



Planning Committee Date	8 March 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/00113/FUL
Site	Land North of Pathfinder Way Northstowe Cambridgeshire
Ward / Parish	Longstanton / Northstowe
Proposal	Construction of a temporary Modular Community Building for a period of 3 years with associated parking, landscaping, boundary treatment and access.
Applicant	South Cambridgeshire District Council
Presenting Officer	Luke Mills
Reason Reported to Committee	Development by the Council (objections received)
Member Site Visit Date	N/A
Key Issues	1. Design, Layout, Scale and Landscaping 2. Water Management and Flood Risk 3. Cycle and Car Parking Provision
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks a three-year temporary planning permission for the erection of a modular community building on the site of the forthcoming local centre in Phase 1 of Northstowe. The building is intended to provide an interim solution to the requirement for a community building, following closure of the Community Wing in July 2022 and in anticipation of the opening of a new permanent building in 2025.
- 1.2 Regard has been had to the provisions of the development plan, the National Planning Policy Framework, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations. Key issues associated with the site and proposal include design, landscaping, surface water drainage and parking for cycles and cars.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions, which include mitigation and management measures relating to the key issues.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Mineral Safeguarding Area	X	Waste Consultation Area	X
Major Development Site	X		

- 2.1 The site is located within Phase 1 of Northstowe and measures 0.37 hectares. It includes vacant land that is currently laid to grass but will eventually form part of the Phase 1 local centre, as well as the access road between Pathfinder Way and Stirling Road.
- 2.2 Completed residential development surrounds the site to the east and south. Immediately to the west is the constructed formal square known as

The Green and to the north is vacant land that will eventually accommodate the Enterprise Zone.

3.0 The Proposal

3.1 The description of development is as follows:

Construction of a temporary Modular Community Building for a period of 3 years with associated parking, landscaping, boundary treatment and access.

3.2 The proposal includes:

- Change of use to a community facility, on a three-year temporary basis
- Erection of a temporary modular building
- Erection of a covered cycle stand containing 12 spaces
- Installation of hard and soft landscaping

3.3 The proposed temporary community building would provide an interim arrangement that bridges the gap between the recent closure of the temporary Community Wing at the Pathfinder Primary School (in July 2022) and the opening of the permanent Phase 1 Community Building (estimated to be 2025).

3.4 The schedule of accommodation includes:

- Flexible meeting space with moveable partition
- Three offices
- NHS room and waiting area
- Café/ informal gathering area
- Ancillary facilities

3.5 The application was submitted with an application form, supporting plans and the following documentation:

- Planning Statement
- Design and Access Statement
- Sustainability Statement
- Transport Statement
- Travel Plan
- Construction Management Plan
- Event Management Plan
- Portakabin Ultima Technical Specifications
- Portakabin Ultima BBA Certificate

3.6 The following documentation was submitted during the determination period:

- Design and Access Statement (incorporating Landscape and Visual Impact Assessment)
- Surface and Foul Water Drainage Strategy
- Foul Water and Utilities – Outline Strategy
- Waste Management Toolkit
- Aurora UtiliteX lighting specification
- Academy Surface module lighting product leaflet
- Northstowe Temporary Community Centre (Planning Ref: 23/00113/FUL) - Additional Information 24th February 2023, including:
 - Trial pit soakage test results
 - Annotated copy of as-built drainage drawing
 - Copy of Phase 1 Surface Water Drainage Strategy
- Updated Transport Statement
- Updated Travel Plan

3.7 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
S/0388/12/OL	Outline planning application for phase 1 of Northstowe comprising up to 1500 dwellings a primary school a mixed-use local centre (including a community building and provision for non-residential institutions financial and professional services shops cafes and restaurants drinking establishments and hot food take-aways) leisure community residential institutions cultural health and employment provision (business general industry and storage & distribution) including a household recycling centre formal and informal recreational space and landscaped areas and infrastructure works including site re-profiling and associated drainage works foul and surface water pumping stations two flood attenuation ponds on land east of Hattons Road and associated works including the demolition of existing buildings and structures.	Permitted
S/0932/14/NM	Non-material amendment application to replace plans approved under condition 5 of Outline planning application for phase 1 of	Permitted

Northstowe comprising up to 1500 dwellings a primary school a mixed-use local centre (including a community building and provision for non-residential institutions financial and professional services shops cafes and restaurants drinking establishments and hot food take-aways) leisure community residential institutions cultural health and employment provision (business general industry and storage & distribution) including a household recycling centre formal and informal recreational space and landscaped areas and infrastructure works including site re-profiling and associated drainage works foul and surface water pumping stations two flood attenuation ponds on land east of Hattons Road and associated works including the demolition of existing buildings and structures.

S/1131/14/RM

Reserved matters submission (appearance landscaping layout access and scale) for 'primary roads and dedicated busway' pertaining to outline planning application for phase 1 of Northstowe comprising up to 1500 dwellings a primary school a mixed-use local centre (including a community building and provision for non-residential institutions financial and professional services shops cafes and restaurants drinking establishments and hot food take-aways) leisure community residential institutions cultural health and employment provision (business general industry and storage & distribution) including a household recycling centre formal and informal recreational space and landscaped areas and infrastructure works including site re-profiling and associated drainage works foul and surface water pumping stations two flood attenuation ponds on land east of Hattons Road and associated

Permitted

works including the demolition of existing buildings and structures.

S/3164/15/RM	Reserved matters application for the local centre square development parcel. The outline planning application was an environment impact assessment application and an environmental statement was submitted to the planning authority at that time (February 2012).	Permitted
S/0330/19/NM	Non material amendment of planning permission S/3164/15/RM	Permitted
S/1200/19/NM	Non-material amendment to S/3164/15/RM	Permitted
S/3164/15/NMA	Non material amendment of planning permission S/3164/15/RM for omission of water fountain	Pending consideration

4.1 The above table highlights the Phase 1 outline planning permission (as amended) and the reserved matters approvals for the primary roads and local centre square known as The Green (as amended).

4.2 Pre-application advice was provided in accordance with the Council's formal service. The submitted Planning Statement includes a copy of the officer's advice.

5.0 Policy

5.1 National

National Planning Policy Framework 2021 (NPPF)

- 8. Promoting healthy and safe communities (paras. 92-93)
- 9. Promoting sustainable transport (paras. 110-113)
- 11. Making effective use of land (paras. 119-120)
- 12. Achieving well-designed places (paras. 126-136)
- 14. Meeting the challenge of climate change, flooding and coastal change (paras. 153-158, 159-169)
- 15. Conserving and enhancing the natural environment (para. 180)

National Planning Practice Guidance (NPPG)

National Design Guide 2021 (NDG)

5.2 South Cambridgeshire Local Plan 2018 (SCLP)

CC/1 – Mitigation and Adaption to Climate Change
CC/4 – Water Efficiency
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/4 – Biodiversity
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/10 – Noise Pollution
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/10 – Broadband

5.3 Northstowe Area Action Plan 2007 (NAAP)

NS/2 – Development Principles
NS/6 – Local Centres
NS/9 – Community Services, Facilities, Leisure, Arts and Culture
NS/10 – Road Infrastructure
NS/11 – Alternative Modes
NS/17 – New Biodiversity Features
NS/21 – Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010

6.0 Consultations

6.1 Northstowe Town Council – Support

6.2 The Town Council is generally supportive of the proposal but requests that requirements of the site-wide Construction Environmental Management Plan (CEMP) are applied – in particular:

- Site operating hours: Monday-Friday 08:00-17:00, Saturday 08:00-13:00 (No working on Sundays)
- White noise reversing alarms for construction vehicles

6.3 Furthermore, the Town Council “seeks assurance that for the two disabled parking spaces included in the planning application, future access to these parking spaces for EV charging is not inhibited, as these two parking spaces have been allocated for EV charging points installation.”

6.4 County Highways Development Management

6.5 No objections, subject to the use of a condition to secure details of the number, location and design of the cycle parking facilities. Extract:

“The Local Highway Authority believes that there is likely to be a shortfall of motor vehicle and cycle parking at times of peak demand. Such demand will therefore be met on-street and the attaching of cycles to existing street furniture which may cause a hazard for the most vulnerable road users.

The Construction of a temporary Modular Community Building may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

... The Local Highway Authority would suggest that the LPA seek L&Qs view on parking, safety and site management as Pathfinder Way does not currently form part of the public highway.”

6.6 County Transport Assessment Team

6.7 No objections, subject to the provision of further information in the Travel Plan regarding:

- Timing of parking monitoring activities
- Provision of information regarding parking availability at Longstanton Park and Ride
- Monitoring and actions regarding any persistent parking issues that could cause obstruction before such a time as the roads are adopted

6.8 Agreement is given to the proposal for six Sheffield cycle stands.

6.9 County Minerals and Waste

6.10 No comments received.

6.11 County Definitive Maps Officer

6.12 No comments received.

6.13 Sustainable Drainage Officer

6.14 No objections, subject to the use of a condition to secure an alternative/improved drainage strategy. Extract:

“Infiltration test has not been undertaken, boreholes indicate ground water level of 1m below ground level.

The operation of infiltration is dependent on groundwater level at sufficient depth (ideally 1m from the base of SuDS feature.

Infiltration test will be required to inform a feasible drainage strategy with respect to groundwater level. We are therefore not able to recommend the proposed drainage strategy for approval”

6.15 Urban Design Team

6.16 No comments received.

6.17 Senior Sustainability Officer

6.18 No objections. Extract:

“... due to the temporary nature of the building and the fact that the total floor area is under 1,000m², no sustainable construction policies apply to this application.”

6.19 Landscape Officer

6.20 No objections in principle, subject to the use of a condition to secure a hard and soft landscaping scheme. Concerns regarding:

- The proposed weldmesh fencing would be unwelcoming and unattractive, with no visual permeability
- Lack of additional storage and formal play equipment in the garden
- Lack of paths or built elements such as raised beds in the herb garden

6.21 Recommendations are also made regarding the selection of planting species and the reuse of landscaping materials in the future permanent scheme.

6.22 Waste Officer

6.23 No comments received.

6.24 Environmental Health

6.25 No objections, subject to compliance with the submitted Event Management Plan. Extract:

“This department’s concerns would primarily be the potential impact the community use may have on nearby sensitive receptors albeit temporary (circa 3 years), in terms of noise from users as well as traveling to/from the site.

... Owing to the measures identified by the applicant, I am confident that there will be a low likelihood of complaints arising from community use and make no further comments or recommend any restriction on the development.”

6.26 Police Designing Out Crime Officer

6.27 Concerns regarding surveillance of the proposed cycle store. Further information required in relation to:

- Lighting
- CCTV to deter vandalism/burglary and assist in identifying culprits
- Alarm system
- Boundary treatment to secure the rear garden
- Landscaping maintenance to preserve natural surveillance

6.28 Cambridgeshire Fire & Rescue Service

6.29 No objections.

6.30 Ramblers Association

6.31 No objections. Extract:

“Responding on behalf of the Cambridge branch of the Ramblers Association, we do not identify any public right of way issues as the previous PROW has already been diverted.”

7.0 Third Party Representations

7.1 Neighbours were notified of the application by letter, and a notice was displayed near the site. Nine representations have been received.

7.2 Those in objection have raised the following issues:

- Residential amenity impact (noise and disturbance)
- Harm to the character and appearance of the area
- Impact on delivery of the permanent community building
- Inappropriate scale of permanent Local Centre
- Loss of open space

7.3 Those in support have given the following reasons and suggestions:

- Benefit to the community
- Flexible, sustainable building system
- Opportunity for a library space
- Opportunity to include solar panels
- Suggest effective complaints procedure regarding impacts on residents
- Suggest monitoring of residential amenity impacts and refinements to booking system described in Event Management Plan
- Suggest coaching to help shift to non-car modes
- Suggest raising awareness of Travel Plan in advance

7.4 The above issues are addressed in Section 10.0 (Assessment) of this report. Issues that are not material planning considerations are covered under the title Third Party Representations.

8.0 Member Representations

8.1 No representations received.

9.0 Local Groups / Petition

9.1 No representations received.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

10.2 Relevant policies for the principle of development include SCLP policies SC/4 and SC/6, NAAP policies NS/6 and NS/9 and NPPF paragraphs 92-93 and 119-120.

10.3 The Phase 1 outline planning permission (S/0388/12/OL) confirms through its parameter plans (as amended) that the site will form part of the local centre, which is due to comprise a range of uses such as the permanent community building.

10.4 In accordance with the Phase 1 Section 106 Agreement, the District Council must use best endeavours to deliver the permanent community building within 18 months of taking ownership of the land. The land was transferred to the Council in March 2021, meaning delivery was scheduled for September 2022. The application suggests that delivery is now anticipated in 2025, meaning a temporary building is required to meet needs in the interim.

- 10.5 The proposed use is consistent with SCLP Policy SC/4, which specifically highlights the importance of temporary facilities helping to build a sense of community and minimise car dependency. Furthermore, NAAP policies NS/6 and NS/9 seek the provision of community facilities within appropriately located local centres. It is therefore considered that the proposed location is appropriate, being within the forthcoming local centre identified in the approved parameter plans and close to the former Community Wing at the Pathfinder Primary School.
- 10.6 The approved Phasing Plan specifically refers to the timing of land being made available for development but does not specify build-out rates due to a range of uncertainties. It is therefore considered that there is no conflict with the approved phasing, albeit the permission would need to be time-limited to prevent conflict with delivery of the permanent building.
- 10.7 The location of the permanent community building is not confirmed within the Phase 1 outline planning permission and is only shown indicatively within the approved Phase 1 Design Code (Ref: S/0845/14/DC). The application suggests it is likely to be proposed on land slightly to the north of the application site, thereby helping to prevent interruption to community activities during the transition from temporary to permanent facility.
- 10.8 It is concluded that the principle of the development is acceptable and in accordance with the abovementioned policies. A condition would be used to ensure the permission expires after three years and secure a phasing plan to minimise any interruption to community activities during the transition to the permanent building (**Condition 2 – Expiration and Phasing Plan**).
- 10.9 It is also concluded that the proposal does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 10.10 Design, Layout, Scale and Landscaping**
- 10.11 Relevant policies for design, layout, scale and landscaping include SCLP Policy HQ/1, NAAP Policy NS/2 and NPPF paragraphs 126-136. Also relevant are the District Design Guide SPD, Landscape in New Developments SPD and the Phase 1 Design Code.
- 10.12 The proposed development involves construction of a standardised modular building, of single storey height and with a floor area of approximately 352 square metres. The external wall finish would comprise green-coloured vinyl wrap with blue-grey columns and fascias, while a simple canopy at the front would provide a covered outdoor seating area overlooking The Green. An amenity area at the rear would include landscaping, a play area and community herb garden.
- 10.13 It is acknowledged that there will be limitations to the architecture of a temporary building that is due to be efficiently assembled, disassembled

and reused elsewhere. Nevertheless, it is considered that a condition should be used to secure appropriate information regarding external finishes in the light of the building's important civic function and prominent location within Northstowe (**Condition 3 – External finishes**). Such information could include, for example, a more colourful palette for the eastern and northern wall finishes, perhaps incorporating space for public art on the latter.

- 10.14 Taking into account the above Landscape Officer comments, it is considered that the application includes insufficient information regarding hard and soft landscaping but this could be suitably addressed using a condition to secure appropriate details (**Condition 4 – Hard and soft landscaping scheme**). These details will need to include an alternative boundary treatment around the garden area, to improve its appearance compared with the security feature currently indicated.
- 10.15 Taking into account the Designing Out Crime Officer's comments, it is considered that the proposal would successfully minimise the likelihood of crime. Conditions could be used to secure appropriate boundary treatment that balances the abovementioned requirement for a high-quality solution with the needs for visual permeability and security, as well as an adjustment to the position of the cycle store so it is visible from the assembly rooms within the building. The identified lighting issue has been addressed by further information submitted during the determination period, and the CCTV and alarm recommendations have been noted by the applicant.
- 10.16 It is concluded that the proposal is consistent with the above policies insofar as they relate to design, layout, scale and landscaping.

10.17 Carbon Reduction and Sustainable Design

- 10.18 Relevant policies for carbon reduction and sustainable design include SCLP policies CC/1 and CC/4, NAAP Policy NS/21 and NPPF paragraphs 153-158. Also relevant is the Sustainable Design and Construction SPD.
- 10.19 Taking into account the above Sustainability Officer comments, it is considered that no sustainable construction policies apply to the proposed development due to its relatively small scale and temporary nature. Nevertheless, the submitted Sustainability Statement describes the sustainability credentials of the scheme, including the efficient modular construction process, lower carbon footprint compared with traditional construction and the opportunity to reuse modules upon removal from the site.
- 10.20 It is concluded that the proposal is consistent with the above policies insofar as they relate to carbon reduction and sustainable design.

10.21 Biodiversity

- 10.22 Relevant policies for biodiversity include SCLP Policy NH/4, NAAP Policy NS/17 and NPPF paragraph 180. Also relevant is the Biodiversity SPD.
- 10.23 The site currently comprises close-mown grass and therefore has limited biodiversity value. Taking into account the above Landscape Officer comments, it is considered that the soft landscaping scheme could secure a significant net gain in biodiversity for the duration of the temporary development.
- 10.24 It is concluded that the proposal is consistent with the above policies insofar as they relate to biodiversity.

10.25 Water Management and Flood Risk

- 10.26 Relevant policies for water management and flood risk include SCLP policies CC/7, CC/8 and CC/9, NAAP Policy NS/21 and NPPF paragraphs 159-169. Also relevant is the Cambridgeshire Flood and Water SPD.
- 10.27 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The drainage strategy initially proposed a mains foul water connection and the attenuation of surface water via swale to the rear of the site.
- 10.28 The Sustainable Drainage Engineer commented that the surface water drainage strategy has not been demonstrated to be feasible because it is not informed by the necessary infiltration testing. This has since been carried out and indicates that an alternative approach will need to be taken. The applicant has confirmed that a mains connection could be used for some or all of the development's surface runoff, thereby providing an option for any water that cannot be attenuated on site. With this in mind and taking into account the Sustainable Drainage Engineer's recommendation, it is considered that a suitable alternative scheme could be secured by condition (**Condition 5 – Drainage scheme**).
- 10.29 It is concluded that the proposal is consistent with the above policies insofar as they relate to water management and flood risk.

10.30 Highway Safety and Transport Impacts

- 10.31 Relevant policies for highway safety and transport impacts include SCLP Policy TI/2, NAAP policies NS/10 and NS/11 and NPPF paragraphs 110-113.
- 10.32 The application was submitted with a Transport Statement and Travel Plan, which seek to emphasise that sustainable transport choices would be supported by key walking and cycling routes converging around The Green. The existing access road within The Green would be used for waste collections and servicing.

- 10.33 Updated versions of both documents have been submitted during the determination period and the Travel Plan now includes monitoring information that was initially highlighted as missing by the County Transport Assessment Team. Compliance with the Updated Travel Plan would be secured by condition (**Condition 6 – Travel Plan**).
- 10.34 Taking into account the comments of the County Highways Development Management Team, it is considered that the proposed transport and access arrangements would not have a significant adverse impact on highway safety or capacity.
- 10.35 It is concluded that the proposal is consistent with the above policies insofar as they relate to highway safety and transport impacts.

10.36 Cycle and Car Parking Provision

- 10.37 Relevant policies for cycle and car parking provision include SCLP policies TI/2 and TI/3, NAAP Policy NS/11 and NPPF paragraphs 110-113. Also relevant is the approved Phase 1 Design Code.
- 10.38 SCLP Policy TI/3 explains that car parking should be provided through a design-led approach in accordance with the specified indicative standards, and cycle parking should be provided to at least the minimum standards. While the proposed Use Class (F2) is broadly equivalent to the old Use Class D2 which is referenced in the policy, a more tailored calculation of capacity can be made based on the proposed mix of activities – as follows:
- Old Use Class D2 (Assembly and leisure, including community centres): 155 square metres
 - Old Use Class B1 (Business, including offices): 68 square metres
- 10.39 Applying the above capacities, Policy TI/3 suggests a minimum cycle parking requirement of 28 spaces (26 + 2) based on the same area:seats ratio for D2 as for B1. The proposal includes 12 new spaces across six Sheffield cycle stands, in addition to the existing 50 shared spaces around The Green.
- 10.40 Taking into account the comments of the County Highways Development Management Team and Transport Assessment Team, it is considered that the proposed cycle provision is appropriate provided that a condition is used to secure details of the new cycle store (**Condition 7 – Cycle parking provision**).
- 10.41 Policy TI/3 suggests an indicative car parking provision of 22 spaces (19 + 3). The proposal includes no new parking provision, relying instead on existing shared provision within the nearby car parks at Longstanton Park & Ride (350 spaces) and Pathfinder Way (23 spaces) – a 500-metre walk and 300-metre walk respectively. Slightly closer to the site, there are six on-street parking bays along Pathfinder Way that could be used.

- 10.42 Taking into account the comments of the County Highways Development Management Team and Transport Assessment Team, it is considered that the Updated Travel Plan demonstrates that the sustainable transport opportunities for the local residents using the site means the proposed car parking provision is likely to be appropriate. The measures included in the Updated Travel Plan would minimise on-street parking along Pathfinder Way, Stirling Road and Links Lane, and any residual parking would be unlikely to have a significant adverse effect on highway safety.
- 10.43 In terms of accessible parking for disabled motorists, Policy TI/3 explains that national guidance should be used. The Department for Transport's best practice guidance entitled Inclusive Mobility (2021) recommends that 6% of the total number of parking spaces are accessible. Nevertheless, no new spaces are required because no standard spaces are proposed. It is therefore considered that the close proximity of the three accessible spaces off the existing access road is sufficient for the proposed development.
- 10.44 The Sustainable Design and Construction SPD encourages the provision of electric charging points. Due to the temporary nature of the proposed use and lack of new parking spaces, it is considered inappropriate to require new charging points in this instance. Nevertheless, it is noted that two of the existing spaces on the access road are due to be provided with charging points.
- 10.45 It is concluded that the proposal is consistent with the above policies insofar as they relate to cycle and car parking provision.
- 10.46 The County Highways Development Management Team and Transport Assessment Team have noted that the roads surrounding the site are not yet adopted and are therefore not subject to the same level of parking enforcement as if they were. Nevertheless, this would be the case for any site within Northstowe given that no new roads have yet been adopted. Furthermore, adoption of the roads surrounding the site would not alter the car parking provision required to prevent adverse effects on road safety from on-street parking. As explained above, it is considered that suitable provision would be made.

10.47 Amenity

- 10.48 Relevant policies for amenity include SCLP policies HQ/1 and SC/10, NAAP Policy NS/2 and NPPF paragraphs 126-136.
- 10.49 Taking into account the above Environmental Health comments, it is considered that the submitted Event Management Plan ensure there would be no significant adverse effects on nearby residents from noise and disturbance. The Construction Management Plan is missing some appendices so a complete version would be secured by condition (**Condition 9 – Construction Management Plan**). It is also noted that

locating the building on the site of the forthcoming local centre ensures consistency with the anticipated land uses for existing and future residents.

10.50 The County Highways Development Management Team has highlighted a potential adverse effect on amenity from increased on-street parking. While it is acknowledged that additional activity and the parking of non-residents' cars on residential streets may be perceived by many as an undesirable effect, it is considered a relatively common situation and as such the degree of harm to amenity would be limited. Furthermore, the site's location adjacent main routes and on the site of the future local centre means the impact is regarded as negligible given the context.

10.51 Overall, it is concluded that the proposal is consistent with the above policies insofar as they relate to amenity.

10.52 Broadband

10.53 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A broadband connection has been shown on the submitted drawings and this will be secured prior to occupation using a planning condition (**Condition 10 – Broadband**).

10.54 Third Party Representations

10.55 All third-party representations have been addressed in the preceding paragraphs.

10.56 Planning Balance

10.57 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.58 Through the use of appropriate conditions relating to external finishes, landscaping, surface water drainage, cycle parking provision and construction management, it is considered that any potential harmful effects arising from the appearance of the development, surface runoff, non-sustainable transport choices and construction activities could be suitably mitigated. The significant positive social benefits arising from addressing a recognised need for community facilities means the balance is in favour of the proposal.

10.59 Having taken into account the provisions of the development plan, the NPPF, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.60 Recommendation

10.61 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

1. Drawings

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

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

2. Expiration and Phasing Plan

This permission expires three years from the date it is granted, by which time the development shall have been removed in accordance with a Phasing Plan which shall have been submitted to and approved in writing by the local planning authority no later than two years from the date of this permission.

The Phasing Plan should include but not necessarily be limited to:

- a) Programme for removal of the temporary development
- b) Details of the siting and design of the permanent community building
- c) Programme for construction of the permanent community building

Reason: To ensure an appropriate appearance for the site following expiry of this permission and to minimise interruption to the provision of community activities during the transition to the forthcoming permanent facility, in accordance with policies SC/4 and HQ/1 of the South Cambridgeshire Local Plan (2018).

3. External finishes

Notwithstanding the submitted drawings and documentation, full details of the external finishes for the building hereby permitted shall be submitted to and approved in writing by the local planning authority prior to works above slab level. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure a high-quality design, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

4. Hard and soft landscaping scheme

Notwithstanding the submitted drawings and documentation, no development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have

been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;
If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation, other than where the period follows removal of this temporary feature.
- c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design and materials of boundary treatments to be erected.
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area, enhances biodiversity and reflects requirements to design out crime, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. Drainage scheme

Notwithstanding the submitted drawings and documentation, a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development shall be submitted to and approved in writing by the local planning authority prior to commencement of the development.

Information required to be submitted to satisfy this condition includes but is not limited to:

- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;

- b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
- c) A site plan identifying indicative locations for sustainable drainage features;
- d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and
- e) Details of foul discharge location

The approved scheme must be fully implemented in accordance with the details as approved prior to first use of the development.

Reason: To ensure a satisfactory method of surface water and foul drainage and to prevent the increased risk of flooding in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

6. Travel Plan

The Updated Travel Plan shall be implemented and monitored as approved upon first use of the development.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

7. Cycle parking provision

Notwithstanding the submitted drawings and documentation, details of the location and design of the cycle parking facilities shall be submitted to and approved in writing by the local planning authority prior to first use of the development hereby permitted. The facilities shall be provided in accordance with the approved details prior to first use of the development.

Reason: To ensure appropriate provision for the secure storage of bicycles that is visible from within the building, in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

8. Event Management Plan

The Event Management Plan shall be implemented and monitored as approved upon first use of the development.

Reason: To minimise adverse effects on the amenity of adjacent and nearby residents, in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

9. Construction Management Plan

Notwithstanding the submitted partial Construction Management Plan, a full Construction Management Plan shall be submitted to and

approved in writing by the local planning authority prior to commencement of the development.

Information required to be submitted to satisfy this condition includes:

- a) Details of the management of materials (including soils) and wastes on site, including re-use and recycling
- b) Details of the siting and layout of construction compounds and contractor parking
- c) Details of mitigation measures for any works that might result noise, smell, dust, visual or other impacts
- d) Details of temporary haul roads and accesses, and methods of managing vehicle movements to and from the site
- e) Details of wheel washing facilities, working and delivery hours, methods of demolition
- f) Details of any protection measures to be installed during the construction to protect any sensitive features, such as water courses or neighbouring residences
- g) Details and location of site lighting
- h) External safety and information signage
- i) Details of complaints procedures, including contact details and response procedures

The development shall be carried out in accordance with the approved Construction Management Plan.

10. Broadband

Prior to first use of the development, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for the development.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband across the district, in accordance with Policy TI/10 of the South Cambridgeshire Local Plan 2018.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs