

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

13 January 2016

AUTHOR/S: Planning and New Communities Director

Application Number: S/0957/15/OL

Parish(es): Girton

Proposal: Student residential accommodation together with ancillary meeting, office and social space (maximum 14700sqm), auditorium (maximum 1300sqm) replacement buildings and grounds maintenance workshops, one new and relocated sports pitch, additional 'ball-stop' fencing, relocated tennis courts, two new vehicular accesses and replacement car park.

Site address: Girton College, Huntingdon Road, Girton

Applicant(s): The Mistress Fellows and Scholars of Girton College

Recommendation: Delegated authority for officers to approve subject to completion of a S106 Legal Agreement securing transport contributions. Should the committee resolve to approve the development the application would be referred to the Secretary of State who has the option of 'calling the application in' to make the decision.

Key material considerations: Green Belt, Historic Environment, Trees, Transport, Environmental Considerations and Ecology

Committee Site Visit: 12 January 2016

Departure Application: Yes, the proposal is contrary to the development plan due to the site's location in the Green Belt.

Presenting Officer: Andrew Fillmore, Principal Planning Officer

Application brought to Committee because: The application is contrary to the provisions of the development plan and would need to be referred to the Secretary of State.

Date by which decision due: Application subject to a Planning Performance Agreement (Project management tool which the local planning authority and applicants can use to agree timescales, actions and resources for handling applications)

Executive summary

1. The development is inappropriate development within the Green Belt. It will result in

moderate harm to the openness of the Green Belt through contributing to the merger of Girton Village with the new urban edge planned for Cambridge (North West Cambridge)

2. It is considered the quantum of development can be accommodated on the site without impacting adversely on the setting of the Listed Buildings subject to the development being of satisfactory design and appearance. The development will result in the loss of a limited number of mature trees, with this not considered to detract from the positive contribution the site makes to the landscape character.
3. The necessary 'very special circumstances' have been demonstrated which clearly outweigh the in principle and other limited harm. These circumstances arise due to the uniqueness of the applicant, lack of alternative sites as well as the role of Cambridge University in the local, regional and national economy and need for the College to contribute to the objective of the University remaining a world class institution.
4. A S106 legal agreement will ensure appropriate financial contributions towards off-site transport (Huntingdon Road cycleway) commensurate with the scale of development.

Planning History

5. S/1191/11/F Erection of three storey building for student accommodation (50 rooms) including new gym facilities, rebuilding and alterations to the existing swimming pool, alterations to the squash court building, minor alterations to existing buildings, re-arrangement of car parking and extension to existing cycle sheds. Approved

S/1181/11 Demolition of swimming pool, part squash court & ablution block steps. Erect three-storey & single storey extension comprising 50 rooms and lift shaft. Re-build swimming pool, alter gable to squash court, replace parapet to swimming pool link and replace roofs to part old labs & part bar corridor. Form two new door openings & alter door in cloister corridor. Replace boiler & balustrade in Orchard Wing. Approved

S/1173/11 Extension to car park to create 18 new parking spaces. Approved

S/0539/12/F Erection of Cricket Pavillion with Changing Rooms and Associated Works. Approved

Planning Policies

6. *National Planning Policy Framework
Planning Practice Guidance*
7. *Local Development Framework*

South Cambridgeshire LDF Core Strategy, 2007:
ST/1 Green Belt

South Cambridgeshire LDF Development Control Policies DPD, 2007:
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
GB/1 Development in The Green Belt
GB/2 Mitigating the impact of Development in the Green Belt
GB/4 Major Developed Sites within the Green Belt

SF/6 Public art in New Development
NE/1 Energy Efficiency
NE/2 Renewable energy
NE/3 Renewable Energy Technologies in New Development
NE/6 Biodiversity
NE/12 Water Conservation
CH/3 Listed Buildings
CH/4 Development within the Curtilage or Setting of a Listed Building
TR/1 Planning for More sustainable Travel
TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):
District Design Guide SPD – Adopted March 2010
Public Art SPD – Adopted 2009
Trees and Development Sites SPD – Adopted March 2010
Biodiversity SPD – Adopted 2009
Listed Buildings SPD – Adopted July 2009
Landscape in New Developments SPD – Adopted March 2010

8 *Draft Local Plan*

S/3 Presumption in favour of sustainable development
S/4 Cambridge Green Belt
CC/1 Mitigating and adapting to climate change
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
HG/1 Design Principles
HG/2 Public Art and New Development
NH/2 Protecting and enhancing landscape character
NH/4 Biodiversity
NH/6 Green Infrastructure
NH/8 Mitigating the impact of development in and adjoining the Green Belt
NH/10 Recreation in the Green Belt
NH/14 Heritage Assets
SC/10 Lighting proposals
SC/11 Noise pollution
SC/12 Contaminated land
SC/13 Air quality
TI/2 Planning for sustainable travel
TI/3 Parking provision

Consultation

9. **Girton Parish Council** – The application follows on from the recent exhibition at Girton College and the College's presentation at Girton's Annual Parish Meeting. As it is outline planning permission, it is very general and a more detailed application will be submitted in due course. Surface water drainage strategy should be checked by officers as part of the planning process. Universities will become 52-week per year institutions rather than 30-week ones, and the College will be competing with other Colleges for conference facilities. A representative from the Girton College could be asked to speak to the Parish Council about the plans. Planning officers are asked to give figures on air quality in Huntingdon Road. The maintenance of access arrangements for cyclists and pedestrians at the perimeter of the grounds and

provision of footpaths within the site area were also raised as a concern. Approved with three abstentions and one vote against.

10. **Highways England** – Offer no objection.
11. **Cambridgeshire County Council Highways Authority** – No objection.
12. **County Council Highways Authority (major developments)** – Concerns remain about this application and its treatment of transport matters. The development, cumulatively across all of its individual elements will generate a significant level of additional transport demand (including cyclists in particular) and, as the planning application is for the overall, it is not considered unreasonable to secure appropriate contributions towards mitigation on the key Huntingdon Road corridor (Phase 2 of the Huntingdon Road development).
13. The applicants Transport Assessment and follow up analysis does not fully address the issue regarding potential movements in a satisfactory way and it has been argued it is premature to do so. Because of this CCC officers have had to undertake their own analysis on the level of contribution. Based on the potential increase in cycle demand on Huntingdon Road as a consequence of this development, compared to baseline levels of cycling trips, a proportion of 40% has been estimated as reasonable (of the total cost of £350 000 for the Phase 2 Huntingdon Road cycleway between Oxford Road and Histon Road/Victoria Road subject to securing this and a Travel Plan)
14. **South Cambridgeshire District Council (SCDC) Urban Design** – The applicant's planning and design team engaged with the councils consultancy unit at an early stage and this joint working approach has helped deliver a high quality masterplan that meets Girton College's requirements. The masterplan principles have been informed through an understanding of the landscape setting of the site. The proposed parameter plans are well considered and explain the fixed element for which planning permission is sought. In terms of layout, the parameter plans show areas designated for buildings and these are considered appropriate. The maximum percentage of built footprint is supported. Regarding scale and massing, the proposed parameter plans set out the height envisaged for the new developments and the approach of setting the height in response to the scale and massing of the existing buildings is supported.
15. **Landscape Officer** – The outline landscape proposals look well thought out and with the potential to form a series of useful and pleasant spaces, and an enhanced setting for proposed and existing buildings.
16. **Historic Buildings Officer** – The outline submission covers much of the work discussed previously during the design workshops and design enabling panel. Since none of the proposals are attached to the existing building the issues involved at this stage are purely the effect on their setting. The indicative plans include a illustrative masterplan which, the design and access statement acknowledges, explores how the buildings might be arranged and how they might appear though in reality they might take quite a different shape.
17. **Ecology Officer** – As a result of the workshops the application is considered to be well located with no biodiversity constraints present. No objection raised to the new student location. Common Pipistrelle bats are present in low numbers and appear to use the tree line as a foraging/commuting feature, as such any lighting scheme for this part of the site should be sensitively designed to reduce light pollution (controlled by condition). The trees to be removed should be assessed for their potential to provide bat roosts. Bird and bat boxes to be secured by condition.

18. **Trees Officer** – The areas proposed to be developed follow the form of those discussed during the master planning process and follow my recommendations regarding situating new infrastructure away from important trees and groups of trees as much as possible. Inevitably there is to be some loss of existing, mature trees (even some TPO trees), but the quantum of tree loss is proportionately very small. No objection in principle to the loss of existing, mature trees provided that reasonable mitigation of the losses is made. Such mitigation does not need to be restricted to the same areas as the tree loss but can take place in other parts of the site. Mitigation of existing trees and protection of trees to be retained to be secured by condition.
19. **Environment Agency** – No objection, subject to conditions requiring details of the surface water drainage arrangements, contamination remediation strategy, scheme to prevent increased risk of pollution to controlled waters.
20. **Environmental Health (Contamination)** – Recommend a condition requiring a scheme for the investigating and recording of contamination along with a remediation method statement.
21. **Environmental Health (Noise)** – No objections to the scale of work proposed. The details of the proposal will be dealt with under reserved matters applications at a later date. Recommend conditions relating to the control of noise and vibration during construction. .
22. **Environmental Health (Air quality)** – The submitted Air Quality Assessment Report is satisfactory. Recommend a condition requiring a Construction Environmental Management Plan/Dust Management Plan. Recommend the following informative relating to Air Quality: The proposed development lies adjacent an Air Quality Management Area that was declared in 2008. When deciding on ventilation to the building it will be necessary to consider how to reduce exposure to road traffic pollution.
23. **Sport England** – No objection to this proposal which does not affect existing playing field provision and improves overall sports facility provision at the College. Recommend conditions.
24. **Police Architectural Liaison Officer** – The risk of crime for the Girton site is low. In terms of the design and layout of the proposal, I have no comment or objection on crime and disorder grounds.
25. **County Council Archaeology** - No objection subject to the implementation of a programme of archaeological work to be secured by condition.
26. **Natural England** – No objection. The proposal is unlikely to affect any statutory protected sites.
27. **Historic England** – Historic England have been involved in constructive, detailed pre-application discussions regarding all aspects of the proposals and we are satisfied that the overall masterplan and other comprehensive documentation as submitted in this outline application have adequately justified the scheme. The proposals would be contextually sympathetic in terms of scale, massing, materials and overall configuration in relation to the original Grade II* Listed College buildings. They would not cause harm to the significance of the buildings as they would not detract from their setting, in accordance with guidance in the NPPF. We would therefore have no objections should your authority be minded to approve the application.

28. We acknowledge that the configuration of the plot A Orchard Drive buildings are parameter proposals, currently in outline only. However for clarity we reiterate our pre-application advice that we would wish to see a continuous, built elevation on the eastern and northern boundaries of this site, reflecting the configuration of the original College buildings, rather than three separate blocks as shown on the illustrative drawing. We would encourage the phasing of the masterplan development to commence with plots B and C to the rear and east of the main building on the less contextually sensitive areas of the overall site.

Representations

29. None received

Girton College

30. Girton College is one of the largest of the 31 Colleges within Cambridge University and the only College located within South Cambridgeshire. The College was founded in 1869 and has occupied the Girton site for some 140 years. Girton College is comprised of approximately 1000 Fellows, students and staff, of which 500 are undergraduate and 200 graduate students. The College is split between two sites with some 400 students at the main Girton campus and 130 students at Wolfson Court (Cambridge City Council administrative area).
31. The College site, which extends to circa 23 ha, is roughly triangular in shape and bordered by Huntingdon Road (south-west), Girton Road (north-east) and the A14 (north). The site is located within the Green Belt. Part of the site, which excludes the land proposed to be developed, is identified under adopted policy GB/4(1C), as a 'major development site in the Green Belt'.
32. The main range of College buildings are Grade II* Listed (particularly important buildings of more than special interest) and benefit from the following listing description:
33. *'College by Alfred Waterhouse. 1873 with additions of 1876, 1883 and 1886. Red brick, English bond, with black mortar courses and terracotta details to windows, doorways and eaves. Steeply pitched roofs of patterned tiles with crested ridge tiles. Tall ridge stacks. Original plan of sets of rooms with corridor access. In Neo-Tudor style. Two storeys and attics. Pointed arches to hung sashes with plate glass, in segmental heads. Parapetted, five stage gatehouse tower of 1886-7 over vaulted carriageway entry. In 1891 Paul Waterhouse, his son, joined the partnership. Cloister Court, including the dining hall, chapel and part of Woodlands Court was built in 1900-02 in a similar style. The rest of Woodlands Court and the library were completed in 1931-2 by Michael Waterhouse, the grandson, with Sir Giles Gilbert Scott as consultant. Paler red brick, English bond with steeply pitched tiled roofs. Stone surrounds and four centred arches to casements and doorways. Interior: The dining hall has a hammer-beam roof and original light fittings and the library a roof of king-post construction and arch bracing to the tie beams. Pevsner. Buildings of England p.190 Dixon and Muthesius. Victorian Architecture'*
34. The Lodge on Huntingdon Road is separately Listed Grade II (buildings of special interest), with a listings description as follows;
35. *'Lodge. c.1886. Red brick with steeply pitched tiled roof and ridge stack. One storey and attic. Segmental arches to two casements on either side of doorway in open-sided gabled porch with turned wood posts on brick base. Moulded brickwork to gable*

end eaves. Pevsner. Buildings of England p.190'

36. In addition to the buildings specifically listed, any other building within the curtilage of the College buildings, which was built before 1 July 1948, is considered to be curtilage listed by virtue of Section 1(5)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
37. The site is not located in a Conservation Area, and the grounds are not listed as a Historic Park or Garden.
38. A group Tree Preservation Order (Ref: C/11/17/033/20) covers a large proportion of the trees found to the sites perimeter, most notably parallel with Huntingdon and Girton Roads.
39. Land to either side of the A14, which extends into the grounds of the College, is designated an Air Quality Management Area. The Air Quality Management Area does not include land proposed to be developed.

Proposed development

40. The application proposal seeks outline consent (with all matters reserved except for access) for new student residential accommodation along with ancillary meeting, office and social space totalling a maximum of 147000sqm, auditorium with maximum space of 1300sqm and replacement buildings and ground maintenance workshops, one new and relocated sports pitch, additional ball stop fencing, relocated tennis courts, two new vehicular accesses and replacement car park.
41. Although the details of the development are unknown it is anticipated the new student accommodation will provide for circa 405 rooms to meet the College's needs as follows; graduate growth over 25 years (100 rooms), additional graduate rooms – direct current need (15 rooms), in lieu of returning rooms to sets (70 rooms), re-provision of Wolfson Court bedrooms, admin, teaching and social (162 rooms), in lieu of returning rooms into Fellows offices (10 rooms), 4th year student rooms – currently unhoused (40 rooms) and re-provision of rooms at 53-55 Girton Road (8 rooms). This calculation is based on the recent development at Ash Court, which provides rooms of 17.18m² and a total gross floorspace including circulation area and shared facilities of approximately 37m² per room.
42. The College advise the need for the development arises as follows;
 - Graduate growth – Colleges are responsible for accommodating the vast majority student accommodation, which the University predicts at 2% per annum. Over 25 years, and taking into account an allowance for students living out, this provides a total of 100 rooms over 25 years.
 - Direct current need for additional graduate rooms – The College has a current shortfall in graduate accommodation in that it is now unable to meet annual demand for rooms for both continuing and new students.
 - Returning rooms to sets - The original layout was based on accommodating students in sets, with each student afforded a larger study/sitting room and a smaller bedroom. In response to pressure for growth these sets were split into two rooms to accommodate demand. The College now wish to re-create sets in order to; reduce the number of inferior rooms, offer a wider range of rooms types, reduce number of

students that share the same bathroom and kitchen facilities and offer heritage benefits.

- Re-provision of bedrooms at Wolfson Court – The College are considering the disposal of the site, which is only possible if the equivalent number of rooms can be accommodated at the main site.
- Further Fellow offices – A growth in student numbers will also lead to a requirement for additional Fellows offices.
- Fourth year student rooms – The College do not currently offer accommodation to fourth year students due to a lack of capacity.
- 53-55 Girton Road – These two properties provide accommodation for 8 students and the College has ambitions to replace these with new facilities for the grounds maintenance teams.

43. The College advise this development will meet their identified needs for the next 25-30 years.
44. Members should note that part of the justification for the level of accommodation proposed relates to the disposal of Wolfson Court and returning some of the existing rooms to 'sets', however should permission be granted the applicant will not be required to carry out these measures.
45. Officers have worked with the applicant to develop a masterplan for the whole of the College site which seeks to rationalise the access as follows; new vehicular access onto Girton Road to serve the relocated car park, second new access on Girton Road for delivery vehicles and grounds maintenance, existing vehicular access on Girton Road to be used for 'emergency' purposes only and the widening of the access on Huntingdon Road. Changes to the car and cycle parking arrangement include; relocated main car park to take visitors to the front of the building rather than the back, remove the majority of the car parking within Cloisters Court (except disabled) and increase cycle parking.
46. In respect of the new buildings a set of parameter plans (Appendix A) will control; the extent of land to be developed, maximum percentage of built footprint and maximum roof height above ground level. This will be secured through condition, with future 'reserved matters' applications having to conform with the agreed parameter plans.
47. The parameter plans indicate the following extent of development;
 - Plot A Orchard Drive (1.94 ha) – 0.97 ha designated for buildings, with a maximum percentage of built footprint of 45%. Maximum roof height above ground level 18m, with a 10% of total footprint allowance to extend higher.
 - Plot B Maintenance and Hockey Pitch (1.77 ha) – 1.32 ha designated for buildings, with a maximum percentage of built footprint of 40%. Maximum roof height above ground level of between 12m and 15m, with a 10% of total footprint allowance to extend higher.
 - Plot C Car Park (0.48 ha) – 0.48 ha designated for buildings, with a

maximum percentage of built footprint of 25%. Maximum roof height above ground level 12m, with a 10% of total footprint allowance to extend higher.

Appraisal

48. Planning law requires applications be determined in accordance with the development plan unless material considerations indicative otherwise. In this case the development plan comprises the adopted South Cambridgeshire Local Development Framework Core Strategy and Development Control Policies DPD.
49. Adopted Development Control Policy GB/4 relates to major development sites in the Green Belt, and identifies part of Girton College as one of these exceptions where limited infilling or redevelopment is permitted, subject to conditions. This application is located outside the identified area (which is drawn tightly around the existing buildings) and as such policy GB/4 is not applicable.
50. The Council is in the process of replacing both these policy documents with a new style Local Plan, however the Local Plan examination is currently suspended and as such limited weight can be afforded this emerging plan.
51. Material considerations - The law makes a clear distinction between the question of whether something is a material consideration and the weight which it is to be given. Whether a particular consideration is material will depend on the circumstances of the case and is ultimately a decision for the courts. Provided it has regard to all material considerations, it is for the decision maker (Planning Committee or Secretary of State) to decide what weight is to be give to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved in the question of weight.
52. The application proposal raises the following considerations;
 - Green Belt;
 - Historic Environment;
 - Trees;
 - Transport;
 - Environmental consideration;
 - Ecology; and
 - Other matters
53. *Green Belt*

The College was included in the Cambridge Green Belt in the 1970s and before the A14 dual carriageway was constructed. Following a review (2009) of the Green Belt, a substantial area was removed (North West Cambridge) in order to create space for the expansion of the University and for additional housing. In the Development Plan the College is defined as a 'Major Development Site in the Green Belt' with a tightly drawn boundary (Appendix B) within which new development could take place. Ash Court was approved under this policy exception.
54. The Government attaches great importance to Green Belts, with the fundamental aim of Green Belt policy being to prevent urban sprawl by keeping land permanently open. Green Belts serves the following 5 purposes;

1. Check the unrestricted sprawl of large built up areas;
 2. Prevent neighbouring towns merging into another;
 3. Assist in safeguarding the countryside from encroachment;
 4. Preserve the setting of special character of historic towns; and
 5. Assist urban regeneration
55. The proposed development is not included in the list of what constitutes appropriate development in the Green Belt. It is, by definition, inappropriate development in the Green Belt.
56. Inappropriate development is by definition harmful to the Green Belt and should only be approved in 'very special circumstances'. The NPPF is clear in advising that local authorities should ensure substantial weight is given to any harm to the Green Belt, and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. It is important to note these considerations do not have to be rarely occurring.
57. *Extent of other Green Belt harm*
- Given the quantum and location of the development the proposal would impact on the openness of the Green Belt causing harm, and therefore the extent of harm needs to be considered.
58. The Cambridge Green Belt is relatively small extending to around 3 – 5 miles from the edge of the city, and serves the following three purposes (not the 5 set nationally) as set out in paragraph 2.2 of the adopted Core Strategy and the emerging Local Plan.;
1. Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
 2. Maintain and enhance the quality of its setting; and
 3. Prevent communities in the environs of Cambridge from merging into one another and the city
59. Paragraph 2.3 of the supporting text to this policy advises that in defining the Green Belt and policies which should be applied to it, regard will be given to the special character of Cambridge and its setting including, amongst other criteria; a soft green edge to the city; a distinctive urban edge; green corridors penetrating into the city; the distribution, physical separation, setting, scale and character of Green Belt villages; and a landscape which retains a strong rural character.
60. *Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre*
- Through undertaking a master planning exercise the College site has been assessed in a comprehensive manner with the development taking into account the long term needs of this education facility. Importantly the location, scale and quantum of development relate well to the existing buildings and as such (subject to detailed design) respect the unique character of the College. University Colleges are the defining feature of Cambridge, and sympathetic additions to a College will preserve the character of Cambridge city. As such officers are of the view no material impact on the historic centre of Cambridge is identified and the development will not conflict with this objective of Green Belt policy.

61. *Maintain and enhance the quality of its setting*

The College is enclosed by a substantial tree belt which is protected by a Preservation Order, with this landscape feature significantly enhancing the gateway into the city (Huntingdon and Girton Roads). A limited number of trees are proposed to be removed to allow the relocation of the car park, however the extent of loss is small. Given this limited loss and position of the new buildings set back from Huntingdon Road and Girton Road officers are of the view the extent of harm to the setting of Cambridge is limited. This harm would further be reduced by requiring the applicants to implement a planting plan in mitigation. Officers are of the view the development will not conflict with this objective of Green Belt policy.

62. *Prevent communities in the environs of Cambridge from merging into one another and the city*

The College site forms part of the village of Girton, which is a separate settlement to Cambridge City. With the relocation of the urban edge of Cambridge (North West Cambridge – which has consent to extend to the southern side of Huntingdon Road opposite the site) closer to Girton the importance of the College site in preventing a merging effect is enhanced. This is particularly the case for Plot A Orchard Drive which is proposed directly opposite North West Cambridge. Plots B - Maintenance and Hockey Pitch and C - Car Park will further reduce the extent of open space on the College site.

63. Officers are of the view the development will conflict with this objective of Green Belt policy, and taking into account the mitigation offered by the mature tree belt, location of the buildings set back from the road frontage and overall size of the site, the extent of harm is 'moderate'.

64. Following the suspension of the Examinations of Cambridge City Council and South Cambridgeshire District Councils Local Plans LDA Design were commissioned to undertake an assessment of the Inner Green Belt Boundary (along with reviewing the methodologies put forward by objectors in relation to the Inner Green Belt Boundary). This assessment makes the following observations in respect of 'Sector Number: 1 - Location: East of Huntingdon Road', which includes Girton College:

65. *Description*

'Located on the north-west side of Cambridge, Sector 1 lies 1.5km from the historic core and immediately adjacent to the future edge of Cambridge once the Darwin Green development is constructed. It is bounded by the A14 to the north, Histon Road to the east, Huntingdon Road to the west and the boundary of the proposed development of Darwin Green to the south. This area of Green Belt surrounds the southern portion of Girton, one of Cambridge's necklace villages, and provides the remaining separation between the village and Cambridge. Histon is a further necklace village located to the north, separated from this sector of Green Belt by the A14.'

66. *There are a number of different land uses within this sector, including Girton College and associated sports grounds, further sports pitches, a hotel and arable farmland.'*

67. *Importance of the sector to Green Belt Purposes*

'This sector plays a key role in the separation between the village of Girton and the existing and future edge of Cambridge, both adjacent to the Darwin Green'

development and in relation to the development at North West Cambridge. It also provides separation between the future edge of Cambridge and Histon and Impington. It retains open countryside close to the future edge of the city and prevents the sprawl of built development as far as the edge of Girton and the A14, retaining the distinctive approach into Cambridge from the north west along Huntingdon Road. It also preserves what remains of the separate identity of the southern part of Girton.'

68. *Implications of Green Belt release for development*

'It is unlikely that any development within the majority of this sector could be accommodated without substantial harm to Green Belt purposes. Development within sub area 1.1 would risk altering the characteristic approach into Cambridge along Huntingdon Road, potentially affecting the vegetated character of this section of the route. Any form of development within sub area 1.2 would compromise the separation between Cambridge and Girton, as well as Girton's identity as a separate settlement, allowing Cambridge to encroach into the very limited separation that currently exists between the two settlements. No Green Belt release should be contemplated in sub areas 1.1 and 1.2.

69. *When the land previously released from Green Belt is developed, sub area 1.3 will protect narrow gaps between the new edge of Cambridge and Girton, Histon and Impington and a narrow setback from the A14. Further east, it is apparent that development extending right up to the A14 detracts considerably from the appreciation of the setting of the city, and it is important that in this sector the edge of Cambridge continues to be seen across an open, rural landscape. South Cambridgeshire Local Plan proposes a minor realignment of the boundary between sub area 1.3 and the future development, with a small release of land from Green Belt.*

70. *This will marginally decrease the width of Green Belt retained south of the A14 but will make no appreciable difference to the perception of the city and its setting, nor to the separation from the necklace villages. It is noted that an objector is promoting a release of additional Green Belt land in this sub area. However, for the reasons stated, no further Green Belt releases should be contemplated in sub area 1.3'*

71. *It is clear from this assessment that the Green Belt plays a fundamental role in maintaining the existing limited separation between Cambridge and Girton, as well as Girton's identity as a separate settlement.*

71. *In summary officers are of the view the development will result in 'moderate' harm to the openness of the Green Belt through contributing to the merger of Girton village with the new urban edge planned at Cambridge (North West Cambridge).*

Other harm

72. *Historic Environment*

Setting of Listed Buildings

73. No works are proposed directly to any of the Listed Buildings, however the impact on their setting is a material consideration.
74. The first buildings of Girton College were designed by Alfred Waterhouse in 1872, with further extensive works undertaken throughout the 1880's as the College acquired land to Girton Road. At the beginning of the 20th century the College continued to expand through the construction of Cloisters Court including the dining hall, kitchens and chapel. The Grange, to the north west of the College, was built at some time between 1903 and 1926. Woodlands Court was completed in 1931, with the Mistress's flat added in the 1960's. More recently Ash Court was completed in 2013 providing accommodation for some 50 students.
75. The Grade II* (particularly important buildings of more than special interest) Listed description for the College reads as follows;
76. *'College by Alfred Waterhouse. 1873 with additions of 1876, 1883 and 1886. Red brick, English bond, with black mortar courses and terracotta details to windows, doorways and eaves. Steeply pitched roofs of patterned tiles with crested ridge tiles. Tall ridge stacks. Original plan of sets of rooms with corridor access. In Neo-Tudor style. Two storeys and attics. Pointed arches to hung sashes with plate glass, in segmental heads. Parapetted, five stage gatehouse tower of 1886-7 over vaulted carriageway entry. In 1891 Paul Waterhouse, his son, joined the partnership. Cloister Court, including the dining hall, chapel and part of Woodlands Court was built in 1900-02 in a similar style. The rest of Woodlands Court and the library were completed in 1931-2 by Michael Waterhouse, the grandson, with Sir Giles Gilbert Scott as consultant. Paler red brick, English bond with steeply pitched tiled roofs. Stone surrounds and four centred arches to casements and doorways. Interior: The dining hall has a hammer-beam roof and original light fittings and the library a roof of king-post construction and arch bracing to the tie beams. Pevsner. Buildings of England p.190 Dixon and Muthesius. Victorian Architecture'*
77. The Grade II (buildings of special interest) listed Lodge has the following listings description;
78. *'Lodge. c.1886. Red brick with steeply pitched tiled roof and ridge stack. One storey and attic. Segmental arches to two casements on either side of doorway in open-sided gabled porch with turned wood posts on brick base. Moulded brickwork to gable end eaves. Pevsner. Buildings of England p.190'*
79. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Authorities (and the Secretary of State) in considering whether to grant planning permission for development which affects the setting of a Listed Building shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
80. The Court of Appeal decision in the case of Barnwell vs East Northamptonshire DC 2014(2) made it clear that in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1) Parliament's intention was that *'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise'.*

81. The NPPF advises that Local Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, and in determining planning applications should take into account, amongst other criteria, the:
- positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
 - the desirability of new development making a positive contribution to local character and distinctiveness
82. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with the more important the asset the greater the weight should be. A similar stance to the importance of preserving heritage assets, including setting of Listed Buildings, is set out in the councils adopted Development Control Policies DPD and adopted SPD Listed Buildings: Works to or Affecting the setting of.
83. It is important to note that while decision-making policies in the NPPF and in the local development plan are to be applied, they cannot directly conflict with or avoid the obligatory consideration set out in statutory provisions.
84. The development proposal has involved extensive pre-application discussion with both Historic England and the councils Listed Building officer. Historic England advice they are satisfied that the overall masterplan and supporting documentation justifies the scheme, and that the proposals would be sympathetic in terms of scale, massing, materials and overall configuration in relation to the original Grade II* Listed College buildings. Furthermore it is advised the development would not cause harm to the significance of the buildings as they would not detract from their setting, in accordance with the NPPF. The councils historic buildings officer supports this stance.
85. Offices are of the view the quantum of development proposed can be undertaken without adversely impacting on the setting of the Listed Buildings. This would be subject to a suitable detailed design scheme coming forward, to be assessed at reserved matters stage.
86. In terms of the indicative plan (which demonstrate how the built form could be developed) Historic England take the opportunity to state they would wish to see a continues built elevation on the eastern and northern boundaries of the site. Officers are of the view there is merit in this approach to developing the site and as such appending an informative to the permission drawing the applicants attention to the views of Historic England is recommended.
87. *Archaeology*
- County archaeology advise that in 2014 a archaeological evaluation was conducted to the west of the proposed development area in the location of the potential new graduate centre in order to establish the extent of archaeological deposit within the development area. The location of the proposed new residential courts and auditorium have not been subject to any archaeological work. As such a condition is recommended preventing any development from commencing until a programme of archaeological work has been undertaken in accordance with an agreed written scheme of investigation.
88. *Trees*

A group Tree Preservation Order (Ref: C/11/17/033/20) covers a large proportion of the trees found to the sites perimeter, most notably parallel with Huntingdon and Girton Roads. This tree belt makes a significant positive contribution to the amenity of the local area and ambiance within the College grounds, and a material loss of trees would heavily detract from this.

89. The development will result in the loss of some existing, mature trees (including some TPO trees), with the tree officer advises the quantum of loss is proportionately small and offers no objection to the development, subject to mitigation. Such mitigation includes the protection of the mature trees to be retained and the planting of additional trees.

90. *Transport*

The application seeks to rationalise the access with a new vehicular access proposed onto Girton Road to serve the relocated car park, second new access on Girton Road for delivery vehicles and grounds maintenance, and the widening of the access on Huntingdon Road. The existing vehicular access on Girton Road is to be used for 'emergency' purposes only.

91. Changes to the car and cycle parking arrangement include relocating the main car park to take visitors to the front of the building rather than the back, removal of the majority of the car parking within Cloisters Court (except disabled spaces) and increasing cycle parking, with county highways not objecting on grounds of highway safety.
92. The county councils majors development team are of the view the development will contribute to cycle trips along Huntingdon Road. Huntingdon Road has benefitted from the recent installation of segregated cycleway improvements (phase 1 - Girton Road to Oxford Road which is funded and currently being implemented), but there is a section beyond this (phase 2 – Oxford Road to Victoria/Histon Road) which require improvement and which the development would impact directly by those travelling to and from Girton College. Subject to securing a reasonable contributions towards these works and conditioning a Travel Plan no objection is raised.
93. The full costs of phase two is £350 000, with the county seeking a contribution of £140 000 or 40% which is based on applying standard trip rates (the application is in outline form and is proposed to be implemented over a number of years which gives rise to difficulties in calculating trip generation). This level of contribution is disputed by the applicants, who point out that under the CIL Regulations 2010 any contribution should be 'fairly and reasonably related in scale and kind to the development', and make reference to existing and proposed housing projects as well as other projects which will make a contribution towards this scheme. Additionally it is argued given the length of timescale the development is likely to take the Ridgeway cycle route through North West Cambridge may be completed thus reducing bicycle movements along Huntingdon Road consequently reducing the level of contribution.
94. SCDC officers are of the view, given the difficulty in calculating trip level generation at this stage (and therefore determining an appropriate percentage contribution towards Phase 2 of the Huntingdon Road cycleway), that the principle of an agreement should be secured now with the level of contribution to be determined once the number of trips has been calculated.
95. Although subject to detail being agreed, officers consider this mechanism working on

the basis of the baseline assessment at the phase 2 Huntingdon Road location being undertaken [upon the commencement of each reserved matters application] and the baseline assessment of the Girton College location would be undertaken [12 months following the first occupation of]. Such an approach would give rise to financial payments once an assessment of the impact of each reserved matters application has been determined and is considered to be in accordance with the CIL tests".

96. No objection is raised from Highways England.

Environmental consideration

97. The application has demonstrated that surface water drainage can be controlled through condition to ensure no increase in surface water run-off above the existing rate. A similar condition securing details of the method of pollution control is also necessary.
98. No adverse concerns are raised in respect of contamination, with a precautionary condition recommend in the event unforeseen contamination is identified.
99. No development is proposed within the Air Quality Management Area, but given the proximity of this constraint it is necessary to append an informative drawing the applicants attention to the need to ventilate the building appropriately.
100. No harm is identified in respect of noise, with conditions recommended relating to construction noise, hours of working, dust control and external lighting.

Ecology

101. The parcels of land proposed to be developed are not subject to any ecological designation, with officers, including the council's ecologist having worked with the applicant to ensure the development is located in an area of low biodiversity value. Common Pipistrelle bats have been identified as using the trees for foraging/commuting and it is necessary to ensure any lighting introduced to the car park area does not adversely affect these species (controlled through condition).
102. No objection is offered by Natural England in respect of an impact on any statutory protected sites.
103. The development has been screened (LPA Ref: S/0546/15/E1) under The Town and Country Planning (Environmental Impact) 2011 Regulations, and taking into account the characteristics of the development, sites location outside of any sensitive area and the characteristics of the potential impact the development was found not to be EIA Development, and as such the planning application is not required to be accompanied by an Environmental Statement.

Other considerations

104. Sport England consider the overall proposals will result in a net improvement of sports pitch/facility provision through extending the existing playing fields to allow the siting of an additional senior football pitch, provision of 4 tennis courts and the extension of the ball stop fencing along the boundary with the A14 improving sporting experience for users of the playing field and potentially preventing health and safety issues. Conditions are recommended to ensure the sports pitches and tennis courts are constructed to a suitable standard.

105. No concerns are raised with regard to crime and disorder.
106. The Parish Council offer support of the development, but raise concerns relating to surface water drainage and air quality. Both of these are addressed in the report.

Time limit within which development granted planning permission must begin

107. Under section 92 Town and Country Planning Act 1990, outline planning permission should be made subject to conditions imposing two types of time-limit, one within which applications must be made for the approval of reserved matters and a second within which the development itself must be started. This is normally three years from the date on which permission was granted to submit all reserved matters, and development to begin within two years of the date on which the final reserved matters are approved. If the local planning authority considers it appropriate on planning grounds they may use longer or shorter periods, but must clearly give their justification for doing so.

The application is a complex proposal, set out in the form of a masterplan which has examined the whole of the site in a comprehensive manner, which will provide for the needs of the College in the long term (25 - 30 years). Furthermore the College are reliant on obtaining funding to proceed with this development. For these reasons it is considered there is appropriate justification to allow for an extended period of time to implement the consent in various phases. Such an approach is consistent for the Governments objective of supporting sustainable development. The emerging Local Plan proposes to set the spatial framework for the district until 2031, and it is considered reasonable to ensure the permission does not extend beyond that date.

Very Special Circumstances

108. The applicant offers the following reasons for the development being considered 'very special circumstances';
 - Uniqueness of applicant;
 - Lack of alternative sites;
 - Cambridge University growth vital to the national economy;
 - Collegiate community;
 - Improvements to sustainability;
 - Enhancement of heritage assets; and
 - Enhancement of public spaces
109. Uniqueness of applicant – Girton College is the only College of Cambridge University within the administrative area of SCDC, and was deliberately located there upon its foundation. It was some 100 years after the College was established on this site that the boundary of the Cambridge Green Belt was drawn to include it. This unique circumstance was recognised in the adopted Development Policies DPD with the identification of the College as a 'major developed site within the Green Belt' and commitment to prepare a Development Brief to be adopted as a SPD. The principle of development at the College is consistent with the Council Development Plan. As there are no other Colleges located within the Green Belt this would not set a precedent.
110. Lack of alternative sites – It is impractical for the College to seek an alternative site. The buildings were purpose built for the College and they are its heritage and identity, and seeking an alternative site(s) to cater for the extent of growth proposed in close proximity to the College is unviable and an unrealistic option.

111. Cambridge University growth vital to the national economy – The Cambridge Local Plan proposed submission advises ‘The University of Cambridge continues to be a world leader in higher education and research. The University of Cambridge is consistently ranked in the top three research universities globally, based on the two internationally recognised measures. It is a vital driver of the Cambridge economy and is the reason why so many high technology and knowledge-based employers decide to locate to the city. It contributes to and is dependant upon the quality of life in the city and city centre.
112. The University of Cambridge’s esteemed reputation has underpinned the Cambridge phenomenon and much of the city’s prosperity in recent years, The University of Cambridge and its colleges are also significant employers in their own right, providing over 12 000 jobs. Their reputation and heritage continues to attract students from across the world, tourists, language students, spin-off enterprise and medical research, and it continues to be a vital driver of the local and national economy’ and goes on to state ‘The University of Cambridge has plans to grow undergraduate numbers by 0.5 percent a year and postgraduate numbers by 2 percent a year in order to maintain its globally successful institution’.
113. In order to continue to attract an increasing number of students and to play its part in maintaining the world renowned reputation of the University, the College needs to expand and provide a high quality living and learning environment for its students and staff.
114. Collegiate community – One of the distinctive characteristics of Cambridge University is its collegiate nature. At Girton College this experience is diluted as it is not currently able to accommodate all its students on a single site. Underpinning the proposed development is a College ambition to maximise the numbers of students living on the main College site where there is access to a full range of services and facilities.
115. Improvements to sustainability – The current arrangement of operating a split site leads to additional vehicle movements which would be reduced. In the long run the economic benefits of consolidation will contribute to the financial sustainability of the College and potentially enhance the resources available for investment in the in the historic buildings to reduce their carbon footprint.
116. Enhancement of heritage assets – Although not part of this application, the overall masterplan for the College includes opportunities to undertake a number of enhancements to the Grade II* Listed College buildings including;
- Returning some of the rooms to sets, restoring some of the original features of the College and contribute to enhancing the Grade II* listed buildings
 - Reversing unsympathetic later alterations to some rooms and spaces.
117. Enhancement of public spaces – The College already allows local people to access the College grounds and a dog walking route is provided around much of the perimeter. As part of the overall landscape plan it is envisaged this will be retained and improved where possible.

Balance of harm v benefit

118. The NPPF is clear in advising substantial weight should be given to any harm to the Green Belt, and that ‘very special circumstances’ will not exist unless the potential harm to the Green Belt is clearly outweighed by other considerations.

119. The potential enhancements to public open space for the community and improvements to sustainability are material, but are of limited public benefit given local residents are already granted access to the site and short travelling distance between Girton and Wolfson Court. In respect of the historic environment, the development does have the potential to make improvements to the Grade II* Listed Buildings through returning some rooms to sets, however this is not proposed within this application and officers are of the view limited weight can be given this benefit.
120. Officers are of the view substantial weight should be given to the vital economic role of Cambridge University in the current and future growth at local, regional and national level, and need for the College to contribute to meeting the objectives of the University remaining a truly world class institution.
121. This, when taking into account the lack of realistic alternative sites for the College to expand justifies 'very special circumstances' which clearly outweigh the harm (when given substantial weight) to the Green Belt through the coalescence of Girton village with Cambridge and the other relatively limited harm identified above.

Referral of the decision to the Secretary of State

122. If members are minded to recommend approval of the application, the application will need to be referred to the Secretary of State.
123. The Town and Country Planning (Consultation) (England) Direction 2009 sets out the applicable criteria and arrangements that must be followed for consulting the Secretary of State once the local planning authority has resolved to grant planning permission for certain types of development, which includes this application.
124. The purpose of the Direction is to give the Secretary of State an opportunity to consider using the power to call in an application under section 77 of the Town and Country Planning Act 1990. The use of the call in power requires that the decision be taken by the Secretary of State rather than the local planning authority.
125. Where consultation with the Secretary of State under the Direction is required, the local planning authority cannot grant planning permission on the application until the expiry of a period of 21 days beginning with the date which the Secretary of State notifies the local planning authority that the consultation has been received and he has all the information necessary to consider the matter.

Recommendation

126. Officers recommend that the Committee delegate approval to officers to approve the application, subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

- (a) Completion of a S106 agreement securing appropriate contributions towards off-site transport infrastructure.

127. **Conditions**

Time Limit

- (a) Approval of the details of the layout of the site, and the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall

be obtained from the Local Planning Authority in writing before development is commenced

(Reason - The application is in outline only.)

- (b) The first application for approval of reserved matters shall be made to the Local Planning Authority no later than six years from the date of this permission.
- (c) Application for approval of the last of the reserved matters shall be made to the Local Planning Authority before the expiration of twelve years from the date of this permission.
- (d) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason: To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.)
- (e) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Planning application boundary parameter plans' Drawing number '94407001 Rev P8', 'Demolition plans parameter plans' Drawing number '94407002 Rev P7', 'Development plots plan parameter plans' Drawing number '94407003 Rev P9', 'Proposed maximum heights plan parameter plans' Drawing number '94407004 Rev P7', 'Proposed access: vehicular parameter plans' Drawing number '94407005 Rev P8', 'Landscape and use plan parameter plans' Drawing number '94407006 Rev P4', 'Tree plan illustrative drawings' Drawing number '94407011 Rev P7', 'car park access' Drawing number '10', 'northern site access' Drawing number '11C' and 'Grange drive road widening' Drawing number '12'
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

Archaeology

- (f) Prior to the commencement of any of the phases of development the applicants, or their agents or successors in title, shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
(Reason: In the interests of archaeology)

Sports provision

- (g) No development of the tennis courts shall commence until details of the design and layout of the proposed courts have been submitted to and approved in writing by the local planning authority. The tennis courts shall be constructed in accordance with the approved details.
(Reason: To ensure the development is fit for purpose and sustainable and to accord with adopted policy SF/10 of the Local Development Framework DPD 2007)
- (h) No development of the sports pitches shall take place until there has been submitted by the applicant and approved in writing by the Local Planning Authority;
 - 1) a detailed assessment of the ground conditions of the land proposed for the

playing field which identifies constraints which could affect playing field quality;
and

2) based on the results of the assessment to be carried out pursuant to 1) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. The development shall be constructed in accordance with the agreed details. (Reason: To ensure the playing field is prepared to an adequate standard and is fit for purpose and To accord with adopted policy SF/10 of the Local Development Framework DPD 2007)

Environmental Health

(i) No development of any of the phases shall commence until;

a) the area of that phase of development has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the local planning authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the remediation method statement) have been submitted to and approved in writing by the local planning authority.

c) the works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the local planning authority, in accordance with the approved written scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the local planning authority.

(Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DP/1 of the adopted local development framework 2007.)

(j) Construction Traffic Management Plan/Dust Management Plan

No development of any of the phases shall commence until a construction noise impact assessment and a report / method statement, detailing predicted construction noise and vibration levels at noise sensitive premises and consideration of mitigation measures to be taken to protect local residents from construction noise and or vibration for that phase of development has been submitted to and approved in writing by the Local Planning Authority. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with standards to be agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason: In the interests of the amenity of local residents in accordance with the requirements of policy NE/15 of the Local Development Framework DPD 2007)

- (k) No development of any of the phases shall commence until details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment for that phase of development, shall be submitted to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.
(Reason: In the interests of the amenity of local residents in accordance with the requirements of policy NE/15 of the Local Development Framework DPD 2007)
- (l) During the period of construction and demolition no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the local Planning Authority in accordance with any agreed noise restrictions.
(Reason: In the interests of the amenity of local residents in accordance with the requirements of policy NE/15 of the Local Development Framework DPD 2007)
- (m) No construction related dispatches from or deliveries to the site shall take place, other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the local planning authority. No construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
(Reason: In the interests of the amenity of local residents in accordance with the requirements of policy NE/15 of the Local Development Framework DPD 2007)
- (n) No development of any of the phases shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the area of that phase of development during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
(Reason: In the interests of the amenity of local residents in accordance with the requirements of policy NE/16 of the Local Development Framework DPD 2007)
- (o) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled. The development shall subsequently be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
(Reason: In the interests of the amenity of local residents in accordance with the requirements of policy NE/16 of the Local Development Framework DPD 2007)

- (p) No development of any of the phases shall commence until a lighting scheme, to include details of any external lighting for that phase of development such as street lighting, floodlighting, security lighting, shall be submitted to and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare and shall assess artificial light impact in accordance with The Institute of Lighting Professionals" "Guidance Notes for the Reduction of Obtrusive Light GN01:2011". The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details measures unless the Local Planning Authority gives its written consent to any variation.

(Reason: In the interests of the amenity of local residents in accordance with the requirements of policy NE/14 of the Local Development Framework DPD 2007))

Flood Risk

- (q) No development of any of the phases shall take place until a surface water drainage scheme for that phase of development, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 rear critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

(Reason: To prevent the increased risk of flooding both on and off site)

Pollution prevention

- (r) No development of any of the phases shall commence until a scheme for the provision and implementation of pollution control of the water environment for that phase of development, including surface and foul water drainage, shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.
(Reason: To prevent the increased risk of pollution to the water environment and to provide a satisfactory method of surface and foul water drainage.)

Trees

- (s) Prior to commencement of development of each of the phases a detailed landscaping scheme for that phase, including mitigation of tree loss, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
(Reason: In the interests of arboriculture in accordance with the requirements of policy NE/16 of the Local Development Framework DPD 2007)
- (t) Prior to the commencement of development of each phase detailed tree protection measures for that phase, showing tree locations, crown spread dimensions, root protection areas and position and type of tree protective barriers and /or ground protection, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

(Reason: In the interests of arboriculture in accordance with the requirements of policy NE/16 of the Local Development Framework DPD 2007)

Highways

- (u) No demolition associated with any of the phases of development shall commence until a traffic management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The principle areas of concern that should be addressed are:
- Movements and control of muck away lorries
 - Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street
 - Movements and control of deliveries
 - Control of dust, mud and debris in relationship to the operation of the adopted public highway.
- The development shall be constructed in accordance with the agreed management plan.
(Reason: In the interests of highway safety)
- (v) The proposed accesses shall be constructed so that the falls and levels are such that no surface water from the site drains across or onto the adopted public highway.
(Reason: For the safe and effective operation of the highway)
- (w) The proposed accesses shall be constructed such that the first 5m from the boundary of the adopted public highway into the site shall be constructed from bound material.
(Reason: In the interests of highway safety)
- (x) Prior to the first occupation of the development hereby permitted pedestrian visibility splays measuring 2m x 2m shall be provided at the sites accesses with the public highway. The splays shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained thereafter in perpetuity.
(Reason: In the interest of highway safety)
- (y) Prior to the first occupation of the development hereby permitted visibility splays measuring 4.3m x 2.4m shall be provided at the sites access with the public highway. The splays shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained thereafter in perpetuity.
(Reason: In the interest of highway safety)
- (z) Each of the phases of development shall be accompanied by details of cycle storage facilities. The development shall be constructed in accordance with the approved details prior to first use
(Reason: In the interests of promoting sustainable transport)

Ecology

- (aa) Prior to commencement of development of each phase a scheme of ecological enhancement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the first occupation of that phase of development or in accordance with a programme agreed in writing with the Local Planning Authority.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

- (ab) Prior to commencement of development of each phase a scheme for the provision of bird nest and bat boxes for that phase shall be submitted to and approved in writing by the Local Planning Authority; that phase of development shall not be occupied until the nest and bat boxes have been provided in accordance with the approved scheme.

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

- (ac) No loss of trees shall take place until a survey of the trees to be removed for bats, have been undertaken and the results submitted to the Local Planning Authority, together with any mitigation measures. No development shall take place other than in accordance with approved mitigation measures.
(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and their protection under the Wildlife and Countryside Act 1981.)

Informatives

- (a) Historic England are of the view that in respect of the reserved matters application for Plot A Orchard Drive a continues built elevation on the eastern and northern boundaries should be incorporated into the scheme.
- (b) The proposed development lies adjacent to an Air Quality Management Area. When deciding upon ventilation to the building the developer should consider how to reduce exposure to road traffic pollution. For details of the area, the review assessment of air quality and Action Plan that sets out how the Council will tackle air pollution, the developer should contact Environment Commissioning, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.
- (c) The granting of a planning permission does not constitute a permission or license to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highways Authority for such works.
- (d) During construction and demolition there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
- (e) Before the existing property is demolished, a Demolition Notice will be required from the Building Control Section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

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 Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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