

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 September 2013

AUTHOR/S: Planning and New Communities Director

S/0623/13/FL & S/0624/13/CA – PAPWORTH EVERARD

Outline planning permission for the demolition of existing buildings & the erection of up to 58 dwellings (Class C3) access, car parking & associated works, open space, landscaping & a children's play area, all matters reserved except for access and; full planning permission & conservation area consent for the partial demolition of the existing printworks building & the conservation and re-use of the retained building to provide a brewhouse (B2) bakery (B1) floor area for the consumption of food and drink (A3/A4/A5) and community rooms (D2) associated access, car parking & landscaping; and eight units of accommodation to be used either as housing (C3) and/or business uses (B1a)

at Land between Church Lane &, Ermine Street South, Papworth Everard, CB23 3RG

(for Mr Andrew Sandham, Neoven Limited)

Recommendation: Delegated Approval

Date for Determination: 5 July 2013

Notes:

This Application has been reported to the Planning Committee for determination because the recommendation of the Parish Council conflicts with the recommendation of officers.

Members will visit the site on 3 September 2013.

Site and Proposal

1. The site is located within the village framework of Papworth Everard and is partly within and between the Conservation Area, as shown in Appendix 1. The site totals some 2.07 ha in area and comprises 2 key areas forming a 'hybrid' planning application combining the following elements:
2. (i) 'Pink Land' - Situated within the Conservation Area, this area of land is occupied by the existing, vacant printworks buildings and full planning permission and conservation area consent is sought for part demolition of the printworks with the front 'saw-tooth' building of 1929 being partly retained to provide a brewhouse (B2 use), bakery (B1 use), restaurant and café (A3, A4 and A5 uses) and community rooms (D2 use). Car parking, access and landscaping would be provided to the south-west of this retained building, as well as 8 units of accommodation at 2.5 storey height to be used as housing (C3) and/or business office use (B1a).

3. (ii) 'Blue Land' - The remaining area of the site is situated to the south side of Church Lane and accommodates a vacant two storey dwelling, a block of garages and the disused Tallyn Work centre. Outline consent, with all matters reserved except for access, is sought for up to 58 dwellings, parking and children's play area. Vehicular accesses would be provided off Church Lane and a link through to the rest of site provided for cyclists and pedestrians only. Frontage access would be introduced to each new dwelling immediately facing Church Lane.
4. The application is accompanied by supporting documentation including a Planning Statement; Health Impact Assessment; Draft S106 Obligation; Design and Access Statement; Statement of Community Engagement; Heritage Assessment; Archaeological Desk Based Assessment; Arboricultural Constraints Report; Ecology Report; Site Waste Management Plan; Ground Investigation Report; Foul Sewage & Utilities Assessment; Concept Landscape Scheme; Transport Statement & Travel Plan; Sustainability Report; Utility Connections; and Noise Smell & Odour Report.
5. A section 106 agreement would accompany any grant of permission and this is currently being negotiated between the developer and officers in relation to: affordable housing provision on site; delivery of the community building and employment uses; education contributions; and outdoor playspace and community infrastructure contributions.

Planning History

6. S/1575/06/PND - Demolition of Care Home was granted.
7. S/2480/11 - To the south of the site planning permission has been granted for relocation of the existing car park to the Bernard Sunley Centre.
8. S/1163/08/F - To the south of the site planning permission has also been granted for access, laying out of open space, enlargement of pond, foul drainage station and car parking for the former estates office to the adjoining Summersfield development site.

Planning Policy

9. The **National Planning Policy Framework** promotes a presumption in favour of sustainable development having regard to the soundness of the development plan and the policies therein. It confirms that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms; they directly relate to the development; and are fairly and reasonably related in scale and kind to the development.

Local Development Core Strategy 2007:

10. ST/2 Housing Provision
ST/3 Re-Using Previously Developed Land and Buildings
ST/5 Minor Rural Centres (including Papworth Everard)

South Cambridgeshire LDF Site Specific Policies, DPD, 2010:

11. SP/10 Papworth Everard Village Development

- South Cambridgeshire LDF Development Control Policies DPD, 2007:**
12. DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Development
DP/6 Construction Methods
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
CH/2 Archaeological Sites
CH/4 Development Within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
SF/10 Outdoor Play Space, Informal Open Space and New Developments
SF/11 Open Space Standards
ST/6 Public Art and New Development
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-motorised Modes
- South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
13. District Design Guide SPD 2010
Trees and Development Sites SPD 2009
Listed Buildings SPD 2009
Development Affecting Conservation Areas SPD 2009
Landscape in New Developments SPD 2010
Open Space and New Developments SPD 2009
Affordable Housing SPD 2010
Biodiversity SPD 2009
Health Impact Assessment SPD 2011

Consultations

14. **Papworth Everard Parish Council** – Recommends refusal. Full comments are provided in Appendix 2 and, in summary, concern the following: traffic disruption to Church Lane; harm to the character of Church Lane; concern of full delivery of the employment and community uses; and the poor likelihood of the 8 units being used for employment uses. If the LPA is minded to approve then conditions and legal agreements are recommended to restrict the density of the development, specify the ways in which the community and employment uses are to be fully implemented and to sign and identify public paths.

15. **English Heritage** - Specific concerns over the extent of the proposed demolition, which will result in harm. A more detailed analysis of the buildings is required to assess the significance of the individual components that make up the former print works. This analysis should then inform what parts of the building should be retained and how they might be best adapted for new uses. The LPA should also examine how the design suggestions included within the Design and Access Statement might form part of any outline approval, so that the paired gables are carried through to any future reserved matters application.
16. **Conservation Manager** - 'Pink Land' - In general agreement with the comments of English Heritage, although it is recognised that these comments must be seen in relation to the direction and agreements given by this Council to the master planning of the site. More information is needed to understand the significance of the different parts of the printworks and to justify the choices made over the extent and location of demolition and alteration.
17. There is a misunderstanding in the submitted Heritage Statement, as Hooley was not an architect but owned the estate comprising the printworks. In retaining the saw-toothed section of the printworks it is important to maintain a good depth from the road. The design of the Bernard Sunley Centre, and the rectilinear nature of the space and adjacent buildings in front of it, suggest that the proposed angled blocks will not be in character.
18. 'Blue Land' - Concern with the height and proximity of new dwellings to Church Lane not appearing sympathetic to the character of Church Lane. Concern with the lack of space provided for the green corridor alongside the brook to the south-east side of the site. Parking spaces are close by and the footpath runs alongside these rather than being contained within the green corridor. This is very different to the more open areas currently found in the Southbrook Field development on the south-east side of the brook.
19. **County Education** - Financial contributions will be required towards pre-school, secondary school, libraries and lifelong learning services as part of the S106 agreement.
20. **Urban Design Manager** - Supports the general scheme and design elements which have been formed through extensive pre-application discussions. The provision of higher ground floor ceilings to the 8 units on the 'Pink Land' is welcomed to allow the future flexibility of uses. Recommends improvements to the siting of Plot 4, solar roof tiles units 1-10 and better visual emphasis to identify the entrance to the community building.
21. **Affordable Housing Team** - A mix of rented and shared ownership affordable units is recommended ranging from 1 to 3 bed properties.
22. **Housing Strategy Team** - The figures from the housing review in December 2012 show local housing need in Papworth is generally higher for smaller properties in the 1-2 bed category but with some need for 3-bed and 4-beds for the under 60 age group.
23. **County New Communities Team** - Although there is no mention of background traffic volumes and the alternative office development of units 1-10, on balance neither of these issues would materially increase traffic

volumes and it is unlikely that there would be a transport reason to refuse planning permission in this instance.

24. **Local Highway Authority** - No objections to the design and layout of the site accesses.
25. **Ecology Officer** - Recommends a scheme of ecological maintenance and enhancement to be agreed, as per the recommendations of the submitted ecology report.
26. **Environmental Services** -
 - (i) Land contamination - There is general agreement with the outline remediation proposals though these would need to be finalised dependent on the final housing layout so that the plot numbers requiring remedial works within the garden can be confirmed and agreed. A condition is recommended to secure a final remediation statement.
 - (ii) Noise and Odour - Comments to follow
 - (iii) Health Impact Assessment (HIA) - A revised HIA is required to address human health impact.
27. **Environment Agency** - Approved, subject to conditions governing land contamination remediation; piling, foundation or investigative boreholes using penetrative methods not to be permitted other than with express written consent from the LPA; method of disposal of uncontaminated surface water;
28. **Anglian Water** - No comments
29. **Tree Officer** - No objections to the proposals providing the tree protection is in situ prior to any development. The main group of trees is being retained along the rear boundary of the site and new planting proposed which can only enhance and soften the proposed changes compared to what is currently there.
30. **County Archaeology** - Recommends a scheme of archaeological investigation to be secured via condition.
31. **Landscape Officer** - Recommends final detailing of hard and soft landscaping and boundary treatments to be agreed by condition. Landscaping scheme should include details of 'no dig' areas to protect existing trees on site. Details are also required for the external lighting scheme and clearance and maintenance works to the existing ditch.

Representations

32. Nos. 18, 20 Church Lane, 8, 14 Ermine Street South

Material considerations raised:

- Trees and Landscaping
- Noise
- Need for community room, cafe and pub.
- Odours

- Parking disruption, traffic
- Height of houses compared to surrounding area
- Noise during and after construction
- Pollution
- Potential conurbation of Cambourne and Papworth Everard
- Lack of support networks/infrastructure to meet demands of new occupants
- Out of character
- Harm to residential amenity of immediate neighbours: loss of light and overlooking

Planning Comments – Key Issues

33. The main issues to consider in this instance are:

- a) the principle of the development
- b) housing density, mix and affordable housing
- c) S106 Agreement and Infrastructure Contributions
- d) heritage impact
- e) layout, scale and appearance
- f) archaeology
- g) Landscaping, Trees and Land Levels
- h) ecology
- i) transport issues and parking
- j) residential amenity
- k) noise and odours
- l) water, flood risk, land contamination and drainage
- m) waste management and refuse
- n) renewable energy and water conservation
- o) public art

Principle

34. This hybrid application has been subject to extensive pre-application discussion between the LPA and the applicant. Although the broad aims of Site Specific Policy SP/10 are clear, the absence of a Supplementary Planning Document has left the interpretation and precise delivery of Policy SP/10 to be decided through the planning application process.
35. The proposal as a whole comprises up to 66 dwellings (8 of which are for either housing or office use) with a community facility that includes a bakery, brewhouse and community room. The development is within a Minor Rural Centre that allows up to 30 new residential units to come forward in an application; however, Policy SP/10 exceptionally allows for a greater provision of housing if this brings forward an appropriate mixed use development. This Policy is aimed at "the continued invigoration of the village centre with community uses, employment and housing development." It goes on to say that "any scheme for redevelopment must: (i) be well integrated to, and respect the character of, Papworth Everard village centre and (ii) integrate with the housing allocation to the south."
36. The composition of mixed use redevelopment in this application is considered to be a positive reflection of the aims of Policy SP/10 with a good proportion of community, employment and residential uses that would contribute to the

continued invigoration of the village centre. The proposed community building would be a key provider of the commercial and community uses in this application and the 8 units nearby would introduce flexible residential and/or office uses with higher ground floor ceilings to facilitate usable commercial space. The exact method of securing and delivering the community and employment uses with the community building is considered further on in this report but, in principle, the proposal is considered acceptable with regard to Site Specific Policy SP/10 Site 2.

Housing Density, Mix and Affordability

Density

37. The density of the site equates to 32 dwellings per hectare; however this figure gives a misleading low density as the community building and the overprovision of informal open space (required for tree protection) takes up a significant amount of land. The proposed housing density is therefore accepted to make best use of land bearing in mind the constraints of the site and the aims of Policy HG/1. The number of proposed dwellings in this application is specified in the description of the planning application and any increase in residential units (post decision) would require the submission of a separate application to address the concerns of the Parish Council relating to housing density.

Mix

38. The scheme involves 66 dwellings (with 8 of these with potential B1a office use) and the following indicative mix:

1-2 bed	46%
3 bed (through conversion of study rooms)	12%
4 bed	42%

39. Policy HG/2 says that "In developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community." The scheme in this application would provide a mix of housing types and sizes but, importantly, it also provides a high percentage of smaller 1-2 bed units to meet local housing need identified by the Council's housing strategy team.

Affordable Housing

40. Policy HG/3 requires 40% of the housing provision on site to be affordable. The applicant had submitted no affordable housing provision on site based, in their view, on the existing high proportion of affordable housing in the village, the costs associated with the redevelopment of the existing printworks and the financial viability of the development. A viability appraisal has been submitted in the application to justify the lack of affordable housing provision and this has been assessed by Carter Jonas acting on behalf of the Council.
41. The report by the Council's consultant concludes that the development would not be financially viable with 40% affordable housing provision but could instead achieve a lower provision at 15% and still provide a 'comprehensive

return' for the developer. The developer has consequently amended the scheme, in a letter dated 14 August 2013, to include 10 units of affordable housing in the outline scheme to meet the 15% recommended provision in the viability report. This is considered to be fair and reasonable with regards to the nature of the scheme and financial viability.

S106 Agreement and Infrastructure Contributions

42. A draft S106 obligation has been submitted by the developer confirming financial contributions towards education, outdoor playspace and householder waste receptacles. The draft obligation also includes details of the delivery of the community building and will also need to include the delivery of on-site affordable housing provision and Local Area of Play (LAP) area. This document is currently being updated and officers seek delegated powers to enable further time to finalise the S106 obligation in consultation with the developer and Papworth Everard Parish Council.

Heritage Impact

43. The comments and concerns of both English Heritage and the Council's conservation manager are acknowledged and the assessment in this instance is made with regard to the Papworth Everard Conservation Area SPD and chapter 12 of the NPPF.

(i) The Former Printing Factory - 1920s

44. This heritage asset comprises 3 buildings that were a key element of the historic 'Papworth System', employing rehabilitated patients in joinery, upholstery, vehicle manufacture, printing and other trades. All three buildings reflect their utilitarian purpose but the more modern looking 'saw-tooth' building is identified in paragraph 7.44 of the Conservation Area Appraisal as "the first of its size and the royal endorsement [from H.R.H Duke of York (later George VI)] gives it extra significance."

Despite this significance, the Conservation Area Appraisal SPD considers the buildings overall to make a neutral contribution in townscape or visual terms and the submitted heritage statement argues that the affected buildings in this case are of limited architectural and aesthetic interest.

45. Whilst there is local interest in these buildings, the harm in this case should be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset in accordance with paragraph 131 of the NPPF. In this case a viable optimum use would be provided in the more distinctive and significant of these buildings which would in turn provide benefits locally through the provision of community rooms and employment uses in accordance with Site Specific Policy SP/10. The demolition of the remaining buildings would result in the loss of buildings of relatively low aesthetic and architectural value with a 'neutral contribution' to the Conservation Area; the 'harm' in this case would therefore be limited and also considerably outweighed by the public benefits of the scheme.
46. The request by English Heritage for a more detailed analysis of these buildings is noted, however the Conservation Area Appraisal and submitted heritage statement are considered to provide sufficient fundamental assessment in this instance on which to base a decision.

(ii) St Luke's Methodist Chapel (dated 1926)

47. This gothic building makes a positive contribution to the Conservation Area and is located to the north-east of the application site. The proposed terraced units to the west of this building would be two and a half storey in scale but physically separated from this heritage asset by a road to mitigate harm to its setting. To the southern background of this building, the units have been amended in the application and reduced in scale from 2.5 storey to 2 storey height to appear more sympathetic in scale and relationship.

(iii) Ermine Street South Workers Cottages (dated 1870s)

48. To the north of the printworks are the paired gables of 6 workers cottages. These symmetrical and decorative buildings exert a positive influence on the Conservation Area and would be sufficiently divorced from the proposed new dwellings to the west by mature trees and spacious rear gardens.

(iv) 20 & 22 Church Lane (dated 1843)

49. This Grade II listed school and school house is characterised by two steeply pitched gables with long straw roofs and a pair of prominent chimneys. It is of high significance as a heritage asset given its listed status and is located to the north-west of the 'Blue Land'. The outline residential layout would eschew any direct impact upon the setting of this listed building by maintaining a good level of physical separation between the two sites with the intervening roadway, together with the retention of soft landscaping and trees to the north-west corner of the application site.

Layout, Scale and Appearance

Blue Land Site

50. The final details of the outline application for the 'Blue Land' will be dealt with under a reserved matters application. At this early outline stage the submitted indicative layout does demonstrate that a reasonable density of housing can be achieved on the site with a good level of private garden space and parking provision. The rectilinear housing layout also shows good opportunity for surveillance and effective access into and out of the site.
51. The scale of the units are generally accepted on the indicative outline scheme with the taller 3 storey units sited away from main public views to the southern boundary of the site. Concern has been raised with the impact of the 2.5 storey units upon the street character along Church Lane. As detailed by the developer in their letter, dated 13 August 2013, the ridge heights of these units would be approximately 10m and ground level would gently terrace to follow the levels of Church Lane. The existing and recently granted building at the Macflane-Grieve House (ref.S/0820/12/FL) on the opposite side of Church Lane contains varying ridge heights between 8 - 9m and therefore the proposed scale of the dwellings fronting Church Lane is not considered to be significantly out of proportion with the local area. These units would be set back from the roadside and broken up into semi-detached properties to avoid any undue narrowing of the street's character.

52. Church Lane comprises an amalgam of house types and scales, producing a mixed street character. The proposed dwellings facing Church Lane have the opportunity to introduce a distinct style of building with a strong identity adding to the street's character but also reflecting traditional gable forms. In this sense, the scheme not only brings into use a redundant site to enhance the character of the area but also gives clear opportunity to add to local distinctiveness and character in accordance with Policies DP/2 and DP/3.

Pink Land Site

53. The aforementioned heritage impact of the 'Pink Land' scheme is accepted in this application and the proposed works to the community building would retain most of its key features, such as its roof, fenestration and front façade, to protect its architectural value. The applicant has provided amended drawings to follow the advice of officers in giving greater visual emphasis to the main entrance to the community building with the provision of a simple but sympathetic glass canopy.
54. The design, layout and appearance of the proposed 8 units to the west of the community building has been assessed and the layout of units 1 and 4 has been amended in the application to address officer concern in relation to the poor level of amenity to the rear garden areas and habitable rooms. The developer has separated these units and relocated them to allow greater sunlight, spacing and privacy to these units to improve the scheme.
55. Units 5-10 present a traditional form of terraces but a contemporary elevation design that is considered an appropriate replacement to the former printworks building. These units would be tall in scale but set back from the roadside to mitigate their impact and would also be viewed with the backdrop of the outline residential scheme. The roof dormers and array of solar panels to the front elevations present an unfortunate and awkward appearance to the scheme and a condition is recommended to seek a simpler, more subtle design to the roof elevations with perhaps solar tiles or inbuilt panels considered instead of the more obtrusive form shown. Conditions are also recommended to agree materials and a landscaping scheme to ensure the development is finished to a high quality and enhances the setting of the Conservation Area.

Archaeology

56. County Archaeology does not object to the principle of the development and recommend a condition to secure a scheme of archaeological investigation to be agreed prior to the commencement of works. This condition is agreed.

Landscaping, Trees and Land Levels

57. The comments of the landscape officer and tree officer are acknowledged and full details of hard and soft landscaping will need to be agreed in any reserved matters application. Crucially, the indicative outline scheme shows that the proposed level of housing density can achieve sufficient area on site for tree retention, landscaping and children's play area (LAP). Public paths should be signed and identified and the details of this will need to be submitted in the reserved matters application. Tree protection can be secured by way of planning condition.

Ecology

58. The comments of the ecology officer are acknowledged and the recommendation for a scheme of ecological enhancement is agreed via condition.

Transport Issues and Parking

(i) Sustainability

59. The site is well connected to a public bus service that runs through Papworth Everard and is centrally located within the village, close to services and facilities. The sustainability of the site is therefore considered to be high. The applicant has submitted a transport statement, which has considered the proposed trip generation of the site compared to its former use, which comprised the printworks and a 35-bedroom residential care home known as the Robert Ellis House. This shows an expected increase of 15 car trips during the afternoon and a reduction of 2 car trips in the morning from the site. The development would therefore not generate a significant increase in traffic and trip generation to and from the site and consequently it is not considered necessary to secure details of a Travel Plan in this instance.

(ii) Parking

60. There would be 108 car spaces for the proposed indicative 58 dwellings on the 'Blue Land' and 12 spaces for the 8 residential/office units on the 'Pink Land' that would accord with the Council's parking standards set under Policy TR/2. Another 12 spaces would be provided for the community building (including disabled spaces), which would fall well below the maximum provision under said policy; however, the use of this building is intended for the local employment and local community uses to benefit those who can easily access the site by alternative means such as foot, cycle or public transport. A total of 24 cycle parking spaces would also be provided for this building to mitigate the shortfall in parking provision.

(iii) Access

61. Access is to be determined at this stage and the Local Highway Authority raise no objection to the proposed accesses to the site off Church Lane or Ermine Street South. The new residential units along Church Lane would unfortunately displace existing on-street, unrestricted parking, which the Parish Council believe to be unacceptable due to the importance of this busy village artery and the disruption of traffic flow. Much of this on-street parking is believed to be utilised by visitors and staff using Papworth Hospital, which the applicant argues is not to the detriment of the Hospital given the existing capacity in the off-site staff car park next to the DHL warehouse at Stirling Way. Indeed, a recent application has been submitted by Papworth Hospital (ref S/1480/13/FL) to secure the use of land along Ermine Street North for a temporary car park. Notwithstanding this, the parking along Church Lane is for general public use not for one company or organisation per se and the proposed accesses, if anything, are argued to prevent and reduce on-street parking and free up traffic flow. Consequently, no strong objection is raised to the proposed site accesses.

(iv) Highway Safety

62. Traffic calming measures within the site are recommended to be agreed by condition, particularly along the access route running through the site from Ermine Street South to Church Lane. Pedestrian visibility splays for the outline scheme would need to be agreed at reserved matters stage.

Residential Amenity

63. The development is considered to be sufficiently distanced and separated from the nearby neighbours along Church Lane and Ermine Street South to avoid any undue overbearing, loss of light, overshadowing or overlooking impact. Noise disturbance to the neighbour at 16 Ermine Street South and the future occupiers of units 1-10 is to be assessed by environmental services in the forthcoming update to planning committee. Notwithstanding this, a condition is recommended to restrict the hours of use of power operated machinery on the site during the demolition and construction process.

Noise Pollution and Odours

64. An update from environmental services will be provided to committee on these issues.

Water, Flood Risk, Land Contamination and Drainage

65. Within the submitted Foul Sewage & Utilities Assessment, Cambridge Water has raised no objections to the proposal and outlined the infrastructure contributions necessary to supply the site.
66. The site falls in a Flood Zone 1 area and the recommendations of the Environment Agency and scientific officer are agreed. Further details will need to be agreed via conditions into: land contamination remediation; piling, foundation or investigative boreholes; and the method of disposal of uncontaminated surface water.
67. Anglian Water has confirmed in correspondence with the applicant, dated May 2012, that the Papworth Everard Sewage Treatment Works has available capacity for this development and the sewage system has available capacity for gravity flows from the site. A condition is recommended to secure final details of surface water drainage and foul water drainage together with a management scheme for surface water drainage.

Waste Management and Refuse

68. The final details of the refuse scheme for the outline scheme are to be agreed at reserved matters stage.
69. The refuse scheme for the 'Pink Land' is accepted with the additional information submitted by the developer confirming the tracking and turning areas (drawing 0209/ATR/004/B).
70. The submitted concept waste management plan, dated July 2012, highlights opportunities within the scheme to minimise the volume of waste created and to promote the reduction, reuse and recycling of construction materials. This waste plan will require further development once the detailed drawings and volumes and types of materials to be used are known; consequently a

condition will be recommended to secure a final waste management plan along with the routes for delivery vehicles to be agreed.

Renewable Energy and Water Conservation

71. The provision of on-site renewable energy sources to meet 10% of the site's energy needs can be secured by way of planning condition. At this stage this is intended to be provided through the use of solar panels. Water conservation measures would also be secured through a planning condition.

Public Art

72. The applicant has agreed to a condition to secure details of public art at detailed planning stage.

Conclusion

73. Papworth Hospital has contributed significantly to the history and development of Papworth Everard village but its eventual relocation to Addenbrookes presents a challenge in maintaining the vitality and sustainability of the village particularly in terms of employment opportunities, economic growth, community cohesion and residential integration. The proposed redevelopment of the site is considered to meet this aim and achieve a sustainable form of development in accordance with the aims and objectives of the NPPF and Site Specific Policy SP/10. Whilst all but access is reserved for future detailed applications for the outline scheme, it is clear that the overall scheme has the potential to both preserve and enhance the character of the area and provide public benefits that, on balance, outweigh any harm to heritage assets found in the locality.
74. The Parish Council's concerns regarding full and timely delivery of the employment and community uses so as to meet the broad objectives of policy SP/10 are still to be resolved pending completion of the section 106 agreement. There is no reason, however, to suppose that this cannot be achieved, albeit the application should not be formally approved until this has been completed.

Recommendation

75. **Delegated approval, subject to the following:**
- (a) the agreement of the S106 obligations securing delivery of the community building, 15% on-site affordable housing, the LAP area and financial contributions towards education, outdoor playspace and householder waste receptacles.
 - (b) comments from environmental services, addressing concerns in relation to noise and odours.
 - (c) appropriate safeguarding conditions addressing the following matters:

'Blue Land'

Time limit for submission of reserved matters and commencement

