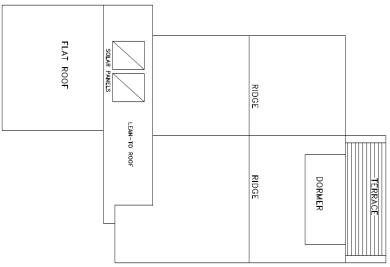
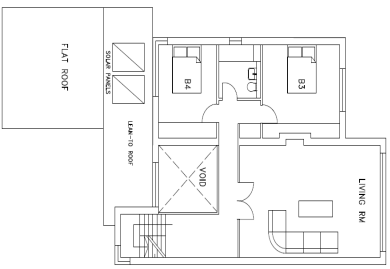
BLOCK PLAN 1:1000

REV 1 Issue 1 Approved
 CLIENT
 Corpus Christi College & De Simone

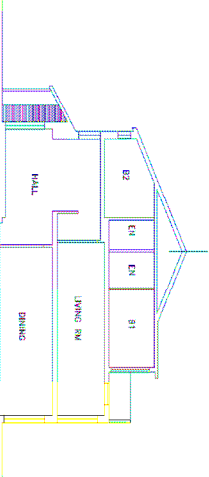
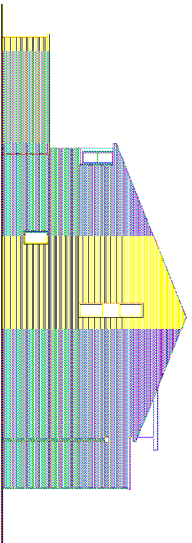
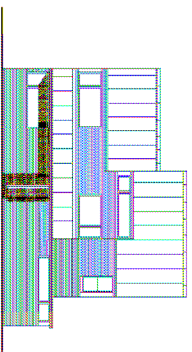
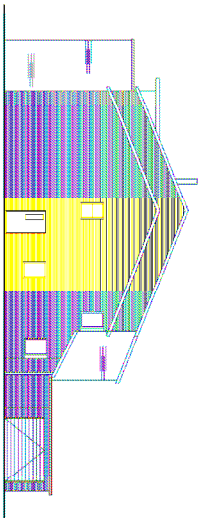
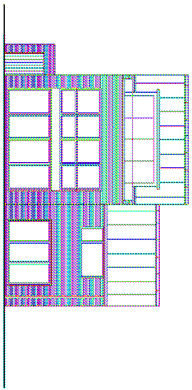
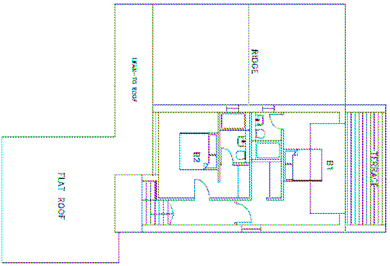
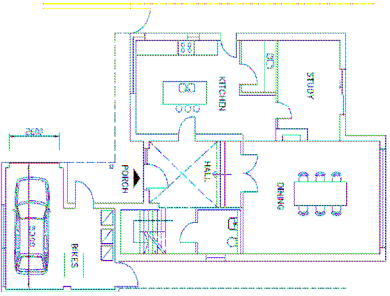
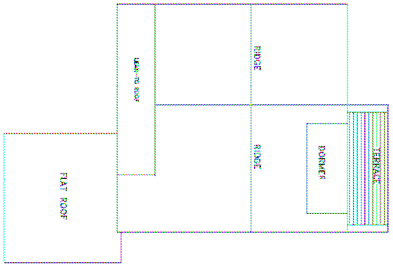
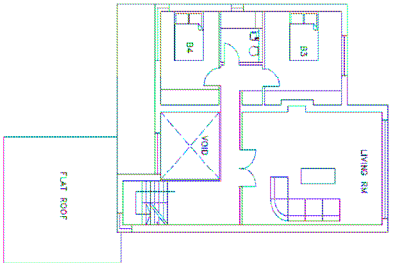
 PROJECT
 Proposed development
 Spens Avenue
 Cambridge
 TITLE
 SITE PLAN

 DRAWING STATUS
 PLANNING
 DRAWN
 CHECKED
 DATE September 2011
 SCALE 1:200 @ A1

 THE OFFICE OF
 ONCE
 CONSULTANTS
 110-112 MARKET STREET
 CAMBRIDGE CB2 3RQ
 TEL: 01223 326000
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 JOB NO. C24 DRAWING NUMBER P-01 REV

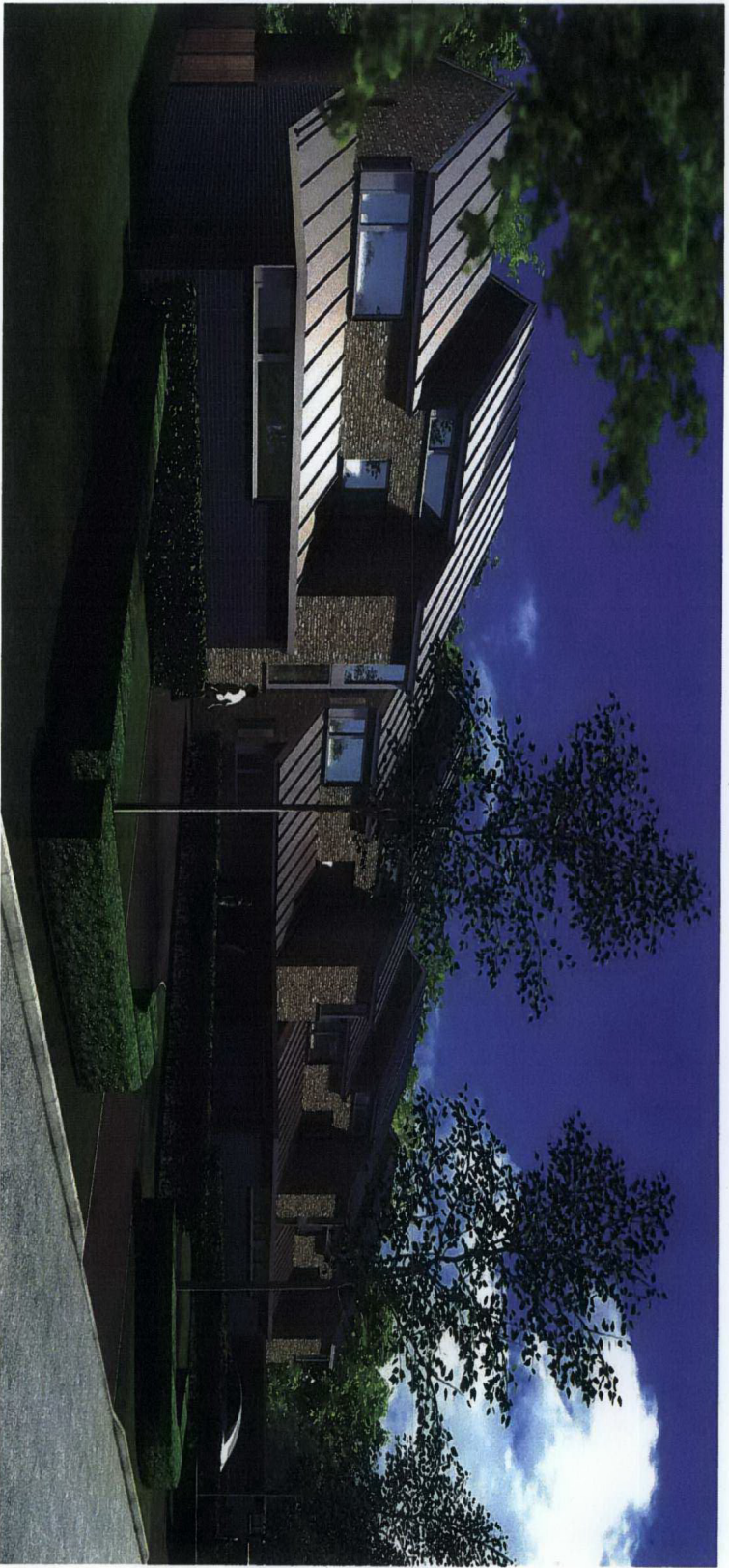


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 CLIENT Corpus Christi College & The Sirona
 PROJECT Proposed development
 Sirona Avenue
 Cambridge
 TITLE PLOTS 1 & 3
 PLANS & ELEVATIONS
 DRAWING STATUS
 PLANNING
 DRAWN / CHECKED
 SCALE 1:100 @ A1
 DATE September 2011
 23 KING ST
 CAMBRIDGE
 CB2 3RU
 01223 341800
 www.architectural-illustration.co.uk
 ARCHITECTURAL ILLUSTRATION
 024 P-02



PROJECT: Proposed development
 SITE: Spens Avenue, Cambridge
 TITLE: PLANS 2 & 4 PLANS & ELEVATIONS
 DRAWING STATUS: PLANNING
 DRAWN: HCB & AT
 CHECKED: []
 DATE: September 2011
 SCALE: 1:100 @ A1
 PROJECT NO: P-03
 DRAWING NO: 024





CGI IMAGE OF PROPOSED DEVELOPMENT