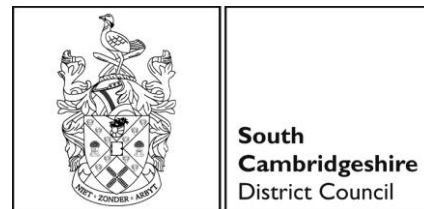


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6 January 2017

To: Chairman – Councillor David Bard  
Vice-Chairman – Councillor Kevin Cuffley  
All Members of the Planning Committee - Councillors John Batchelor,  
Anna Bradnam, Brian Burling, Pippa Corney, Sebastian Kindersley,  
David McCraith, Des O'Brien, Deborah Roberts, Tim Scott and Robert Turner

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 11 JANUARY 2017 at 9.30 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution ***in advance of*** the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully

**Alex Colyer**

Interim Chief Executive

**The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.**

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## AGENDA

### 4. S/2903/14/OL- Cambourne [Land to the West of Cambourne (Excluding Swansley Wood Farm)]

**PAGES**  
**1 - 8**

Development of up to 2,350 residential units including affordable housing; retail, use classes A1-A5 (up to 1.04 ha); offices/light industry, use class B1 (up to 5.66ha); community and leisure facilities, use class D1 and D2 (up to 0.92 ha); Two primary schools and one secondary school (up to 11.28 ha), use class D1; three vehicular access points including the extension and modification of Sheepfold Lane, a four arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198, south of the Caxton Gibbet to serve the proposed employment uses; a network of segregated pedestrian and cycle routes; sustainable drainage system and other infrastructure; together with associated earth works, parking, open space, including equipped play, playing fields and landscaping.

**6. S/1027/16/OL - Swavesey (Fen Drayton Road) 9 - 12**

Outline planning permission for the erection of up to 99 dwellings with associated access, infrastructure and open space. All matters reserved with the exception of the means of access

**10. S/2084/16/FL - Girton (Howes Close Sports Ground, Whitehouse Lane) 13 - 34**

Demolition of the existing pavilion and development of a new sports pavilion, two fenced and flood lit artificial turf pitches, additional acoustic fencing, car, coach and cycle parking and associated landscaping and access improvements

### **EXCLUSION OF PRESS AND PUBLIC**

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) ..... of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

#### **Notes**

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

11 January 2017

**AUTHOR/S:** Head of New Communities

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<b>Application Number:</b>	S/2903/14/OL
<b>Parishes:</b>	Caxton, Cambourne and Elsworth
<b>Proposal:</b>	Development of up to 2,350 residential units including affordable housing; retail, use classes A1-A5 offices; business, use class B1; community and leisure facilities; two primary schools and one secondary school; three vehicular access points including the extension and modification of Sheepfold Lane, a four-arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198, south of the Caxton Gibbet; associated infrastructure and open space ( outline with all matters reserved apart from access)
<b>Site address:</b>	Land to the west of Cambourne
<b>Applicant:</b>	MCA Developments Ltd.
<b>Recommendation:</b>	Delegated approval (subject to completion of Section 106 Agreement)
<b>Key material considerations:</b>	Principle of development; Sustainable development; Prematurity; Five year supply of housing land; Impact upon the character of Cambourne and the surrounding villages/landscape; Ecology; Highway safety and impact upon highway infrastructure; Surface water and foul water drainage; Percentage of affordable housing; Provision of formal and informal open space; Provision of services and facilities; and Section 106 Contributions.
<b>Committee Site Visit:</b>	10 January 2017
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Edward Durrant, Principal Planning Officer
<b>Application brought to Committee because:</b>	It is of strategic importance and is a departure from the policies of the adopted and emerging development plan.
<b>Date by which decision due:</b>	30 January 2017 (extension of time agreed)

## **A. Update to the report**

### **Agenda report paragraph number 430 – Conditions**

**The explanatory notes and terms have been updated to refer to ‘any’ school site.**

“Development Parcel” means a phase or part of the development excluding “Enabling Works” and “Strategic Engineering and Landscape Elements”. For instance this would include housing, employment, local centre, any school site, allotments, playing pitches.

“Enabling Works” include, but are not exclusively limited to, surveying, environmental and hazardous substance testing, remediation works, pegging out, tree protection, ecological survey and mitigation works, archaeological investigation and similar related works

“Strategic Engineering and Landscape Elements” include principal foul and surface water drainage infrastructure works, other utilities provision, accesses into the site, primary roads, attenuation feature, land re-profiling, strategic landscape works and planting, and similar related works.

**Condition 1 has been updated below to reflect the amended access arrangement drawings.**

### **Development in accordance with plans**

1. The development hereby permitted shall be carried out in accordance with the following approved plans save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application:

855-60Q Parameters Plan (received with covering letter dated 24<sup>th</sup> November 2015);  
85 S-74K Open Space (received with covering letter dated 24<sup>th</sup> November 2015);  
85 S-75K Landscape and Ecology (received with covering letter dated 24<sup>th</sup> November 2015);

85 S-76 Q Development Areas (received with covering letter dated 24<sup>th</sup> November 2015);

85 S-77K Building Heights (received with covering letter dated 24<sup>th</sup> November 2015);

85 S-78M Access & Circulation (received with covering letter dated 24<sup>th</sup> November 2015);

85 S-85 S-04K Site Boundary (received with covering letter dated 24<sup>th</sup> November 2015);

85 S-73K Existing Features (received with covering letter dated 24<sup>th</sup> November 2015);

Drawing 1501-23/PL05 Rev A;

Drawing 1501-23/SK406; and

Drawing 1501-23/SK408.

REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990 and to ensure the details of the development are acceptable to the Local Planning Authority.

**Condition 7 has been updated below to reference all of the school sites.**

## **D Phasing**

7. Prior to, or concurrently with the submission of the first reserved matters application(s) a site-wide Phasing Plan which accords with the S106 triggers shall be submitted to the Local Planning Authority for approval.

No development shall commence apart from Enabling Works until such time as the site-wide Phasing Plan has been approved in writing by the Local Planning Authority. The site-wide Phasing Plan shall include the sequence of providing the following elements:

- a) Major infrastructure including all accesses, primary roads, segregated footpaths and cycleways and timings of such provision;
- b) Residential development parcels (including numbers and reference to indicative delivery dates);
- c) The local centre and retail units;
- d) Employment land;
- e) The secondary school, both primary schools and children's nursery;
- f) Surface water drainage features, SUDS and foul water drainage network;
- g) Formal and informal public open space, provision for children and teenagers, playing fields, and allotments;
- h) The sports pavilion, all weather athletics track, BMX track and allotments;
- i) Strategic electricity, telecommunications, potable water mains provision and gas networks;
- j) Structural landscape planting;
- k) Environment mitigation measures.

The site-wide Phasing Plan shall also include a mechanism for reviewing and amending the sequencing of the above elements. The development shall be carried out in accordance with the site-wide Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that the community spaces are provided in time to cater for the needs and impacts arising out of the development in accordance with policies DP/1 and DP/2 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

**Condition 14 has been updated below to remove some typing errors.**

### **Site-wide retail land delivery strategy**

14. Prior to, or concurrently with, the submission of the first reserved matters application for the first Development Parcel, a site-wide retail land delivery strategy shall be submitted to the Local Planning Authority for approval addressing the exact location, use type, and proposed phasing and timing of delivery of all retail land and buildings within the site. The strategy shall include details of the proposed access arrangements for retail land and buildings and measures aimed at securing the early delivery of the sites. The strategy shall also include measures aimed at securing the delivery of the vacant sites on Cambourne High Street and on the corner of High Street and Monkfield Lane. Any reserved matters application for retail units shall include details of how the proposals accord with the site-wide employment land delivery strategy.

REASON: In order to ensure that the development has a range of uses and that convenience retail is provided on site early, and to ensure that the retail offer for both Cambourne and Cambourne West is complementary and is delivered at the earliest opportunity to meet the needs of the increased population and reduce the need for residents to travel outside of Cambourne in accordance with policies DP/1 and SF/2 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

**Condition 18 has been updated below to remove some typing errors.**

#### **Youth facilities and children's play provision**

18. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, a Strategy for Youth Facilities and Children's Play provision shall be submitted to the Local Planning Authority for approval. The strategy shall include sufficient details to demonstrate the implementation of that strategy including specifications, location and phasing. Development shall take place in accordance with the approved strategy.

REASON To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site in accordance with policies SF/10 and SF/11 of the adopted Local Development Framework 2007.

**Condition 38 has been updated to ensure the retention of the approved scheme.**

#### **Management of pillbox**

38. No development, hereby approved, including Strategic Engineering and Landscape Elements shall commence until a written scheme for the long term use and care of the 'Oakington' stye pillbox on the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety, and thereafter retained, unless otherwise approved by the Local Planning Authority.

REASON: To protect the heritage of the locality in accordance with Policy CH/5 of the adopted South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

#### **Agenda report paragraph number 87 – Representations update**

An additional representation has been submitted by the owner/occupier of 8 Wether Road, Great Cambourne who reiterates his objection to the application and suggests that the developers should build a train station and new rail line to Cambridge.

#### **Updated site boundary plan**

The site plan originally attached to the committee report did not make the site boundary clear once it had been reproduced. It is therefore being substituted by the attached plan.

#### **B. Further Information received after publication of the agenda report.**

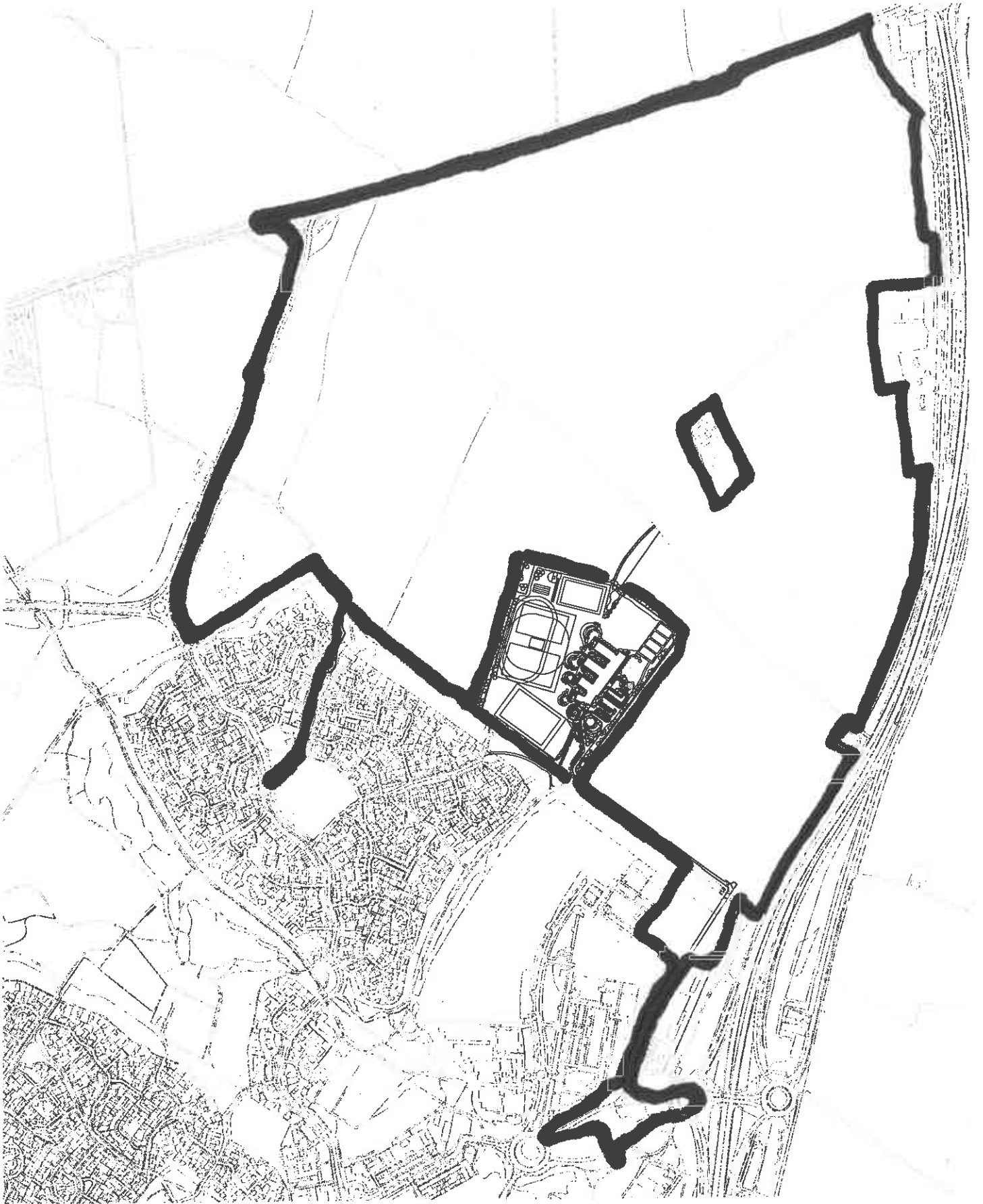
All information should be in the public domain for five clear working days before the meeting. Under certain circumstances, the Chairman can agree to admit late information if

- Unforeseen Circumstances exist (this does not include administrative inconvenience), or
- it is urgent, or
- delay in taking the decision (in the light of all appropriate facts) could seriously prejudice the Council's or the public's interests

**Contact Officer:** Edward Durrant – Principal Planning Officer  
Telephone: (01954) 713266

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— Site Boundary



**CAMBOURNE**  
 West Cambourne  
 Principles and Parameters  
 Site Boundary

SCALE 1:2500@A3 DATE 09/07/2014  
 DRAWN BY: MW CHECKED BY: JF  
 DRAWING NUMBER: B5-S-04f

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# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

11 January 2017

**AUTHOR/S:** Head of Development Management

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<b>Application Number / type of application:</b>	S/1027/16/OL / Outline planning application
<b>Parish(es):</b>	Swavesey
<b>Proposal:</b>	Outline planning permission for the erection of up to 99 dwellings with associated access, infrastructure and open space. All matters reserved with the exception of the means of access
<b>Recommendation:</b>	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 183 of the report.
<b>Material considerations:</b>	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village edge and surrounding landscape Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Ecology Provision of formal and informal open space Section 106 Contributions Cumulative Impact
<b>Site address:</b>	Land south of Fen Drayton Road, Swavesey
<b>Applicant(s):</b>	Bloor Homes Ltd
<b>Date on which application received:</b>	19 April 2016
<b>Site Visit:</b>	10 January 2017
<b>Conservation Area:</b>	No
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	David Thompson, Principal Planning Officer
<b>Application brought to Committee because:</b>	The officer recommendation of approval conflicts with the recommendation of Swavesey Parish Council and approval would represent a departure from the Local Plan

**Date by which decision due:** 02 November 2016 (agreed extension)

**A. Update to the report**

**Paragraph 17** of the report summarises the Highway Authority comments on the application. The Highway Authority do not require a secondary means of access for a development of this size – the point is that any means of access provided should meet safety standards and, in their opinion, that is not achieved by this proposed pedestrian access in this case.

**Paragraph 111** of the report explains the concern of the Local Highway Authority with regard to the safety of the proposed pedestrian link. The Highway Authority have also highlighted that the north eastern corner of the site is also the termination point of an internal shared use pedestrian/cycle link route within the indicative proposal, making the proposed crossing arrangement more of a safety concern.

**Paragraph 113** of the report states that the Local Highway Authority are maintaining their objection as their view is that the creation of an access on the land to the south of the development would not require hardstanding to be laid at the rear of the properties on Gibraltar Lane to provide the access and it would be possible to create a route with a width sufficient for adoption.

The Highway Authority has confirmed that it accepts that the covenant does preclude the creation of an access on the land shown outlined red in the covenant. Their request for refusal does not relate to the provision or otherwise of an access to the south of the site; it relates solely to the undue risks and hazards that the proposed pedestrian/cycle access onto Dry Drayton Road, presents to the most vulnerable highway users.

**Paragraph 118** of the report contains a typographical error and should read ‘speed bumps.’

**Paragraph 120** of the report relates to the Road Safety Audit submitted by the applicant in support of the planning application. In response to the Audit, the Local Highway Authority maintain their view that pedestrians are likely to walk along the highway verge as opposed to using the proposed pedestrian crossing facility, due to the need to cross the road 3 times to make the journey from the north eastern corner of the site to Gibraltar Lane. This safety hazard is the reason behind the Highway Authority’s objection.

**Paragraph 133** of the main report covers the issue of surface water drainage. The report states that compliance with the flood risk assessment, including full details of all attenuation measures (including the mechanism for monitoring surface water levels on the site) can be secured by condition. Details of the management and maintenance of the mechanism to be installed to prevent the discharge of surface water from the site at certain times and the SuDS infrastructure to be installed shall be included in the Section 106 Agreement to ensure that these measures are secured in perpetuity.

**C. Conclusion**

No change to the conclusion in the main body of the report

**D. Recommendation**

Officers recommend that the Committee grants planning permission, subject to the following:

**Section 106 agreement**

Completion of an agreement confirming payment of the items outlined in Appendix 1 to the main report (with the addition of a commuted sum for footway improvements to be negotiated once a specific scheme has been identified) and the management and maintenance arrangements for the surface water drainage infrastructure to be installed;

and

The draft conditions listed in paragraph 183 of the main report.

**Additional Background Papers:** the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

**Contact Officer:** David Thompson – Principal Planning Officer  
Telephone: (01954) 713250

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# Agenda Item 10

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

11 January 2016

**AUTHOR/S:** Head of Development Management

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**Application Number / type of application:** S/2084/16/FL

**Parish(es):** Girton

**Proposal:** Demolition of existing pavilion and development of a new sports pavilion, two fenced and floodlit artificial turf pitches, car, coach and cycle parking and associated landscaping and access improvements

**Recommendation:** Delegated approval (subject to complete section 106)

**Material considerations:** Principle (including Green Belt), design, impact on character of the area, residential amenity (lighting and noise), highway safety, drainage and other matters

**Site address:** Howes Close Sports Ground, Huntingdon Road

**Applicant(s):** Anglia Ruskin University (ARU)

**Site Visit:** 06 December 2016

**Conservation Area:** No

**Departure Application:** Yes

**Presenting Officer:** Rebecca Ward, Senior Planning Officer

**Application brought to Committee because:** The officer recommendation of approval is contrary to the recommendation of refusal from Girton Parish Council

**Date by which decision due:** 13 January 2017 (extension of time requested)

### **A. Update to the report**

**1.0 Agenda report paragraph number 136** – Draft conditions update please see appendix 1 attached.

**2.0 Agenda report paragraph number 31** – Representations update

Please see attached appendix 2 document - The additional representation and response from Anglia Consultants to the applicant's acoustic report was submitted to the Local Planning Authority late on Tuesday 3 January 2017 and as such officers have not had the opportunity to review the details prior to issuing this update. As such, officers will feedback to members on the day of the planning committee.

**3.0 Summary Sheet** – For ease of reference, please see attached appendix 3 which is summary sheet to opening times of the facility. These times will be conditioned on any decision notice.

**4.0 Noise** – Please see appendix 4 for an attached plan which was submitted by the applicant and annotates the calculated noise levels in accordance with the conclusions in the report submitted by Adrian James Acoustics.

Add to/amend paragraph 76 of the committee report, to state the following: The Councils Environmental Health Officer has identified that the proposed scheme should not exceed the BS 8233:2014, which states that it is 'desirable' for external amenity areas that noise should not exceed 50-55db over an equivalent continuous level.

Add to/amend paragraph 81 of the committee report to state the following: The weekday base levels taken on the site within the acoustic report were at measured at 41-47db. Based on the measurements from other sports games and including the proposed barrier, the noise levels from the site to the closest 3m from the rear facade of No.38-44 Thornton Close would be a maximum of 40db for a continuous hour period. This would be the length of the football or hockey match on the artificial pitches. The report identifies a maximum of 60db instantaneous sound level might be heard over a 5 minuet period from the blowing of a whistle, shouting following a goal etc., however, it is recognised this higher sound level will be intermittent and not continuous as indicated within the BS standard.

**5.0 Highway Safety** – No condition was requested by the Local Highways Authority for a footpath to extend up to Huntingdon Road and as such, officers have removed this condition from the draft list.

**B. Further Information received after publication of the agenda report.**

All information should be in the public domain for five clear working days before the meeting. Under certain circumstances, the Chairman can agree to admit late information if

- Unforeseen Circumstances exist (this does not include administrative inconvenience), or
- it is urgent, or
- delay in taking the decision (in the light of all appropriate facts) could seriously prejudice the Council's or the public's interests

**Additional Background Papers:** the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

These documents need to be available for public inspection.

**Contact Officer:** Rebecca Ward – Senior Planning Officer  
Telephone: (01954) 713236



# Appendix 1- Conditions

S/2084/16/FL

## Howes Close Sports Ground, Whitehouse Lane, Cambridge, CB3 0LX

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2234-MA-00-XX-DR-A-00000A, 2234-MA-00-ZZ-DR-A-00002E, 2234-MA-00-ZZ-DR-A-00003D, 2234-MA-00-ZZ-DR-A-00004F, 2234-MA-00-ZZ-DR-A-00005B, 2234-MA-00-XX-DR-A-00007G, 2234-MA-00-XX-DR-A-00012P, 2234-MA-00-XX-DR-A-00016G, 2234-MA-00-XX-DR-A-00018F, 2234-MA-00-ZZ-DR-A-00021, 2234-MA-00-XX-DR-A-00030A, 2234-MA-00-XX-DR-00031B, C-214067/SK10rev P2, C-214067/SK03revP2, C-214067/SK04revP2  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
4. The development, hereby approved, shall be carried out in accordance with The Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (dated July 2016) by the Landscape Partnership, unless otherwise agreed in writing by the Local Planning Authority.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
6. The boundary treatment, including the willow weave acoustic fence, as detailed in plan number 2234-MA-XX-DR-A-00031B, shall be completed before the pavilion and artificial turf pitches are occupied in accordance with

the approved details and shall thereafter be retained and maintained.  
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

7. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage and its management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
9. The management and running of the pitches and pravillion, hereby approved, shall be undertaken in accordance with the agreed Management Plan (dated July 2016) by Anglia Ruskin University. Any variation should be agreed in writing by the Local Planning Authority.  
(Reasons - To ensure effective running of the facility and to limit noise impacts on nearby residential properties, in accordance with policy DP/3 of the adopted Local Development Framework 2007)
10. The two artificial pitches and associated flood lights, hereby permitted shall not be used or the lighting switched on :  
Months of Septemeber to May:
  - Monday to Friday, between 21.00 hours and 09.00 hours
  - Saturday, Sunday and Bank Hoilday between 19.00 hours and 09.00 hoursMonths of June to August :
  - Monday-Sunday and bank hoilday between 18.00 hours and 09.00hours
11. The grass training and grass football pitch, hereby permitted shall not be used between 18.00 hours and 09.00 hours at anytime of the year.  
(Reason - To protect the amenities of neighbours and safeguard the character of the area in accordance with Policies DP/3 and GB/2 of the adopted Local Development Framework 2007.)
12. The pavilion, hereby approved shall not be used between 21.30 hours and 09.00 hours Monday to Friday and 19.30 hours and 09.00 hours on Saturdays, Sundays and bank hoildays. The First Floor terrace area shall be not be in use between 18.00 hours and 09.00 hours at any time.  
(Reason - To protect the amenities of neighbours and safeguard the character of the area in accordance with Policies DP/3 and GB/2 of the adopted Local Development Framework 2007.)

13. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.  
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
14. The lighting scheme, hereby approved shall be carried out in accordance with the details in plan number 2234-MA-00-ZZ-DR-A-00021 and Abacaus Technical Report (by James Brunt) and thereafter retained as such.  
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
15. The floodlighting for the artificial 3G pitch will not exceed 200 lux and the sand based artificial pitch will not exceed 500 lux when measured at its maintained level.  
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
16. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.  
(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
17. Prior to any development, site clearance or demolition taking place a scheme of mitigation shall be presented to the local planning authority for its written approval. The mitigation scheme shall include (but not be limited to):
  - 1) Details of timing of all works likely to effect a bat roost
  - 2) Measures to be used to reduce the potential for harm to roosting bats in the building during its demolition.
  - 3) Details of information to be presented to on-site workers to make them aware of the legislation protecting bats.
  - 4) Details of when a pre-works bat inspection will be undertaken.
  - 5) Details of sensitive lighting measures.
  - 6) Details of new roost measures to be provided for bats (especially brown long-eared bats)

The approved scheme shall be fully implemented in accordance with the agreed details.  
(Reason - To avoid causing harm to bats in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
18. The development hereby permitted, shall not commence until covered and secure cycle parking has been provided within the site in accordance with a

scheme to be submitted to and approved in writing by the Local Planning Authority.  
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

19. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, in relationship to the highway.

Reason: in the interests of highway safety

20. The proposed access is to be constructed so that its falls and levels are such that no private water from the site drains across or onto Whitehouse Lane.  
(Reason: for the safe and effective operation of the highway)
21. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the two proposed artificial pitches on this site and include details of pricing policy, hours of use, access by non-university users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.  
(Reasons - To ensure the facility provides wider community use to outweigh the any harm to the Cambridge Green Belt in accordance with the NPPF and adopted policy GB/1 of the Local Development Framework 2007)
22. No development shall take place until detailed plans showing the finished floor levels of the proposed artificial pitches in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.  
(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
23. The development hereby approved shall be carried out in accordance with Renewable Energy & Water Conservation Strategies (dated April 2014) by Mott MacDonald.  
(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007)
24. Prior to the occupation of the Pravillion hereby approved, a scheme should be submitted to and approved in writing by the local planning authority to

evidence that the building achieves BREEAM 'Very good' rating and equivalent.

(Reason - To ensure the development is consistent with the principles of sustainable development in accordance with DP/1 and DP/2 of the Local Development Framework.

### **Informatives**

1. Where an offence under Regulation 41 of the Habitats and Species Regulations 2010 is likely to occur in respect of this permission hereby granted, no works of site clearance, demolition or construction shall take place which are likely to impact upon any species of bat unless a license to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the local planning authority.
2. If during the development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

**Signature of Delegation Officer**

**Date**

**Rebecca Ward**  
Senior Planning Officer

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**Rachel Garrard  
Terence Montgomery  
Dorothy Stirling  
Mike Chamley  
Marie Ratcliffe**

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**Anglia Ruskin,  
Howes Close Sports  
Ground**

**Comments on the Noise  
Assessment submitted  
In connection with a  
Planning Application for  
increased use of the  
Sports facility**

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**November 2016**

**Anglia Consultants**  
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<b>Issue/Revision</b>	<b>Issue 1</b>	<b>Revision 1</b>	<b>Revision 2</b>
Description	Draft	Final	
Date	19/10/2016	25/11/2016	
Prepared and Authorised by	John Hyde	John Hyde	
Signature			
Reference	A1050		

ANGLIA CONSULTANTS  
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Noise Vibration and Acoustic Consultants

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*Principal:* John Hyde BSc MInstP MIOA CPhys



## 1 INTRODUCTION

At the request of Rachel Garrard, Terence Montgomery, Dorothy Stirling, Mike Chamley and Marie Ratcliffe a critique has been carried out, on the Noise Assessment Report submitted by Adrian James Acoustics Ltd dated 27 July 2016, in connection with the Planning Application by Anglia Ruskin University for upgrading and increased use of the Howe's Close sports ground, Whitehouse Lane, Cambridge.

The residents of Thornton Close are concerned about noise from the existing facility and are thus even more concerned about the effects of intensification of use. This report comments on the methodology and conclusions of the Noise Assessment Report submitted in support of the Application.

The assessment has been carried out by John Hyde, a Member of the Institute of Physics, Chartered Physicist and Member of the Institute of Acoustics who has over 30 years experience as a noise and acoustics consultant.

## 2 NOISE CRITERIA

Sections 2.4, the Sport England Design Guidance Note, and 2.5, the criteria agreed with South Cambridgeshire District Council, of the report suggest the use of WHO Guidelines and BS8233 upper limit for external noise limit of 50dB(A). This is not considered the 'robust approach' referred to in the report. The WHO and BS8233 criteria are intended for anonymous sources of noise such as road traffic.

Noise from sporting activities cannot be described as anonymous as it is more likely to provoke an adverse reaction at a much lower level than would be the case for an anonymous source such as traffic. It consists of impulsive sources including shouting, whistles and balls banging all of which produce a more startling effect than an anonymous source. Therefore the criteria of WHO and BS8233 are not considered an adequate method for assessing the impact of this type of noise.

Paragraph 7.6.1.2 of BS8233 states:

*"For dwellings, the main criteria are for reasonable resting/sleeping conditions in bedrooms and good listening conditions in other rooms. Occupants will usually tolerate higher levels of anonymous noise, such as road traffic, than noise from neighbours which may trigger complex emotional reactions that are disproportionate to the noise level."*

## 3 NOISE SURVEY

It is considered that the background noise survey should have been carried out at the boundary of the Thornton Close properties. It is not clear how or why additional data

has been added to the summary distribution Figures 3 and 4. Table 2 shows 5x12 hours of weekday measurements (60) whereas Figure 3 show 69 data values. Table 2 weekday evenings covers 5x3 hours of measurements (15) whereas Figure 4 shows 16 data values. The additional suspect data adds uncertainty to the chosen background noise levels.

While the difference between the attended measurements and unattended measurements was small, the measurements at the boundary were nearly all lower than those at the hotel site (Table 1). In addition, a 15 minute sample was a very short time period over which to make a comparison.

Noise levels at the boundary of the properties are likely to be lower, as was demonstrated in the 2014 Cass Allen report where a  $L_{Aeq,1hr}$  of 45dB was measured. It is therefore considered that the chosen background noise levels at Thornton Close have been overestimated.

In a separate noise report by AcousticAir Ltd, the background noise level at the Howes Close site boundary with the proposed Darwin Green One development was reported as less than  $L_{Aeq}$  48dB. This is also consistently less than the background noise level measured at the hotel.

Table 2 summarises the results of the background noise measurements at the hotel. It is not clear why a 12 hour average was used as the daytime sports use is likely to be 10 hours from 0900 to 1900; this could have affected the results. It would seem logical to take the background level as that recorded on the quietest day, that is, 47dB. While this is a 12 hour average it would seem reasonable to assume that this value would represent a worst case  $L_{Aeq,1hr}$  rather than the 51dB derived from a complex frequency distribution assessment. On the basis that the noise level at the boundary with Thornton Close is 1.6dB lower (from Table 1) a more realistic worst case background level would be 45dB, similar to that measured in the 2014 Cass Allen report.

Similarly, the evening  $L_{Aeq,1hr}$  could be taken as 47dB from Table 2 to represent a worst case rather than the assessed value of 51dB. The over estimation of background levels could clearly reduce the impact of the sports noise.

### 3 NOISE FROM SPORTS

It is not clear why no assessment has been made of noise levels from the existing sports activities at the site, as it is specified that these have been moved closer to the Thornton Close boundary in order to accommodate the proposed new pitches. The proposals considerably extend the operating hours of the facility, thus even if the noise level from existing pitches remains the same, the overall noise exposure would be increased. However noise from existing pitches has not been assessed.

Noise measurements of football and hockey matches have been undertaken,

providing useful reference data that was used in the calculations. However, the calculations have assumed that the noise attenuation with distance from the pitch behaves as though the sports noise was a point source. In other words the noise from the spectators and players effectively emanated from one point at 10m from the edge of the pitch. This is not considered appropriate because there are multiple noise sources from multiple positions. Point source attenuation means that noise reduces by 6dB for each doubling of distance.

However, in section 4.2.2.1 of the report, data is quoted for noise at football matches which shows a level of 57.9dB at 20m and 54.4 at 40m from the pitch. This clearly shows an attenuation rate of 3.5dB per doubling of distance and is considered to be a more realistic figure to use for noise attenuation for an area noise source.

This means that for the hockey, the source noise level measured at 7m should be corrected to 10m by the deduction of 1.5dB rather than the 3dB by assuming point source attenuation, giving a rounded level of 64dB rather than the 62dB assumed in the report.

Taking an example of a typical property distance of 110m and the source  $L_{Aeq,1hr}$  of 67dB at 10m, as used in the report, the calculated noise level at the property would be 46dB using the point source method of 6dB attenuation per doubling of distance. However using the area source attenuation rate of 3.5dB per doubling of distance, the noise level at the property would be 55dB, that is, 9dB higher.

It is worth noting that road traffic noise attenuates at a rate of 3dB per doubling of distance as this is considered to be a line noise source and it is reasonable to expect the noise from a sports pitch to attenuate in a similar way.

It is also worth noting that the calculated noise level at 110m corresponds to the distance of the rear façade of 30-32 Thornton Close from the nearest proposed pitch. The point source attenuation method gave a level of 46dB at this distance, however, the value in Table 8 of the report for this property was 40dB, 6dB lower, and 15dB lower than the value derived from the area source attenuation method.

Taking the assessment at these properties further, Table 9 gives the attenuation that would be achieved by the proposed acoustic barrier, showing a 4dB reduction from 40dB (Table 9) to 36dB (Table 8) at the house. This means that the 55dB level of sports noise derived above would be attenuated to 51dB by the barrier. If the worst case background noise level of  $L_{Aeq,1hr}$  45dB is then added to the sports noise, a combined level of 52dB is obtained. Using the IMEA assessment method described in 2.3, this means that the resultant noise level would be 7dB above the background.

Referring to the effect descriptors, a change of 5 to 9.9dB is regarded as 'substantial' at a receptor of high sensitivity to noise. This can be compared to the assessment at this property, of a 0.3dB change shown in the AJA report at Table 10, with an impact effect assessment of 'None'.

As stated above, noise from the newly located existing pitches has not been taken into account. These are closer to the properties and if all four pitches were in simultaneous use during the daytime, the predicted noise levels would be considerably higher than those estimated in the AJA report.

The report states that the pavilion would not be used for functions with amplified music and no public address system would be used, thus while noise from this source is not expected to be significant, it is worth noting that noise from people shouting on the outdoor gallery could be audible at 100m at a noise level of up to 49dB(A), based on the level of 89dB(A) for a male shouting at 1m.

Noise from slamming car doors in the car park are likely to be audible at the nearest properties on Thornton Close at a level of up to 48dB(A), over a background level of 38dB(A). A solid 2.2m boundary fence along the northwest boundary of the car park would reduce the impact of this noise source.

## 5 SUMMARY

It has not been possible to assess every calculation but the example above shows a serious discrepancy in the impact assessment due to overestimation of the worst case background noise and underestimation of the sports noise at the properties. This has resulted in significant underestimating the impact of the proposals.

The assessment also fails to add noise from the existing pitches which have been moved closer to the Thornton Close boundary to make way for the new pitches and noise from these pitches should be considered as part of the proposed development.

The assessment is based on methodologies for noise from anonymous sources, such as road traffic and does not attempt to take account of the '*complex emotional reactions that are disproportionate to the noise level*' referred to in BS8233, that arise from the identifiable sports sources such as shouting and whistles.

The proposed acoustic barrier goes some way to reducing noise within gardens of Thornton Close but has no effect on evening noise levels at first floor level where children may be sleeping or studying.

Rachel Garrard & Terence Montgomery  
36 Thornton Close  
Girton

Members of the Planning Committee  
South Cambridgeshire District Council

3<sup>rd</sup> January 2017

Dear Members,

**RE: HOWES CLOSE SPORTS GROUND (S/2084/16/FL) - SUBMISSION OF AN INDEPENDENT NOISE REPORT**

We are disappointed that once again we have to object to the proposed intensification of use of the Howes Close Sports Ground, and the noise nuisance that it will cause.

When the football pitches were used (which has not been the case since June 2014), we were disturbed by the noise from football matches, but thankfully only for a few hours per week during university term time. This noise impact was never acceptable to us - we tolerated it because it affected us for just a few days a year. We were startled by players and supporters shouting and using foul language which stopped us from using our garden, and prevented our children from sleeping with the windows open on summer evenings.

With the intensification of use that this development will enable, we anticipate being subjected to noise every weekday until 9:30pm, which is too late for young children trying to sleep. The sound of car doors slamming and players calling to each other in the car park is likely to extend well beyond this time.

The noise report supplied by Anglia Ruskin:

- applies the BS8233 standard inappropriately.
- models sports' noise as a point source, which is unrealistic.
- does not address the impact of noise at the first floor level, since measurements were modelled at 1.5m and the proposed acoustic fence will provide no noise reduction for upstairs windows.
- does not consider the noise from all four pitches in use at the same time.

Once again, a number of residents of Thornton Close considered it necessary to commission an independent noise report (attached). The report supports our concerns, and what is more has found a '*... serious discrepancy in the impact assessment due to overestimation of the worst case background noise and underestimation of the sports noise at the [Thornton Close] properties ...*'

We urge you to consider the independent noise report when determining the outcome of this application.

Yours sincerely

Rachel Garrard & Terence Montgomery

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## Proposed Howes Close Sports Ground (S/2084/16/FL)

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Facility	Date/Season	Time of closure
Floodlit Pitches	Weekdays (September-May)	9pm
	Weekends and bank holidays (September-May)	7pm
	June-August (minimal use expected*)	6pm (meaning flood lights not used at all)
Grass pitches	Any time	6pm
Pavilion	Weekdays	9.30pm
	Weekends and bank holidays	7.30pm
First Floor Terrace	Any time	6pm

*\*limited use expected as students not in attendance. Any minimal use would be associated with possible alumni, staff or partnered clubs, many of which would also break over the summer months.*

### Time of Opening:

It is suggested that the facility will open at 9am on weekdays.

The pavilion will open at 9am on weekends and bank holidays but activity on the pitches will not commence until 10am.

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## 2 PLAN SHOWING CALCULATED NOISE LEVELS

The site plan shown in Figure 2 has been annotated with the calculated noise levels at 10m, 20m 40m 80m from the AGPs. The noise levels in the gardens of the dwellings along Thornton Close are the calculated  $L_{Aeq,1hour}$  and  $LAF_{Max}$  levels 3m from the facades of the dwellings. These levels are also set out in Table 9 of the report.

We note the request to compare the calculated levels to everyday objects such as lawnmowers or motorcycles. Whilst it may seem helpful to do this, although the levels may be equivalent in terms of dB(A), they would not be equivalent in terms of spectral content, duration or subjective response. It can be misleading to draw conclusions on the potential annoyance of a noise by referring to level alone, which is why there are no recognised standards or guidelines that would use that method.

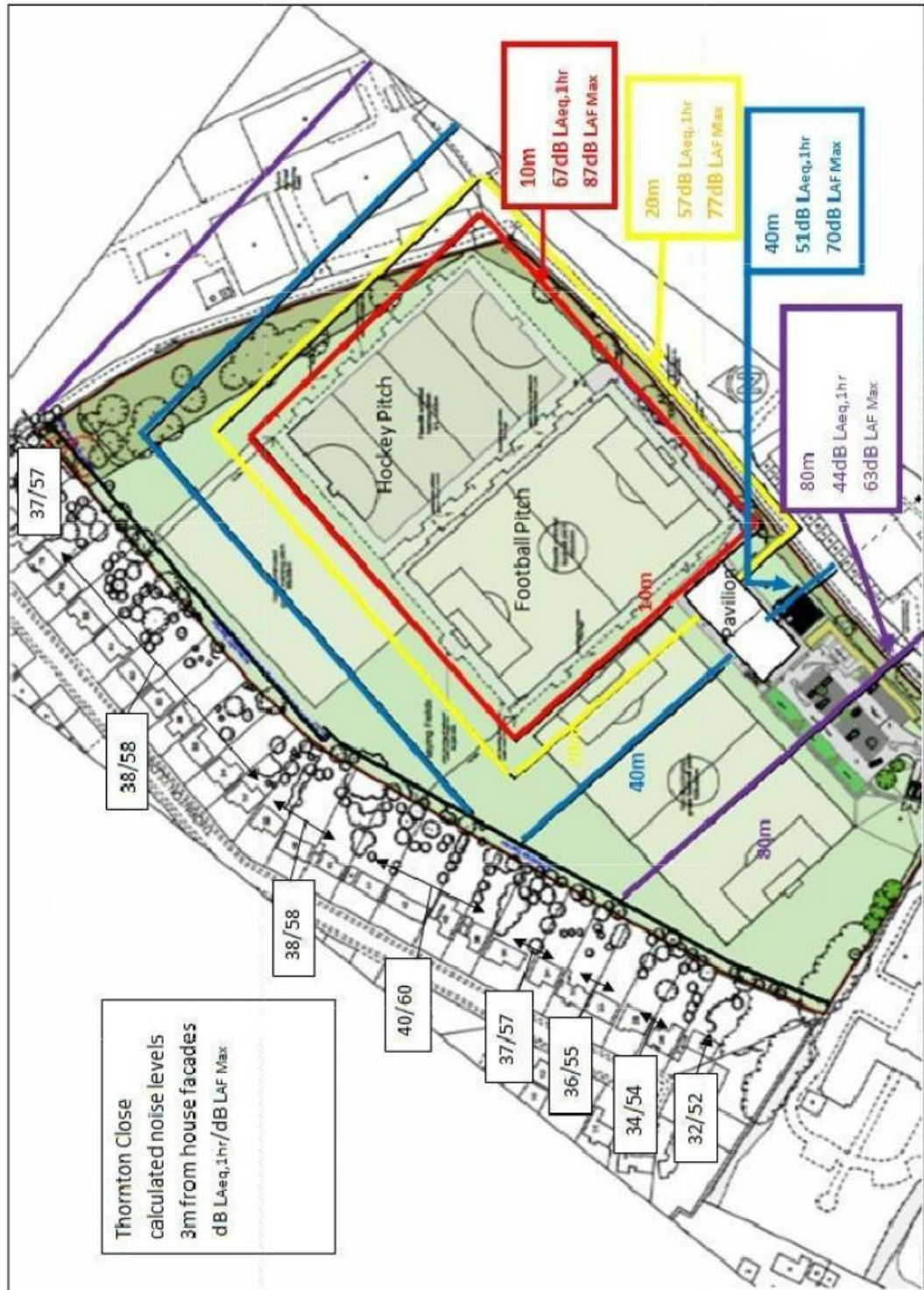


Figure 2 – Site plan



