



Planning Committee Date	13 December 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03248/REM
Site	Northstowe Phase 1, Parcel 6 Pathfinder Way Northstowe Cambridgeshire
Ward / Parish	Longstanton / Northstowe
Proposal	Reserved Matters application for the erection of a community centre and associated landscaping and cycle parking. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 11, 18, 28, 36, 39, 40 and 42 pursuant to outline planning permission S/0388/12/OL.
Applicant	South Cambridgeshire District Council
Presenting Officer	Luke Mills, Principal Planner (Strategic Sites)
Reason Reported to Committee	Development by the Council (objections received)
Member Site Visit Date	6 December 2023
Key Issues	<ol style="list-style-type: none">1. Design, Layout, Scale and Landscaping2. Carbon Reduction and Sustainable Design3. Cycle and Car Parking Provision
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks the approval of all reserved matters for a community centre, pursuant to the Northstowe Phase 1 outline planning permission (Ref: S/0388/12/OL).
- 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, sustainable construction and parking for cycles and cars.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions, including in relation to further design and landscaping details and mitigation measures associated with on-street car parking.

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 0.61 hectares. It includes vacant land that is currently laid to grass, an access road between Pathfinder Way and Stirling Road, as well as a section of Stirling Road.
- 2.2 Immediately to the south of the site is a temporary community centre, which is an interim solution until the permanent centre becomes operational. Immediately to the east is vacant land that will eventually accommodate a Local Centre. Further to the south and to the east is completed residential development, 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:

Reserved Matters application for the erection of a community centre and associated landscaping and cycle parking. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 11, 18, 28, 36, 39, 40 and 42 pursuant to outline planning permission S/0388/12/OL.

3.2 The description was amended during the determination period to make specific reference to the part-discharge of conditions sought by the applicant. It is considered that this would not be viewed as a significant amendment to interested parties, such that further consultation, notification and publicity is not required.

3.3 The proposal includes:

- New community centre building and courtyard garden
- 70 new cycle spaces
- Relocation of 20 existing cycle spaces to the north of The Green
- Associated hard and soft landscaping

3.4 The adjacent temporary community centre serves as an interim arrangement that bridges the gap between closure of the temporary Community Wing at the Pathfinder Primary School (in July 2022) and the opening of the permanent Phase 1 community centre. Its permission is set to expire on 14 March 2026.

3.5 The proposed schedule of accommodation includes:

- Main hall
- Foyer and café
- Community and café kitchens
- Messy activity room
- Community support space
- Collaboration space
- Meeting rooms
- NHS room
- Community office
- Storage
- Toilets
- Plant and plant rooms

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

- Planning Statement (including Health Impact Statement and EIA Statement of Conformity)
- Design and Access Statement
- Schedule of Accommodation
- Sustainability Statement
- Event Management Plan
- Framework Travel Plan
- Transport Assessment
- Preliminary Ecological Appraisal
- Utilities Statement
- Waste Management Toolkit and Mitigation Strategy
- Equality Impact Assessment
- Statement of Community Involvement

3.7 Revised plans and the following revised/additional documentation were submitted during the determination period:

Revised

- Design and Access Statement
- Sustainability Statement
- Event Management Plan
- Framework Travel Plan
- Transport Assessment
- Utilities Statement
- Waste Management Toolkit and Mitigation Strategy
- Equality Impact Assessment

Additional

- Drainage Statement

3.8 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	Permitted

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/0932/14/NM	Non-material amendment application to replace plans approved under condition 5 of 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/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	Permitted

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/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	Permitted
23/00113/FUL	Construction of a temporary Modular Community Building for a period of 3 years with associated parking, landscaping, boundary treatment and access.	Permitted
S/0388/12/COND8	Submission of details required by condition 8 (Design Code) of planning permission S/0388/12/OL	Pending consideration

- 4.1 The above table highlights the Phase 1 outline planning permission (as amended), the reserved matters approvals for the primary roads and local centre square known as The Green (as amended) and the planning permission for the temporary community building on adjacent land. Also listed is the concurrent application for related amendments to the Phase 1 Design Code under Condition 8 of S/0388/12/OL.
- 4.2 Pre-application advice was provided in accordance with the Council's formal service. As part of this process, a version of the scheme was considered by the Cambridgeshire Quality Panel. Its full report is included in Appendix A and the summary is reproduced below, together with officer commentary.

Summary	Commentary
The Panel thanked the design team for a thorough presentation of the proposals and welcomes the delivery of a desperately needed community centre at Northstowe.	N/A
The Panel recommended that the client takes on board the issues raised by the Panel relating to the building's redline boundary in relation to the rest of Parcel 6.	The applicant has sought to address Parcel 6 issues through updates to the Phase 1 Design Code (Ref: S/0388/12/COND8).
For the courtyard to work from multiple access points it needs to be safeguarded in some way from the build out from the adjacent plots. Some principles need to be established, possibly a block code, which set out the parameters for the future development of the remaining plots.	As above.
The building needs to embrace the green to the front and enable it to inform the character.	Existing street trees that were previously indicated for removal would either be retained or replaced.
The Park and Ride is a strong desire line from the building and the enhancement and greening of the route needs to be a priority.	While an important point, this is beyond the scope of the current application. Future applications for development on intervening land will be expected to provide such a link, having regard to but not being limited to the links shown on the Phase 1 parameter plans.

There needs to be more analysis of the background biodiversity in the wider area to determine what mitigations and enhancements are incorporated into the building.	Refer to Ecology Officer comments.
There is more work to do on the courtyard and the garden room. The climate resilience could be strengthened with a more robust tree planting strategy for the courtyard.	Refer to Landscape and Sustainability Officer comments.
Consideration should be given to the future expansion of the building.	No significant changes to the space demands on the building are anticipated. Its layout has a reasonable level of flexibility to changing needs.
The setting of ambitious embodied carbon targets is supported by the Panel.	N/A

5.0 Policy

5.1 National

National Planning Policy Framework 2023

- 2. Achieving sustainable development: 11
- 8. Promoting healthy and safe communities: 92, 93 & 97
- 9. Promoting sustainable transport: 104, 110, 111, 112 & 113
- 10. Supporting high quality communications: 114
- 11. Making effective use of land: 124-125
- 12. Achieving well-designed places: 126 & 128-135
- 14. Meeting the challenge of climate change, flooding and coastal change: 152, 154, 157, 159, 167 & 169
- 15. Conserving and enhancing the natural environment: 174, 180, 183, 185, 186, 187 & 188
- 16. Conserving and enhancing the historic environment: 194-206
- 17. Facilitating the sustainable use of minerals: 212

National Planning Practice Guidance

National Design Guide 2019

National Model Design Code

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 **South Cambridgeshire Local Plan 2018**

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/6 – The Development Strategy to 2031

CC/1 – Mitigation and Adaptation to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

HQ/2 – Public Art and New Development

NH/2 – Protecting and Enhancing Landscape Character

NH/4 – Biodiversity

NH/6 – Green Infrastructure

NH/14 – Heritage Assets

SC/2 – Health Impact Assessment

SC/4 – Meeting Community Needs

SC/5 – Community Healthcare Provision

SC/6 – Indoor Community Facilities

SC/9 – Lighting Proposals

SC/10 – Noise Pollution

SC/11 – Contaminated Land

SC/12 – Air Quality

SC/14 – Odour and Other Fugitive Emissions to Air

TI/2 – Planning for Sustainable Travel

TI/3 – Parking Provision

TI/6 – Cambridge Airport Public Safety Zone

TI/10 – Broadband

5.3 **Northstowe Area Action Plan 2007**

NS/1 – The Vision for Northstowe
NS/2 – Development Principles
NS/3 – The Site for Northstowe
NS/6 – Local Centres
NS/9 – Community Services, Facilities, Leisure, Arts and Culture
NS/10 – Road Infrastructure
NS/11 – Alternative Modes
NS/12 – Landscape Principles
NS/14 – Landscaping Within Northstowe
NS/15 – Linking Northstowe to its Surroundings
NS/16 – Existing Biodiversity Features
NS/17 – New Biodiversity Features
NS/21 – Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal
NS/22 – Telecommunications Infrastructure
NS/23 – An Exemplar in Sustainability
NS/24 – Construction Strategy
NS/27 – Management of Services, Facilities, Landscape and Infrastructure

5.4 Supplementary Planning Documents

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2018
Biodiversity SPD – Adopted February 2022

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:

RECAP Waste Management Design Guide and SPD – Adopted February 2012
District Design Guide SPD – Adopted March 2010
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 Northstowe Town Council – Support

6.2 Extract from comments:

“The Town Council would wish to express its support for the application; it finds it is set out comprehensively and it believes the proposals would meet the needs of the Northstowe community. The Town Council would like to highlight that it believes the process has been transparent both

during the pre-planning and planning application process. In addition, the Town Council believes that adequate input has been sought from the community with clear feedback loops built in the process.”

6.3 County Highways Development Management – No objection

6.4 Initial concerns removed following the submission of revised/additional information. Extract:

“Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway would likely be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.

The amended proposal now removes the introduction of parking bays along Stirling Way. From a highway safety perspective, no significant impact is expected to result from the amended proposals. However, the Local Highway Authority would seek that a scheme is submitted to detail how on-street parking will be restricted once the site is operational.

The Local Highway Authority is concerned with the potential for inappropriate on-street parking on the streets surrounding the Community Centre. Of particular concern is the potential for vehicular parking within cycle lanes and parking in vicinity of the signalised junctions on both Stirling Way and Pathfinder Way, which have the potential to interfere with the detector loops infrastructure installed as part of the signalised junction.”

6.5 County Transport Team – No objection

6.6 Initial concerns removed following the submission of revised/additional information. Summary:

- The assumption of 90% of trips by non-car modes is agreed in principle as most people will walk and cycle to the community centre
- The assumption that up to 13 community centre users might drive with 200 users is agreed
- The proposed remote parking locations are all within a five minute walk, which is appropriate because most users will be very local and will be expected to walk
- Disabled car parking and loading requirements are met within existing provision at The Green
- Further parking will become available when future developments in the vicinity come forward
- The proposal to monitor parking and, if necessary, designate spaces at the Western Park Pavilion car park for the community centre is appropriate and is agreed

- While regrettable that existing cycle parking near the front of the building would be moved, the new cycle parking is as close to the front of the building as possible and is agreed
- Conditions should be used to secure additional Travel Plan detail in respect of booking information, car parking monitoring and marking of the existing parking spaces at The Green

6.7 **County Education – Comments**

6.8 Revised/additional information required to demonstrate the suitability of the Messy/Noisy Activity room as an early years and education setting.

6.9 **County Planning Authority (Minerals and Waste) – No comments**

6.10 No comments received.

6.11 **Sustainable Drainage Officer – No objection**

6.12 No objections, subject to conditions. Extract:

“The proposals are not in accordance with South Cambs adopted Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage as the proposals have not demonstrated a suitable surface water and foul water drainage provision for the proposed development. It would be acceptable to obtain this information by way of conditions.”

6.13 **Environment Agency – No comments**

6.14 No comments received.

6.15 **Anglian Water – No objection**

6.16 Comments. Extract:

“Foul Water

We have reviewed the applicant’s submitted UTILITIES STATEMENT PART 2 and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge condition(s) 5,7,25 related to foul drainage strategy of the outline planning application S/0388/12/OL, to which this Reserved Matters application relates.

Surface Water

As per our previous correspondence with the applicant, please be advised that the surface water sewers located in Stirling Road are privately owned and not yet adopted by Anglian Water and therefore we are unable to provide comments regarding the surface water strategy. The applicant will need to seek permission from the owner to connect to these sewers.”

6.17 Urban Design Officer – No objection

6.18 Some initial concerns have been addressed by revised/additional information, although outstanding issues should be addressed through the use of conditions. Summary:

- The building would have an appropriate relationship with the rest of Parcel 6, when viewed alongside application S/0388/12/COND8 for an update to the design code
- The building responds positively to all four frontages
- The massing has been refined, to treat the building in its entirety as a landmark
- While the proposal is acceptable in design terms, there are opportunities to further improve the design of the building – the rear entrance forms an intrusion that disrupts the simplicity of the colonnade in the courtyard, the storage in the main hall compromises its relationship with the courtyard and the windows on the western elevation are too small
- The first floor meeting rooms should be reconfigured to align with the rooflight profile
- An additional gated access to the courtyard should be provided, in the southern boundary, to provide flexibility during large events
- The fence and hedge to the rear should be no higher than 1.2m to ensure visibility and connection with the central space
- East elevation: The clerestory windows should be extended to the ground floor width. The curtain walling does not correspond with the lower floor and its detail design needs to be resolved.
- South elevation: There should be a parapet where the building steps down in height, and the grey-green guttering would stand out starkly

6.19 Other comments include:

- Detailing of the solar panels, colonnade, brise soleil, soffits, entrance doors, curtain walling, signage gutters/rain pipes, boundary treatment should be secured by condition
- An on-site sample panel of external materials should be secured by condition

6.20 Access Officer – Comments

6.21 Revised/additional information required to suitably address accessibility requirements, as summarised below:

- Clarity over internal specifications, such as the height of the reception desk and the installation of suitable hearing loops
- There is a discrepancy between the number of accessible car parking spaces described on the application form and those shown on plan
- The colour contrast of the building decor and signage (including style) should support visually impaired people, people with certain learning

difficulties and people with certain conditions such as Parkinson's disease

- To support people with visual impairments, all glazing needs manifestations and areas that are receiving sunlight such as entrances need to be assessed for glare.
- There must be a strategy for fire evacuation from the upper floor
- The outside surfaces should be bonded aggregate or hard surfaces
- The play equipment must be accessible for wheelchair-using children and guardians, with a range of activities inclusive of all children

6.22 County Archaeology – No objection

6.23 No objections. Extract:

“I am writing to advise that the development area has already been subject to archaeological evaluation and that no further fieldwork is required in conjunction with development within the redline area indicated on the site plan ‘2392 00 DR 0001 REV P01’.”

6.24 Sustainability Officer – No objection

6.25 No objections, subject to conditions. Extract:

“The applicant has submitted a detailed Sustainability Strategy in support of condition 42 of this application. This outlines the applicants desire to use a bespoke approach to sustainable construction rather than the standard BREEAM certification required by this condition.

...The measures proposed [...] should ensure that the Northstowe community building is a good example of sustainable construction, going above and beyond basic policy compliance. I am happy with the approach the applicant has taken to delivering a sustainable building and believe the tailored measures deliver standards above those required by BREEAM 'Very Good', as required by Condition 42. I am therefore happy to recommend discharge of this condition.”

6.26 Landscape Officer – Information required

6.27 Revised/additional information required, although it may be possible to secure this by condition. Summary:

- The removal of car parking spaces and provision of cycle spaces at the northern edge during the determination period have led to more rectilinear planting areas, which better reflect the geometry of the building and civic character of the space
- Further improvements to the landscaping on the northern edge are required, to ensure that the tree planting relates to the geometry of the building and helps to screen and soften blank elements of the façade
- A condition should be used to secure details of the tree pits

- The proposed pergola over the walkway should be widened to improve accessibility
- A condition should be used to secure further detail on hard and soft landscaping, including in relation to the courtyard garden and the width of external paths
- A condition should be used to secure a clear public art strategy that connects the various elements of the community centre

6.28 Ecology Officer – No objection

6.29 No objections, subject to conditions. Extract:

“The recommendations provided within the Preliminary Ecological Appraisal are sufficient to remove any residual risk of harm or disturbance to protected and priority species during the construction phase.

No information regarding the installation of bat and bird boxes, or external lighting as per the recommendations made within the Preliminary Ecological Appraisal has been submitted. These details can be secured through condition if necessary.”

6.30 Natural England – No comments

6.31 Does not wish to comment.

6.32 Tree Officer – No objection

6.33 No objections. Extract:

“I have no arboricultural objections to this planning application. All landscape matters are consulted on by the LPAs Landscape Officers.

Trees on or adjacent to the site address have no legal protection.”

6.34 Environment Planning – No objection

6.35 No objections. Extract:

“My primary concern for an application of this nature would be the potential impact on various community uses that it may have on nearby sensitive receptors. It was therefore pleasing to see that an Event Management Plan (EMP) was submitted by the applicant, in support of the application.

The EMP considers how noise can be generated from community use and discusses various ways on how this can be mitigated. As can often be the case, EMPs should be reviewed regularly, and allow discussions / feedback with local stakeholders, which a commitment is seemingly made within the document.

Given the above, I feel it is unlikely that complaints will arise from the general use of this building (and should complaints arise, I am confident that they will be addressed accordingly).”

6.36 Environment Planning (Air Quality) – No objection

6.37 No objections. Extract:

“Matters relating to air quality were resolved on previous applications and there is no requirement for further information at this reserved matters stage.”

6.38 Environment Planning (Land Contamination) – No objection

6.39 No objections. Extract:

“Matters of land contamination have been agreed under previous planning applications and no further information is required at this reserved matters application stage.”

6.40 Waste – No comments

6.41 No comments received.

6.42 Police Designing Out Crime Officer – Comments

6.43 Comments, summarised as follows:

- Happy to see that ‘Secured by Design’ has been incorporated
- An external lighting plan is required for both safety and security reasons
- Access control should be considered alongside the fire strategy, to prevent unauthorised access and free flow throughout the building
- Commercial entrance doors should be certificated to one of several recognised standards
- Internal doors should be robust and fitted with locks complying with relevant standards
- Windows should be certificated to one of several recognised standards
- Evidence is required that the curtain walling system is secure
- A monitored alarm system should be installed
- The CCTV proposals are supported, subject to several detailed requirements
- Bin storage doors should be access-controlled for staff use only
- The front entrance/canopy will be well-lit and covered by CCTV but concerns remain regarding potential anti-social behaviour and nuisance for neighbouring properties
- The courtyard fence should be a minimum of 1.5 metres in height, to reduce the risk of it being used as a climbing aid

- The courtyard boundary should be well-lit, covered by CCTV and subject to a landscaping management plan that prevents obstructions to light and surveillance
- The proposed Sheffield cycle stands should be cemented into the ground and be positioned in visible, well-lit areas covered by CCTV
- Landscaping should be subject to a management plan that ensures clear views and surveillance over the site

6.44 **Fire Authority – No objection**

6.45 Extract from comments:

“With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.”

6.46 **Camcycle – Comments**

6.47 Initial objection revised following the submission of amended drawings. Further improvements identified as follows:

- Further detail required showing how cycle parking would be delivered, particularly in relation to the usability of cargo bike spaces
- Oversized cycle parking can also facilitate access by those with limited mobility so a small number of marked blue spaces close to the main entrance should be considered
- Cargo bike parking should be better dispersed

7.0 **Third Party Representations**

7.1 Neighbours were notified of the application by letter, a notice was displayed near the site and an advert was published in the local press. Four representations have been received.

7.2 Comments in opposition to the development include:

- The orange colour of window frames and signage is unappealing
- The geometric window surrounds lack harmony with the triangular building design
- The green external cladding does not meet expected aesthetic standards
- There should be no black elements to the building frontage and appearance because it is an oppressive colour
- Not enough car parking spaces would be provided *
- The parking and servicing arrangements on Stirling Road would be detrimental to pedestrians and cyclists *

* Comment relates to details that have subsequently been amended by revised plans

7.3 Comments in favour of the proposal include:

- The temporary building fills a gap but the proposed permanent building is urgently needed
- The proposal is ambitious and has considered the needs of the community
- The exterior looks excellent, with good links to nature
- The interior of the building is well-designed
- The main hall is an exciting space and would be enhanced by provision of a stage
- Further improvements could be made – for example, a further activity room, more bike racks at the front of the building, car parking spaces next to the building rather than on-street and a more prominent entrance

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 None received.

9.0 Local Groups / Petition

9.1 Not applicable.

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 The application is for the approval of reserved matters so the principle of development has already been established by the outline planning permission for Northstowe Phase 1 (Ref: S/0388/12/OL).

10.3 The outline planning permission (as amended) and subsequent details approved under condition establish the following suite of details with which the development must comply (* indicates requirement for a compliance statement):

- 05. Approved Plans
- 06. Development Limits
- 07. Phasing Plan (Ref: S/0218/15/DC)
- 08. Design Code (Ref: S/0845/14/DC) *

- 09. Contamination reports (Ref: S/1328/14/DC, S/1958/14/DC, S/0183/15/DC & S/1074/16/DC)
 - 10. Unexploded Ordnance plan (Ref: S/1478/14/DC)
 - 12. Archaeology reports (Ref: S/0845/14/DC)
 - 21. Transport - Adoption Strategy (Ref: S/0522/16/DC)
 - 22. Transport - Electric Vehicle Charging Strategy (Ref: S/1116/14/DC)
 - 23. Drainage - Surface Water Drainage Strategy (Ref: S/1116/14/DC)
 - 24. Drainage - Surface Water Management (Ref: S/1116/14/DC)
 - 25. Drainage - Foul Water Drainage (Ref: S/1321/14/DC)
 - 33. Ecological Management Plan (Ref: S/0845/14/DC)
 - 37. Low Emissions Monitoring, Management and Review Strategy (Ref: S/0306/16/DC & S/2157/16/DC)
 - 38. Low Carbon Strategy (Ref: S/1116/14/DC) *
 - 41. Water Conservation Strategy (Ref: S/1116/14/DC)
 - 30. Landscaping - Tree Protection
 - 32. EIA Mitigation
- 10.4 The application submission includes confirmation of compliance with these conditions. As set out throughout the relevant topic-based sections of this report, officers agree that the application is compliant with these conditions insofar as they apply.
- 10.5 In addition, conditions on the outline planning permission impose further information requirements relevant to this application, as set out below:
- 11. Fire Hydrants Scheme
 - 18. Transport - Walking & Cycling Routes
 - 28. Landscape Design and Specifications
 - 31. Detailed Construction Environmental Management Plan (CEMP)
 - 35. Noise impact assessment (Non-residential)
 - 36. External Lighting
 - 39. Energy Delivery Strategy
 - 40. Waste Management Strategy
 - 42. BREEAM Standards (Non-residential)
 - 43. Fibre Optic Telecommunications Infrastructure
- 10.6 This application seeks the partial discharge of conditions 11, 18, 28, 36, 39, 40 and 42. Separate applications for the discharge of conditions 31, 35 and 43 would need to be submitted and discharged prior to commencement of the development, as allowed for within the wording of those conditions.
- 10.7 Furthermore, the associated Section 106 agreement (as amended) requires compliance with the following approved details:
- CEMP Monitoring and Management Methods
 - Management and Maintenance Strategy

- 10.8 Where relevant, the above details are referenced under the appropriate sub-headings in this Planning Assessment.
- 10.9 It is noted that a Development Framework Document (DFD) and two addenda ('An exemplar of sustainable living' and 'Phasing and delivery strategy') were endorsed by the Northstowe Joint Development Control Committee on 20 July and 4 October 2012 respectively (Ref: S/0390/12/MP). The DFD remains a material consideration for all phases despite the three-yearly reviews not being implemented, albeit the content relevant to Phase 1 is generally superseded by the subsequently approved design code and phasing plan.
- 10.10 **Parameters and Phasing**
- 10.11 In accordance with the approved parameter plans, the proposed community centre would be located on the site of the identified Local Centre. The approved phasing plan anticipated construction of the community building around 2020 so it is acknowledged that the facility is overdue. The proposed building heights and movement network are consistent with the relevant parameter plans.
- 10.12 **Environmental Impact Assessment**
- 10.13 An Environmental Impact Assessment (EIA) was undertaken for the whole of Phase 1 under application S/0388/12/OL and necessary mitigation incorporated into the conditions of the permission – Condition 32 in particular. Taking into account the submitted EIA Statement of Conformity, it is considered that the impacts of the proposal are consistent with those anticipated at the time of granting outline planning permission. It is therefore considered that a further EIA of the project is not required.
- 10.14 **Community Facilities**
- 10.15 The Phase 1 S106 Agreement includes an Initial Community Building Specification, which covers matters such as the accommodation within the building, design principles, sustainability, car parking, external areas, access and management arrangements. The submitted Design and Access Statement explains how this has informed the design and been refined through engagement with potential end users. It is considered that the proposal broadly incorporates the specifications originally envisaged, albeit differences in the car parking provision are examined in the 'Cycle and Car Parking Provision' section of this Assessment.
- 10.16 It is noted that the County Education consultation response sets out detailed design requirements to facilitate the use of the Messy/Activity Space as an early years setting. However, while the flexible accommodation allows use by various users including playgroups, a formal early years setting is not proposed by the applicant or required by the Section 106 Agreement.

10.17 **Design, Layout, Scale and Landscaping**

- 10.18 Relevant policies for design, layout, scale and landscaping include SCLP Policies HQ/1, HQ/2, NH/2 and NH/6, NAAP Policies NS/2, NS/12, NS/14, NS/15 and NS/27 and NPPF paragraphs 126 and 128-135. Also relevant are the Sustainable Design and Construction SPD, District Design Guide SPD, Landscape in New Developments SPD, Public Art SPD, Trees and Development Sites SPD and the Phase 1 Design Code.
- 10.19 The Urban Design Officer has described the evolution of the design throughout the pre-application advice process, which included a review by the Cambridgeshire Quality Panel as outlined in Section 4.0 (Relevant Site History). The consultation response concludes that the proposal is acceptable in design terms, although highlights several areas where improvements could be made – in relation to the rear entrance, window proportions and the relationship between the main hall and courtyard, for example.
- 10.20 The Urban Design comments include a series of recommended conditions, two of which are considered an appropriate requirement for additional detail and could be incorporated within a comprehensive external finishes condition (**Condition 2 – External Finishes**). However, the suggested condition to restrict the height of the courtyard boundary treatment to 1.2 metres is considered inappropriate. While it is acknowledged that the lower height could help the courtyard to positively relate to future development in the Local Centre, it is not considered that the proposal would fail to achieve this and regard must also be had to security needs either out of hours or during certain events.
- 10.21 The Landscape Officer has identified a series of information requirements that could appropriately be secured by condition (**Condition 4 – Tree Pits, Condition 5 – Public Art Delivery Plan**). However, two of the identified issues require a more detailed assessment.
- 10.22 First, it has been suggested that the pergola at the front of the building should be widened to improve accessibility along the covered walkway. While this would be an improvement, the submitted drawings indicate that there would be reasonable space for people to pass and it is noted that the Access Officer has not raised this as a requirement.
- 10.23 Second, the Landscape Officer has suggested improvements to the landscaping on the northern edge of the site to ensure that the tree planting relates to the geometry of the building and helps to screen and soften blank elements of the façade. It is acknowledged that improvements could be made in this regard, although it is not considered that the design fails to meet policy requirements without them. Nevertheless, further detail on the hard and soft landscaping scheme is required and would be secured by condition (**Condition 3 – Hard and Soft Landscaping Scheme**) which would present the applicant with the opportunity to incorporate the suggested improvements.

- 10.24 Condition 28 of the outline planning permission requires that the application includes landscaping details and specifications complying with several criteria. The application provides some of these details and those that remain outstanding would be secured by the abovementioned landscaping conditions.
- 10.25 In terms of accessibility, the Access Officer has highlighted several areas where the application could be improved. While internal specifications are outside the scope of planning control, the suggestions will be added to the decision notice as an informative for the applicant to consider. The fire strategy comment is addressed in the 'Safety and Health' section of the Assessment, while other elements would be secured within the abovementioned design and landscaping conditions.
- 10.26 The Tree Officer raises no objection to the removal of existing trees, noting that they do not have the benefit of statutory protection.
- 10.27 It is considered that on balance the proposal represents high-quality design that successfully translates its sustainability credentials into a distinctive landmark development befitting its prominent location and civic function.
- 10.28 It is concluded that the proposal is consistent with the above policies and documents insofar as they relate to design, layout, scale and landscaping.
- 10.29 **Heritage Assets**
- 10.30 Relevant policies for heritage assets include SCLP Policy NH/14 and NPPF paragraphs 194-206. Also relevant are the archaeology reports approved under Condition 12 of the outline planning permission.
- 10.31 The proposal would not have a material impact on a conservation area or listed building, and the necessary pre-development archaeological work has already been secured by the outline planning permission.
- 10.32 It is concluded that the proposal is consistent with the above policies and documents insofar as they relate to heritage assets.
- 10.33 **Carbon Reduction and Sustainable Design**
- 10.34 Relevant policies for carbon reduction and sustainable design include SCLP Policies CC/1, CC/3, CC/4, CC/6 and HQ/1, NAAP Policies NS/23 and NS/24 and NPPF paragraphs 152, 154 and 157. Also relevant are the Sustainable Design and Construction SPD and the RECAP Waste Management Design Guide and SPD.
- 10.35 Conditions 38, 39, 40 and 42 of the outline permission require the submission of a Low Carbon Strategy compliance statement, an Energy Delivery Strategy, a Waste Management & Mitigation Strategy and a BREEAM design certificate. The application includes a Waste

Management Toolkit and Mitigation Strategy, while the other three requirements are addressed in the submitted Sustainability Statement.

- 10.36 Taking into account the comments of the Sustainability Officer, it is considered that the bespoke approach to sustainable construction set out in the Sustainability Statement is an appropriate alternative to the BREEAM certification anticipated by Condition 42. Furthermore, the energy delivery and low carbon requirements of Conditions 38 and 39 are addressed through a range of measures, such as a ground source heat pump, solar photovoltaics, low embodied carbon construction and circular economy targets. All measures would be secured by condition (**Condition 8 – Updated Sustainability Statement**).
- 10.37 The submitted Waste Management Toolkit and Mitigation Strategy demonstrates that appropriate bin storage capacity would be provided, with the necessary emphasis on recycling capacity compared with residual waste. It is considered that this meets the requirements of Condition 40 insofar as it relates to the proposed development.
- 10.38 The Water Conservation Strategy approved under Condition 41 seeks a 33-43% reduction in water use for non-residential buildings and the achievement of three BREEAM credits for water efficiency. The Sustainability Statement demonstrates how the proposed development would exceed this requirement, achieving a reduction of at least 55% from the BREEAM baseline and all five BREEAM credits for water efficiency.
- 10.39 It is concluded that the proposal is consistent with the above policies and documents insofar as they relate to carbon reduction and sustainable design.
- 10.40 **Biodiversity**
- 10.41 Relevant policies for biodiversity include SCLP Policies NH/4 and NH/6, NAAP Policies NS/16 and NS/17 and NPPF paragraphs 174 and 180. Also relevant is the Biodiversity SPD and the Sustainable Design and Construction SPD.
- 10.42 The application is supported by a Preliminary Ecological Appraisal, comprising a habitat survey, protected species scoping survey and desktop study of protected and notable sites and species in the area.
- 10.43 Taking into account the comments of the Ecology Officer, it is considered that the recommendations in the document are sufficient to remove any residual risk of harm or disturbance to protected and priority species during the construction phase. Further information on mitigation and enhancement measures is required and would be secured by condition (**Condition 7 – External Lighting Scheme, Condition 6 – Ecology Enhancement**).
- 10.44 It is estimated in the Sustainability Statement that the biodiversity net gain arising from the proposal would be 19%. This is significantly greater than

the 10% mandatory requirement in the Environment Act 2021 that will apply from early 2024, and close to the 20% aspiration in the Biodiversity SPD.

10.45 It is concluded that the proposal is consistent with the above policies and documents insofar as they relate to biodiversity.

10.46 **Water Management and Flood Risk**

10.47 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, 167 and 169. Also relevant are the Sustainable Design and Construction SPD and the Cambridgeshire Flood and Water SPD.

10.48 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The submitted Drainage Statement proposes connections to the Phase 1 site-wide surface and foul water drainage systems.

10.49 The proposed surface water drainage strategy primarily relies on direct discharge to the Phase 1 drainage system, based on the 0% permeability (100% impermeable) assumed within the approved surface water drainage strategy and management details (Ref: S/1116/14/DC). Nevertheless, the proposed biodiverse roof and landscaped courtyard garden would improve permeability compared with this assumption and therefore reduce the volume of surface water discharged into the system.

10.50 Taking into account the Anglian Water comments, it is considered that the proposed foul drainage strategy is appropriate. The Sustainable Drainage Engineer initially commented that further detail on the surface water drainage strategy is required, although has not provided comments on the information subsequently submitted by the applicant. Nevertheless, it is considered that the information is suitably comprehensive and demonstrates that the strategy would be appropriate. Conditions would be required to secure compliance with the strategy, including the management plan at Appendix H (**Condition 16 – Drainage Strategy**).

10.51 It is concluded that the proposal is consistent with the above policies and documents insofar as they relate to water management and flood risk.

10.52 **Highway Safety and Transport Impacts**

10.53 Relevant policies for highway safety and transport impacts include SCLP Policies TI/2 and TI/6, NAAP Policies NS/10 and NS/11 and NPPF paragraphs 104, 110, 111, 112 and 113.

10.54 The site is located between Stirling Road and Pathfinder Way, and the main entrance of the community centre would face the connecting road adjacent The Green. During the determination period, the proposal has been amended so that it relies solely on existing car parking, vehicular access and servicing arrangements at The Green.

- 10.55 The site is well-connected to the Phase 1 cycle and pedestrian route network, which converges on The Green and therefore ensures that sustainable transport options are maximised. Paving would wrap around the perimeter of the community building site to allow users to move freely to the entrance upon arrival, including cyclists who could be parking their bikes at different locations around the building. The application provides a clear indication of how the development would relate to walking and cycling routes, thereby ensuring compliance with Condition 18 of the outline planning permission which requires such details.
- 10.56 The appropriateness of the proposed parking provision is addressed in the next section of this report. However, from a highway safety perspective, County Highways has suggested that no significant impact is anticipated and has recommended a condition to minimise any conflicts between on-street parking and nearby signalised junctions and cycleways (**Condition 11 – Parking Restrictions**).
- 10.57 It is noted that the site is in the Cambridge Airport Safeguarding Zone that applies to structures greater than 90 metres above ground level. The proposed development would not include a structure of such a height.
- 10.58 It is concluded that the proposal is consistent with the above policies and documents insofar as they relate to highway safety and transport impacts.
- 10.59 **Cycle and Car Parking Provision**
- 10.60 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.
- 10.61 The proposed cycle parking provision of 70 spaces (in the form of 35 Sheffield stands) meets the standards in Policy TI/3, which require a minimum of 67 spaces for the building's typical occupancy of up to 200 people. Among the 70 spaces are 12 specifically designed for oversized or cargo bikes. Nearby shared cycle spaces at The Green would provide additional capacity at times of peak usage.
- 10.62 Taking into account the comments of County Transport and Camcycle, it is considered that amendments to the cycle parking layout during the determination period have resulted in provision that is more convenient and better interspersed with landscaping. Furthermore, cargo bikes are better accommodated through the inclusion of several large spaces. Nevertheless, further design details would need to be secured by condition to confirm appearance, means of fixing to the ground and to rotate the spaces on the southern elevation to ensure usability from both sides (**Condition 12 – Cycle Parking Details**).
- 10.63 The starting point for calculating car parking provision is to review the indicative car parking standards in Policy TI/3, which suggest approximately 50 spaces for an assembly/leisure building with 200 users.

It is considered that this is significantly greater than would be expected for a community centre with the proposed local function and connection to excellent walking and cycling routes.

- 10.64 The submitted Transport Statement and Travel Plan explain how the expected demand for car parking has been calculated, applying an assumption that 90% of users would travel to the site by non-car modes. The result is an estimated demand of 13 spaces, closer to the 10 spaces originally envisaged in the Phase 1 Section 106 Agreement.
- 10.65 The application proposes no new car parking provision and, taking into account the comments of County Transport and Highways, this is considered appropriate for the following reasons:
- In the short term, shared spaces at The Green (four standard, three accessible, two electric vehicle) would be almost exclusively used in connection with the community centre before further developments populate the Local Centre. These nine spaces would be complemented by six shared spaces along Pathfinder Way, 23 in the Pathfinder Way car park and spare capacity in the 99-space Western Park Pavilion car park, all less than 400 metres away on safe and convenient walking routes.
 - In the longer term, further developments will come forward at the Local Centre and the appropriate parking strategy is likely to involve shared provision that efficiently meets demand without incentivising car travel when sustainable modes are possible. The concurrent application for amendments to the design code clarifies this commitment, to guide decision-making on future developments.
 - The County Highways comments confirm that no significant impact is expected from a highway safety perspective.
- 10.66 In accordance with the County Transport and Highways comments, conditions would be used to secure missing Travel Plan information (**Condition 14 – Travel Plan**), the monitoring of car parking and associated actions (**Condition 15 – Car Parking Monitoring**), the marking out of existing parking bays at The Green (**Condition 13 – Car Park Markings**) and on-street parking management measures (**Condition 11 – Parking Restrictions**).
- 10.67 It is noted that the Access Officer has highlighted a discrepancy in terms of the number of car parking spaces quoted on the application form. As explained above, the number of spaces (standard and accessible) has been carefully considered with the benefit of comments from County Transport and County Highways.
- 10.68 It is concluded that the proposal is consistent with the above policies insofar as they relate to cycle and car parking provision.

10.69 **Amenity**

10.70 Relevant policies for amenity include SCLP Policy HQ/1, NAAP Policy NS/2 and NPPF paragraph 130.

10.71 As the proposed building would be sited a considerable distance from the nearest dwelling, it is considered unlikely that any significant adverse effects would arise in terms of privacy, daylight, sunlight or overbearing impacts.

10.72 It is concluded that the proposal is consistent with the above policies insofar as they relate to amenity.

10.73 **Construction and Environmental Health Impacts**

10.74 Relevant policies for construction and environmental health impacts include SCLP Policies CC/6, HQ/1, SC/9, SC/10, SC/11, SC/12 and SC/14, NAAP Policy NS/24 and NPPF paragraphs 174, 183, 185, 186, 187 and 188. Also relevant is the Sustainable Design and Construction SPD.

10.75 Taking into account the comments of the three Environment Planning teams, it is considered that the main potential impact of the proposal would be in terms of noise nuisance to nearby sensitive receptors – principally, residential properties. The measures in the submitted Event Management Plan would suitably mitigate this impact and would be secured by condition (**Condition 17 – Event Management Plan**).

10.76 The Environment Planning comments confirm that the issues of land contamination and air quality have been addressed on a site-wide basis by the outline planning permission and its associated conditions and obligations.

10.77 Condition 36 of the outline permission requires submission of an external lighting scheme with the application. Sufficient comfort has been provided within the Design and Access Statement that the emerging lighting scheme is likely to be appropriate, although full details would be secured by condition (**Condition 7 – External Lighting Scheme**).

10.78 It should be noted that Conditions 31 and 35 of the outline permission continue to apply, such that details will need to be submitted for approval in respect of a detailed Construction Environmental Management Plan (CEMP) and a noise impact assessment.

10.79 It is concluded that the proposal is consistent with the above policies insofar as they relate to construction and environmental health impacts.

10.80 **Safety and Health**

10.81 Relevant policies for safety and health include SCLP Policies HQ/1 and SC/2 and NPPF paragraphs 92, 93, 97 and 130. Also relevant are the

Sustainable Design and Construction SPD and the Health Impact Assessment SPD.

- 10.82 Condition 11 requires that a fire hydrants scheme must be submitted with the application and implemented prior to occupation of the building. While the Planning Statement references a Fire Strategy, it has not been submitted for consideration. Therefore, taking into account the comments of the Fire Authority, it is considered that a condition would be appropriate to secure the information missing from the application (**Condition 10 – Fire Strategy and Hydrants**).
- 10.83 The Phase 1 Design Code refers to the application of Secured by Design (SBD) principles, albeit focuses on housing developments. Taking into account the comments of the Designing Out Crime Officer, it is considered that SPD principles have been incorporated within the proposed development. The concern around anti-social behaviour at the front of the building does not amount to an objection but is nonetheless noted. It is considered that suitable mitigation in terms of CCTV (**Condition 9 – CCTV**) and lighting would be secured, acknowledging that some residual risk may be inevitable for a civic building in a highly accessible location.
- 10.84 The design code also refers to the Health Impact Assessment (HIA) submitted with the outline application. The submitted Planning Statement highlights the recommendations in the HIA and demonstrates how these have been carried through to the proposed development.
- 10.85 It is concluded that the proposal is consistent with the above policies insofar as they relate to safety and health.
- 10.86 **Broadband provision**
- 10.87 Relevant policies for broadband provision include SCLP Policy TI/10, NAAP Policy NS/22 and NPPF paragraph 114.
- 10.88 Condition 43 of the outline permission continues to apply, such that details of fibre optic telecommunication infrastructure will need to be submitted for approval prior to commencement of the development.
- 10.89 It is concluded that the proposal is consistent with the above policies insofar as they relate to broadband provision.
- 10.90 **Third Party Representations**
- 10.91 All third-party representations have been addressed in the preceding paragraphs.
- 10.92 **Planning Balance**
- 10.93 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).

- 10.94 Through the use of appropriate conditions relating to design, landscaping, biodiversity, amenity, sustainable construction, safety, security and transport, it is considered that any potential harmful effects arising from the development 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.
- 10.95 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.
- 10.96 **Recommendation**
- 10.97 **Approve** the reserved matters application 23/03248/REM subject to the planning conditions as set out in Section 11 below with minor amendments to the conditions as drafted delegated to officers.
- 10.98 **Approve** the part-discharge of the following conditions under outline planning permission S/0388/12/OL:
- 11. Fire Hydrants Scheme
 - 18. Transport – Walking & Cycling Routes
 - 28. Landscape Design and Specifications
 - 36. External Lighting
 - 39. Energy Delivery Strategy
 - 40. Waste Management Strategy 42. BREEAM Standards (Non-residential)

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. External Finishes

Prior to commencement of works above slab level, details of all external finishes (including samples and/or photographs as appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an on-site sample panel to be retained for the duration of construction works, and shall support people with visual impairments through suitable colour contrast and

glazing manifestations. The development must be carried out in accordance with the approved details.

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

3. Hard and Soft Landscaping Scheme

Notwithstanding the submitted drawings and documentation, prior to commencement of works above slab level a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) proposed finished levels or contours; car parking layouts, cycle 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;
- 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.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to first use of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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.

Reason: To ensure the development is satisfactorily assimilated into the area, enhances biodiversity and provides an accessible environment, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

4. Tree Pits

Prior to commencement of works above slab level, full details of all tree pits, including those in planters, hard paving and soft landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The tree pits shall thereafter be installed in accordance with the approved details.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. Public Art Delivery Plan

Prior to commencement of works above slab level, a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority.

The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed other than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development in accordance with Policy HQ/2 of the South Cambridgeshire Local Plan 2018 and Policy NS/6 of the Northstowe Area Action Plan 2007.

6. Ecology Enhancement

Prior to the commencement of development above slab level, a scheme of ecology enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within a timescale contained therein.

Reason: To enhance biodiversity on the site, in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.

7. External Lighting Scheme

Prior to first use of the development, an External Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall:

- a) Include details of the height, type, position and angle of glare of any final site lighting including horizontal and vertical isolux contours; and
- b) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging

All external lighting shall be installed and thereafter maintained in accordance with the specifications and locations set out in the approved Scheme.

Reason: To protect amenity and to ensure bats will not be disturbed or prevented from using their territory or having access to breeding sites and resting places, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

8. Updated Sustainability Statement

Notwithstanding the submitted Sustainability Statement, an Updated Sustainability Statement shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The Updated Sustainability Statement shall incorporate the measures in the submitted Sustainability Statement and the following additional item:

- Maintenance programme

The development shall be carried out and thereafter maintained in accordance with the approved Updated Sustainability Statement.

Reason: In the interests of reducing carbon dioxide emissions and making efficient use of water, in accordance with Policies CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018.

9. CCTV

Prior to first use of the development, a CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of CCTV coverage, image quality, storage and retrieval of recordings, and monitoring. CCTV shall be installed in accordance with the approved scheme prior to first use of the development.

Reason: In the interests of security, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

10. Fire Strategy and Hydrants

Prior to first use of the development, a Fire Strategy incorporating a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. All measures identified within the Fire Strategy shall be installed/completed in accordance with a timetable contained therein.

Reason: In the interests of safety, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

11. Parking Restrictions

Prior to first use of the development, a detailed scheme of parking restriction(s) shall be submitted to and approved in writing by the Local Planning Authority. The extent of the scheme shall be defined within the submitted scheme information but would be expected to include:

- Pathfinder Way, Northstowe
- Links Lane, Northstowe; and
- Stirling Way, Northstowe

The scheme shall thereafter be implemented in accordance with the implementation programme contained therein.

Reason: To restrict inappropriate on-street vehicular parking, in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

12. Cycle Parking Details

Notwithstanding the submitted drawings and documentation, details of the design, layout and construction 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 and convenient storage of bicycles, in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

13. Car Park Markings

Prior to first use of the development, details of car park markings in relation to the existing parking spaces and loading bay shall be submitted to and approved in writing by the Local Planning Authority. The markings shall thereafter be installed in accordance with the approved details prior to first use of the development.

Reason: To ensure the car parking and servicing provision is legible, in accordance with Policies TI/3 and HQ/1 of the South Cambridgeshire Local Plan 2018.

14. Travel Plan

Notwithstanding the submitted Framework Travel Plan, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The Travel Plan shall incorporate the measures in the submitted Framework Travel Plan and the following additional items:

- a) Map and directions for parking and accessing the community centre
- b) Booking confirmation information
- c) Car parking monitoring programme, covering one year from first use of the development

The Travel Plan shall thereafter be implemented and monitored as approved.

Reason: To promote sustainable transport, in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

15. Car Parking Monitoring

Within 15 months of first use of the development, a car parking monitoring report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- a) Details of the car parking monitoring undertaken pursuant to the Travel Plan
- b) Conclusions on the need for additional car parking provision
- c) If additional car parking provision is required, details of the spaces to be designated within the Western Park Pavilion car park, signage to indicate the walking route to the community centre and the programme for implementation

Should additional car parking provision be required, it shall be provided in accordance with the approved details.

Reason: To ensure an appropriate level of car parking provision, in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

16. Drainage Strategy

All surface water and foul water drainage connections shall be installed and thereafter maintained in accordance with the Northstowe Phase 1 Community Centre – Drainage Statement (Rev 1) dated 2 Nov 2023.

Reason: To ensure that the development includes appropriate drainage infrastructure, in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

17. Event Management Plan

The Event Management Plan (November 2023) 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 Policy HQ/1 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