

PLANNING COMMITTEE: MINUTES

Date: Thursday 18th July 2019

Time: 10.00am – 11.53am

Place: Kreis Viersen, Shire Hall, Cambridge

Present: Councillors B Ashwood, D Connor (Chairman), I Gardener (Vice-Chairman), L Harford, P Hudson, B Hunt and S Kindersley.

Officers: Kirsty Carmichael – Development Management Officer, Hannah Edwards – LGSS Law, Hilary Ellis – Principal Officer Sustainable Drainage, Emma Fitch – Joint Interim Assistant Director, Environment and Commercial, Dr Jon Finney – Principal Highways Development Management Engineer, Iain Green – Senior Public Health Manager Environment and Planning, Lesley McFarlane - SCDC Development Officer (Health Specialist), Tam Parry – Principal Engineer Transport Assessment, Hannah Seymour-Shove – Graduate Transport Officer, Daniel Snowdon – Democratic Services Officer

88. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Whitehead.

Councillor Ashwood declared a non-statutory disclosable interest under the Code of Conduct in Minute No.90, as she was Chair of the School Advisory Board for Trumpington Park Primary School which was part of Cambridge Primary Education Trust. Councillor Ashwood assured the Committee that she had not discussed the application with the Trust and remained open-minded about the application.

89. MINUTES – 16TH MAY 2019

The minutes of the Planning Committee meeting held on 16th May 2019 were agreed as a correct record and signed by the Chairman.

90. ERECTION OF A 2FE (420 PLACE) PRIMARY SCHOOL AND SINGLE STOREY 52 PLACE PRE-SCHOOL NURSERY WITH ASSOCIATED VEHICLE AND PEDESTRIAN ACCESS, CAR AND CYCLE PARKING, VEHICULAR DROP OFF AREA WITH LANDSCAPING AND PLAYING FIELDS, A PEDESTRIAN CROSSING, NEW FOOTPATH, WIDENING OF THE EXISTING FOOTPATH AND ANCILLARY WORKS

AT: LAND AT BUXHALL FARM, GLEBE WAY, HISTON, CAMBRIDGE, CB24 9XP

LPA REF: S/0101/18/CC

FOR: CAMBRIDGESHIRE COUNTY COUNCIL

The Committee considered a report that sought planning permission for the erection of a 2 form entry (FE) primary school and single storey 52 place pre-school nursery with associated vehicle and pedestrian access, car and cycle parking, vehicular drop off area with landscaping and playing fields, a pedestrian crossing, new footpath, widening of the existing footpath and ancillary works. Members confirmed that they had received the amendment sheet already circulated which took account of an amended plan reference ahead of the case officer's presentation.

In presenting the report the Development Management Officer drew the attention of Members to paragraphs 143 - 145 of the National Planning Policy Framework (NPPF) that stated inappropriate development was, by definition harmful to the Green Belt, and should not be approved except in very special circumstances. Members were also directed to paragraph 94 of the NPPF which states that great weight should be given to the need to create, expand or alter schools. A map showing the location of the site within the Green Belt was shown. On balance, the recommendation of officers was that very special circumstances were demonstrated and therefore planning permission should be granted subject to the conditions set out in the officer report.

Members noted that 29 representations had been received and a map was shown that illustrated the locations of representations made in relation to the proposed site. Reference to the earlier Member site visit and the locations visited were also shown on a map with corresponding photographs.

Various plans, drawings and views of the proposed development were presented to the Committee and key features such as football pitches, teacher and visitor parking, the drop-off point and proposed planting were highlighted. A further highway infrastructure plan was shown that illustrated the proposed improvements to the highway that would be undertaken. Members noted the elevations shown of the proposed school, the proposed construction materials and the design that took inspiration from the large agricultural type buildings found in the wider countryside landscape. Illustrative visuals showing the proposed scale and mass of the development in the wider context were also displayed. The site would also require raising in order that the level was suitable for the construction and drainage requirements, which was also highlighted to Members.

In conclusion the presenting officer drew attention to the recommendation contained in the report and made reference to the recommendation of approval of the application being 'finely balanced' subject to the conditions set out at paragraph 10.1 of the report. In drawing this conclusion, the presenting officer explained that it was for members to strike the balance between harm to the green belt and the applicant's case for need, in their role as the decision maker.

Before concluding her presentation the presenting officer introduced the specialists that were attending the committee in relation to highways / transport, air quality / health, and drainage matters, so that questions could be answered by the relevant statutory consultees in the event Members required clarification on any information contained within the report or which may be raised by the speakers.

In response to Member questions officers clarified the requirement for new public buildings to be nearly zero carbon from 1 January 2019. The proposed development was designed to achieve a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good' with proposed planning conditions seeking specific energy and water credits to ensure the design was acceptable in line with current Council policy. It was acknowledged that it was possible that because the design was somewhat advanced it may not be caught by the new nearly zero carbon requirements, as there had been no guidance received from government yet regarding the requirements. However, the applicant team had already been made aware of these requirements and had already been discussing these with the Council's Energy Team. In any event they would need to satisfy building regulations to be able to occupy the building.

The Chairman informed the Committee that owing to the number of speakers he would exercise his discretion and allow 6 minutes per section that would be shared between those speakers registered.

Speaking in support of the application on behalf of the applicant, Mr David Fletcher informed the Committee of the process that had been undertaken since 2016, including pre-application discussions with both County and District Planning Officers, that resulted in Buxhall Farm being chosen as the most appropriate site following the submission of a robust report that identified there were no suitable sites that were not located on the Green Belt.

Attention was drawn by Mr Fletcher to an objection to the application relating to air quality. An assessment was commissioned by the applicant that gathered samples along Glebe Way to look at the impact upon children at the school. The report found that there were no issues relating to air quality. Detailed discussions had also taken place with the Highway Authority and Camcycle.

The Chairman invited head teacher Jonathan Newman, to address the Committee in support of the application. Mr Newman provided the context to the application, highlighting the decision to increase the number of forms of intake four years ago. That decision necessitated the need for a split site and mobile classrooms in order to accommodate the additional children. It was currently very difficult to manage the school across two sites. Mr Newman concluded by drawing attention to NHS population forecast data that consistently inadequately forecast population growth for the area and was leading to pressures in the system.

In order that clarity for the Committee could be provided regarding demography and pupil forecasts the Chairman invited Clare Buckingham, Strategic Policy and Place Planning Manager and Alan Fitz, 0-19 Place Planning and Sufficiency Officer to respond to Member questions.

In response to Member questions:

- Confirmed in response to Member concerns about need for the school (and potential over provision) having to outweigh the harm to the Green Belt when considered against the wider strategic assessment for this area, that provision of school places had been assessed in the area. Orchard Park School was

close to capacity along with Cottenham Primary School which although had capacity there were significant housing developments planned that could require future expansion of the school. There was a small surplus of spaces at Milton Primary School and similarly at Oakington Primary School. The demographic trend for the area was upwards which was contrary to more rural areas of Cambridgeshire. Officers were confident that there were sufficient pupil numbers to fill four forms of entry.

- Informed the Committee that normally when a new school was opened it was done so in a phased manner in order to mitigate the impact upon surrounding schools. It was regrettable that the Cambridge University Primary school had not been opened in such a phased approach as there had been significant impact upon neighbouring schools. Members noted that the construction of the planned Darwin Green Primary School was being timed to coincide with the wider housing development in order that there was demand when the school opened.
- Explained in response to Member concerns about the figures in Table 1 showing the need was lower than the 2FE proposed and therefore empty classrooms would result or children coming from out of catchment, that the Council had a good and long standing relationship with the trust and worked with them across the county and there was a clear understanding of the strategic role of school planning and assessing impact on other schools. It was confirmed that there would be a period of time where not all facilities at the new school would be utilised. Ideally the construction of the school would be phased however, it was not possible to do so owing to the disruption it would cause to children's education.
- Informed Members there would be capacity for 60 children per year which would be phased as local demand dictated. It was essential that capacity was able to meet the demand of future developments in the area.
- Explained that there was a large growth in young families moving to the area which reflects the pattern of schools within Cambridge City losing pupils. The birth rate data used by the NHS did not reflect the movement of population. There was insufficient space at the current junior school site to support the predicted numbers of children in the mid 2020's.
- In response to questions about the figures in Table 1 including out of catchment children, the Head Teacher acknowledged that the school currently had about 10% of children from out of catchment.

Speaking against the application:

Mr Tom McKeown informed Members that he was a local resident whose daughter would likely attend the proposed school and he was a trustee for Camcycle, who represented 1,300 members in Cambridge and the surrounding area who worked

for better and safer cycling. Mr McKeown highlighted in particular issues relating to the non-motorised access to the school site.

Commenting further Mr McKeown, informed members that the motor-vehicle entrance cut across the Cottenham cycleway. Although measures had been undertaken to mitigate the impact through reprioritisation and a raised table, a path would continue along the main road without priority crossing of the school entrance. Retaining the route would lead to confusion of road users due to unclear priorities.

Mr McKeown turned his attention to the proposed signalised crossing of the B1049 toward the south of the school. The plans before the Committee showed that it was a cramped space with too little room for families to make their way out of the school gate and wait for the crossing or make progress riding along the cycleway, which contravened South Cambs Local Plan Policy T1/2. The space would be further restricted by the addition of traffic poles and guard rails. There was ample space shown on the school plans to significantly widen the area to both reduce conflict around the crossing and creating an inviting public space at the school gate.

In conclusion Mr McKeown, drew attention to the Cottenham Road junction north of the school that remained wide and fast. It was not an appropriate place for the uncontrolled proposed crossing. The junction should be realigned as a T-junction and narrowed to reduce turning speeds. As such, the application should be rejected and the applicant should come back with plans for sustainable transport.

In response to a Member question Mr McKeown, confirmed the current well-used cycleway could become potentially dangerous if planning permission for the school be granted. There was a conflict with the school entrance and where it interacted with the toucan crossing.

The Chairman invited Mr Malcolm Creek, to address the Committee. Mr Creek drew attention to the road on which he lived, Garden Walk, which was un-adopted and suffered from drainage issues due to the high water table. Residents of Garden Walk had undertaken their own improvements to drainage however, the development would impact upon resident's gardens. Increased risk of flooding would cause significant issues for septic tanks and Mr Creek questioned why foul water drainage for Garden Walk had not been included in the scheme.

The Council's Sustainable Drainage Principal Officer informed the Committee that the assessment carried out by Anglian Water had determined that flooding was unlikely and that the Council was satisfied with the surface water drainage strategy. The school was designed in a manner that allowed water to drain at the north of the site. The drainage system was designed to cope with a one in 100 year weather event plus climate change, which allowed for events over a number of days or torrential downpours, so that the worst scenario was taken into account. The Lead Local Flood Authority's assessment had taken into account the drainage infrastructure proposed and the raising of the land heights and it was confirmed that this was for the whole site and not just the buildings.

Mr Warren Eagling, was invited by the Chairman to speak on the planning application. Mr Eagling began by praising the school and its leadership. However, he acknowledged the questions being asked by members of the Committee in

relation to need and he expressed his own concern regarding the perceived demand for the school, where he did not believe that the sacrifice of Green Belt was justified.

Mr Eagling, endorsed the comments of the previous speaker Mr Creek regarding Garden Walk and expressed dissatisfaction with the flood tests undertaken.

In conclusion Mr Eagling, expressed concern regarding the level of proposed car parking provision which would result in people parking along Cottenham Road which was busy and fast and would result in accidents.

In response to a Member question Mr Eagling confirmed that he agreed with the views of Mr McKeown and that there were points of conflict along the route between different modes of transport.

Councillor David Jenkins, local Member for Histon and Impington addressed the Committee in support of the application. Councillor Jenkins, emphasised to the Committee that the current limits of the school had been reached and a solution was required. The demography of the area had changed and it was now the case that young families were moving to the area in significant numbers which was an experience shared by all necklace villages surrounding Cambridge. Councillor Jenkins referred to the forthcoming Neighbourhood Plan and referred to page 89 that recognised the value of the school in providing opportunity for children to be close to nature and understand where food comes from. Councillor Jenkins drew attention to the Green Belt and emphasised that the circumstances were suitably exceptional for a small portion of the Green Belt to be utilised for the school.

In closing Councillor Jenkins, questioned the location of the proposed crossing and requested that it be reassessed. Officers advised that the final scheme had not yet been finalised and officers would contact Councillor Jenkins in order to discuss the design further as part of the Section 278 highway works.

During debate of the application:

- A Member commented that the fundamental issue of pupil numbers was intrinsically related to whether there were sufficiently compelling circumstances on which to agree the use of Green Belt. Officers had demonstrated that there was indeed a special need for the building of the school and the requirements of the NPPF had been satisfied. Attention was drawn to the demand for school places that required the Council to deliver 45 new schools over 15 years. If the school was not built then children's education and progress would not be as good as it should be and would therefore be supporting the application.
- In questioning whether Green Belt should be sacrificed for such a relatively small number of children, a Member commented that it was a very finely balanced decision and expressed reservations regarding potential over provision of school places.
- A Member expressed concern regarding over capacity of school places and questioned whether the circumstances were sufficiently exceptional or

compelling to justify building on the Green Belt. Attention was drawn to a recent motion at Council regarding clean air and questioned whether the location of the proposed school on an extremely busy road was appropriate. The member noted that Cambourne Village College was expanded when needed and questioned why the same approach could not be taken here.

- Councillor Kindersley declared a non-statutory disclosable interest under the Code of Conduct as a member of Cam Academy Trust.
- In response to the expansion of Cambourne Village College a Member, highlighted and expressed concern for the level of disruption to children's education that expansion of a school caused.
- A Member noted the comments of Members and those of the speakers and Local Member. Concern was expressed regarding traffic, parking and drainage. Having reflected on the arguments the balance did not appear to have been tipped either in favour or refusal of the application. There was further work that could be undertaken regarding demand in particular.

It was proposed by Councillor Hunt, seconded by Councillor Hudson to defer the planning application for the following reasons:

1. Information required to secure retention of amenity and safety of Garden Walk.
2. Further work required regarding the safety of the cycleway and pupils exiting the school.
3. Clarity to be provided regarding vehicles crossing at the north of the site.
4. Further information required to satisfy that the drainage to Garden Walk was protected; and
5. Further evidence that justified need for the school.

In debating the proposal:

- A Member questioned what could be achieved by deferring the decision on the application. The decision was subject to call in by the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) and therefore a decision should be reached by the Committee.
- Attention was drawn to the officers present that had provided professional advice during the meeting and within the officer report that had on balance recommended that planning permission be granted. There was work to be undertaken regarding highways but it would not affect the application.
- A Member confirmed they would have supported a deferral had such clear information regarding pupil numbers not been provided.

- It was highlighted that it was a very finely balanced decision and sought further information regarding the current infant school site, including whether it was able to be used as a 1FE all through primary school.

The Chairman invited Clare Buckingham, Strategic Policy and Place Planning Manager to return and answer further Member questions. She informed the Committee that the current infant school site was not appropriate for expansion to a 1 form entry. The building was very old and would require significant updating in order for successful delivery of modern education. The current pupil numbers are now at the point they were forecast to be in 2023 and there would be no space at the infant school. Ms Buckingham confirmed that if the junior school site was used as a 3FE all through school and the primary school site was used as a 1FE all through school whilst there would be a sufficient number of places for pupils, such an approach would not be appropriate as it would not be able to comply with the Key Stage 2 requirements relating to playing fields/outdoor space.

Following the clarification provided by Clare Buckingham and advice from the committee's legal adviser the proposal was amended Councillor Hunt, seconded by Councillor Hudson to defer the planning application for the following reasons:

1. Information required to secure retention of amenity and safety of Garden Walk.
2. Further work required regarding the safety of the cycle-way and pupils exiting the school.
3. Clarity to be provided regarding vehicles crossing at the north of the site.
4. Further information required to satisfy that the drainage to Garden Walk was protected;

On the being put to the vote, the proposal for a deferral was lost [3 votes in favour, 4 votes against and 0 abstentions]

It was proposed by Councillor Kindersley and seconded by Councillor Harford that planning permission be granted.

On being put to the vote it was resolved [6 votes in favour, 1 against and 0 abstentions] to grant planning permission subject to the conditions set out in Appendix A to these minutes.

Officers informed the Committee that the matter would now be referred to the Secretary of State for Housing, Communities and Local Government for a decision on whether they would exercise their right for a call-in, or whether the Council could issue its decision.

91. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

The Committee considered a summary of decisions made under delegated powers.

It was resolved unanimously to note report.

Chairman

Appendix A

1. Commencement of Development

The development hereby permitted shall be commenced not later than 3 years from the date of this permission. Within 14 days of the commencement of the development hereby permitted, the County Planning Authority shall be notified in writing of the date on which the development commenced.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004 and in order to establish the timescales for those details provided by conditions and to enable monitoring of the development.

2. Occupation of the Development

Within 14 days of the first occupation of any part of the development hereby permitted the County Planning Authority shall be notified in writing of the date on which the development was first occupied.

Reason: In order to be able to establish the timescales for the approval of details reserved by conditions.

3. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the application form dated 18 October 2018; the following plans and documents (received 18 October 2018, unless otherwise stated); the letter dated 1st February 2019 from Cambridge Primary Education Trust and the letter dated 29th January 2019 from Mark Bentley Director of Encon Associates (regarding net gain in biodiversity), letter dated 12th February 2019 from David Fletcher Senior Associate Director Strutt and Parker; and letter dated 27th March 2019 from Mark Bentley Director of Encon Associates (regarding site levels and visual impact), email to Anthony Smith (Estates Surveyor Cambridgeshire County Council from Lesley Birch (Cambridge Primary Education Trust Headteacher) dated 08.07.2019 regarding the formal surrender of Histon and Impington Infant School and its surrender to Cambridgeshire County Council, and as amended by the information approved as required by the following conditions:

- Proposed Site Plan 1642-SBA-XX-XX-DR-A-502 date 13/09/2018 (received 13/11/2018);
- Landscape and biodiversity drawing number 07 Rev P5, Date 14/03/2019 (received 18/04/2019);
- Ground and First Floor GA Plans 1642-SBA-XX-ZZ-DR-A-027 date 17/09/18 Saunders Boston Architects;
- Elevation Sheet 1 of 3. Elevation a-a 1642-SBA-XX-ZZ-DR-A-201 Rev A date 12/02/19 Saunders Boston Architects;
- Elevation Sheet 2 of 3. Elevation b-b 1642-SBA-XX-ZZ-DR-A-211 date 17/09/18 by Saunders Boston Architects;
- Elevation Sheet 3 of 3. Elevation c-c & d-d 1642-SBA-XX-ZZ-DR-A-212 Rev B date 12/02/19 by Saunders Boston Architects (received 12/02/2019);
- Roof Plan 1642-SBA-XX-02-DR-A-028 date 17/09/18 by Saunders Boston Architects;
- Sections a-a, b-b, c-c, e-e 1642-SBA-XX-ZZ-DR-A-101 date 17/09/2018 by Saunders Boston Architects;

- Sections d-d 1642-SBA-XX-ZZ-DR-A-102 date 17/09/2018 by Saunders Boston Architects;
- Site Sections 1642-SBA-XX-XX-DR-A-103 date 11/09/18 by Saunders Boston Architects;
- Site Sections, Sheet 4, 180066-RGL-ZZ-XX-DR-D-103-0005 D2-P01, Feb 19 (received 25/03/2019);
- Site Sections 180066-RGL-ZZ-XX-DR-D-103-0005 D2-P01 Date Feb 19 (received 25/03/2019);
- Electrical Building Services Lighting Layout External 180066-RGL-ZZ-XX-DR-E-73-0001 Rev S3 P04 date 15/10/18 by Rolton Group (Contains Isolux plan and lighting spec) and;
- Flood Risk Assessment Report Reference P3081.1.0 28 March 2018 by agb Environmental;
- Statement of sustainable Design and Construction Saunders Boston Architects Date 12/10/2018;
- Biodiversity Enhancement Report, Encon Associates, October 2018 (received 09/11/2018);
- Vehicle Tracking Layout, 180066-RGL-ZZ-XX-DR-D-105-0001 S2-P01 Date May 18 Rolton Group.

Reason: To define the permission and protect the character and appearance of the locality in accordance with policies CC/6, and HQ/1 of South Cambridgeshire District Council Local Plan 2018.

4. **Construction Works**

All construction, enabling or earthworks, including the operation of plant and construction related deliveries shall only take place between the following permitted hours, as restricted by Condition 5 below:

- 0800 hours to 1800 hours Monday to Friday;
- 0800 hours to 1300 hours on Saturdays;
- and at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjoining properties and control the construction hours, without impacting on the delivery of the project, in accordance with policies CC/6, HQ/1, SC/10, SC/12 and TI/2 of South Cambridgeshire District Council Local Plan 2018.

5. **Construction Delivery Hours**

No construction related deliveries to or from the site or removal of waste or materials from the site shall take place except between the hours of:

- 09.30 and 16.00 Monday to Friday;
- 0800 and 1300 on Saturdays;
- and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjoining properties and control the construction hours, without impacting on the delivery of the project, in accordance with policies CC/6, SC/10, SC/12 and TI/2 of South Cambridgeshire District Council Local Plan 2018.

6. **Piling**

No piling shall take place on the site. If piling is found to be required, it shall not commence until a construction and vibration impact report has been submitted to and approved in writing by the County Planning Authority. The reports shall be in accordance with the provisions of BS5528:2009 – Code of Practice for Noise and Vibration Control on Construction and Open Sites Part 1 (or as superseded) and shall include full details of any piling and mitigation measures to be taken to protect local residents from noise and vibration.

The piling shall be carried out in accordance with the approved details.

Reason: *To protect the amenity residential properties without impacting on the delivery of the project, in accordance with policies CC/6, HQ/1, and SC/10 of South Cambridgeshire District Council Local Plan 2018.*

7. Burning of Waste

During the construction and operation of the development hereby permitted there shall be no bonfires or the burning of waste on the site.

Reason: *To protect the amenity of nearby residential properties from the potential impact of bonfires and the burning of waste in accordance with policies CC/6, SC/12 of South Cambridgeshire District Council Local Plan 2018.*

8. Construction Environmental Management Plan (CEMP)

The construction of the development hereby permitted shall only be implemented in full compliance with the Construction Environmental Management Plan Version 3.2 Date April 2019 Carter (received 18/04/2019).

Reason: *To protect the amenity of nearby properties, in accordance with policies CC/6, HQ/1, and TI/2 of South Cambridgeshire District Council Local Plan 2018.*

9. Site Proposals and Transport Management Plan

The development hereby permitted shall only be implemented in full compliance with the Transportation and Traffic Management Plan by Carter date 17/04/2019 (received 18/04/2019).

Reason: *To protect the amenity of nearby properties, in accordance with policies CC/6, HQ/1, and TI/2 of South Cambridgeshire District Council Local Plan 2018.*

10. Vehicle Tracking

The development hereby permitted shall only be implemented in full compliance with the Vehicle Tracking Layout 180066-RGL-ZZ-XX-DR-D-105-0001 S2-P01 Date May 18 by Rolton Group prior to the occupation of the development hereby approved.

Reason: *In the interests of highway safety and in accordance with policy HQ/1 and TI/3 of South Cambridgeshire District Council Local Plan 2018.*

11. Detailed Waste Management and Minimisation Plan

Prior to the commencement of development, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:

- a) Construction waste infrastructure to be in place during all phases of construction;
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) any other steps to ensure the minimisation of waste during construction;
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.

The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details.

Reason: *In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011); and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.*

12. Waste Strategy

Within 3 months of the date of the commencement of development as identified by Condition 1, a Waste Management and Minimisation Strategy shall be submitted to and approved in writing by the County Planning Authority. The plan shall demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide SPD (2012), or any subsequent revision, and shall include, but not be limited to, the following information:

- a detailed waste audit;
- completion of the RECAP toolkit;
- proposals for the management of waste generated during the occupation of the proposal;
- design provision and management of storage facilities;
- access to storage and collection points by users and waste collection vehicles;
- proposals for the provision of community recycling facilities if required; and
- a timetable for the implementation of proposals and provision for the monitoring of proposals.

The approved details shall be implemented prior to the first use of the development hereby permitted. Thereafter the approved facilities shall be retained for their specific purpose and maintained in accordance with the approved details.

Reason: *To ensure that waste is managed sustainably during both the construction and operational phases of the development in accordance with Policy CS24 of the Cambridgeshire and Peterborough Waste and Minerals Core Strategy Development Plan Document and policy HQ/1 of South Cambridgeshire Local Plan 2018.*

13. Operational Noise Impact Assessment

Prior to the first occupation of the development hereby permitted details of the location and type of any external power driven plant or equipment, including equipment for heating, ventilation and for the control and extraction of any odour, dust or fumes from

the building(s) excluding office equipment and the location of the outlet from the building(s) of such plant and equipment, shall be submitted to and approved in writing by the County Planning Authority.

All such plant and equipment shall be installed prior to the first occupation of the building hereby permitted and shall thereafter be retained only in accordance with the approved details and within any agreed noise restrictions.

Reason: *To protect the amenity of nearby residential properties from the potential impacts of noise from plant, in accordance with policies SC/10 and SC/14 of South Cambridgeshire District Council Local Plan 2018.*

14. Unexpected Contamination

If during the construction of the development hereby permitted unexpected contamination is encountered, which has not previously been identified, works shall immediately cease on site until the County Planning Authority has been notified and the additional contamination has been fully assessed and the following remediation approved in writing:

- a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors;
- b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters; and
- c) A schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

The remediation strategy shall be implemented as approved to the satisfaction of the County Planning Authority prior to the first occupation of the development hereby permitted.

Reason: *To minimise any risk from land contamination associated to the current and future users of the land, groundwater, the natural environment or general amenity in accordance with NPPF (February 2019) paragraph 170 (f) and policy CC/6 and SC11 of South Cambridgeshire District Council Local Plan 2018.*

15. Community Use of the Sports Pitches

The sports pitches for the development hereby permitted as shown on drawing number 07 Rev P5 Date 14.03.19 (received 18/04/2019) shall only be used between 08.00 and 18.00 hours Mondays to Fridays and between the hours of 09.00 and 13.00 on Saturdays during school term time only.

Reason: *To protect the amenity of residential properties from noise from use of the external pitches in accordance with policies HQ/1, and SC/10 of South Cambridgeshire District Council Local Plan 2018.*

16. External and Security Lighting

The external lighting shall be implemented in accordance with the details as shown on drawing 180066-RGL-ZZ-XX-DR-E-73-0001 REV P04 Date 15/10/18 and shall be switched off between 22.00 hours and 07.00 hours.

The external lighting hereby approved shall be implemented prior to the occupation of the building and only be operated in accordance with the details hereby approved.

Reason: *To ensure there is a high quality lighting scheme in place and to ensure there is no impact on residential amenity or biodiversity in accordance with policies HQ/1 and SC/9 of South Cambridgeshire District Council Local Plan 2018.*

17. School Travel Plan

Within 6 months of the first occupation of any part of the development hereby permitted as identified through Condition 2, a revised School Travel Plan shall be submitted to and approved in writing by the County Planning Authority. The approved School Travel Plan shall include mitigation measures; an implementation timetable; and details relating to its annual review.

The approved School Travel Plan shall be implemented in full in accordance with its approved timetable.

Reason: *To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with policies TI/2 and TI/3 of South Cambridgeshire District Council Local Plan 2018.*

18. Cycle and Scooter Specification

Within 3 months of the date of the commencement of development as identified by Condition 1, specification details of the cycle, cycle shelters and scooter racks shall be submitted to and approved in writing by the County Planning Authority.

The approved details shall be implemented in full prior to the first occupation of the development, as identified by Condition 2. Thereafter the cycle and scooter parking shall be retained in accordance with the details approved for their specific use.

Reason: *To promote sustainable travel in accordance with policies TI/2 and TI/3 of South Cambridgeshire District Council Local Plan 2018.*

19. Car Parking

Prior to the occupation of any part of the development hereby permitted the car parking spaces and electric vehicle charging points as shown on drawing No. 07 Rev P5 (received 18/04/2019) shall have been demarcated, levelled, surfaced, drained and provided in their entirety. Thereafter they shall be retained in their entirety for their specific use.

Reason: *To manage parking arrangements on site and to protect the amenity of nearby properties in accordance with policy TI/3 of South Cambridgeshire District Council Local Plan 2018.*

20. Highway Works

Prior to the occupation of any part of the development hereby permitted, the highway works as shown on drawing number 2081-02 Rev D Date July 2018 (received 25/03/2019) shall be fully implemented and operational.

Reason: To protect the amenity of adjoining properties and in the interests of highway safety, without impacting on the delivery of the project, in accordance with policies CC/6, HQ/1, and TI/2 of South Cambridgeshire District Council Local Plan 2018.

21. Visibility Splays

Prior to the first occupation of any part of the development hereby permitted the two inter vehicle visibility splays shown on drawing number 2081-02 Rev D Date 19/03/2019 shall be created. Thereafter the visibility splays shall in perpetuity be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety and in accordance with policies HQ/1, and TI/2 of South Cambridgeshire District Council Local Plan 2018.

22. BREEAM Pre-Construction

Within 6 months of the commencement of development hereby permitted as identified by Condition 1, the following information shall be submitted to and approved in writing by the County Planning Authority:

- i) Evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings scheme, or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 6 credits in the Energy category (Ene01 – Ene08), and no less 2 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good', noting that a completed pre-assessment estimator will not be acceptable; and
- ii) Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and to ensure the building is sustainable and makes efficient use of energy, waste and materials in accordance with policies CC/1, CC/3 and CC/4 and HQ1 of South Cambridgeshire District Council Local Plan 2018.

23. BREEAM Post-Construction Review

Within 12 months of the first occupation of the development hereby permitted as identified by Condition 2, a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of no less than 6 credits in the Energy category (Ene01 – Ene08), and no less than 2 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of use of energy, water and materials in accordance with policies CC/1, CC/3 and CC/4 and HQ/1 of South Cambridgeshire District Council Local Plan 2018.

24. Photovoltaic Panels

Within 3 months of the commencement of development as identified by Condition 1, details, showing elevational and layout plans indicating the precise location of the photovoltaic panels and specification details of the photovoltaic panels, shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented in full and the photovoltaic panels shall be operational prior to the first occupation of the development hereby permitted. Thereafter they shall be retained for that specific purpose and maintained in accordance with the approved details.

Reason: *In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with policies CC/1, CC/2 and CC/3 of South Cambridgeshire District Council Local Plan 2018.*

25. Foul and Surface Water Drainage

Prior to the first occupation of any part of the development hereby permitted the foul and surface water drainage shall be carried out in full accordance with the Sustainable Drainage Strategy reference: 18-0066. Rev 1.1 date 04/04/19, by Rolton Group (received 5th April 2019), detailed drainage layout drawing no.180066-RGL-ZZ-XX-DR-D-120-0003 Rev P04 Date 01/04/2019 received (05/04/19) and drainage construction details drawing no. 180066-RGL-ZZ-XX-DR-D-140-0002 P03 Date 17/04/2019 (received 18/04/2019).

The surface water drainage approved shall be maintained in accordance with the approved details thereafter.

Reason: *To ensure the surface water drainage infrastructure is delivered in accordance with the approved scheme and to prevent flooding in accordance with CC/1, CC/4, CC/8, CC/9, and HQ/1 of South Cambridgeshire District Council Local Plan 2018.*

26. Fibre Optic Cable

Within 3 months of the date of the commencement of development as identified by Condition 1, a scheme detailing the provision of open access ducting for fibre optic cable to serve a range of telecommunication services, shall be submitted to and approved in writing by the County Planning Authority.

The fibre optic cable shall be laid out in accordance with the approved strategy prior to the first occupation of the development hereby permitted.

Reason: *To ensure that the primary school is connected to the internet in accordance with policy TI/10 of South Cambridgeshire District Council Local Plan 2018.*

27. Verges and Eaves

Prior to any development above slab level, full details of verges and eaves at a scale of not less than 1:20 shall be submitted to and approved in writing by the County Planning Authority. The verges and eaves shall be carried out in accordance with the approved details hereby prior to the first occupation of the development hereby permitted.

Reason: *To ensure that the appearance of the external surfaces are of high quality and in accordance with policy HQ/1 of South Cambridgeshire District Council Local Plan 2018.*

28. External Materials

Prior to any development above slab level full details including samples of the materials to be used in the construction of the external surfaces of buildings, which includes external features such as entrance doors, windows, window surrounds, fascias, external metal work, rain water goods, and bin stores shall be submitted to and approved in writing by the County Planning Authority.

Prior to the first occupation of the development hereby permitted the external materials shall be used in accordance with the approved details.

Reason: *To ensure that the appearance of the external surfaces are of high quality and in accordance with policy HQ/1 of South Cambridgeshire District Council Local Plan 2018.*

29. Landscape and Ecological Management Plan (LEMP)

Within 3 months of the date of the commencement of development as identified by Condition 1, a landscape and ecological maintenance plan for the landscape and biodiversity scheme and implementation timetable shall be submitted to and approved in writing by the County Planning Authority. The scheme shall provide for the maintenance of all landscaped areas and ecological enhancements for 5 years from the start date of the implementation timetable and specify the maintenance responsibilities and arrangements for its implementation.

The LEMP shall be implemented in accordance with the approved scheme and implementation timetable.

Reason: *In the interests of the visual appearance and to ensure there is a net gain in biodiversity in accordance with policies HQ/1, NH/2, NH/4 and NH/8 of South Cambridgeshire District Council Local Plan 2018.*

30. Protection of Mammals

During the construction works for the development hereby permitted all open construction trenches shall be capped overnight or, a means of escape from the construction trenches shall be provided to ensure the protection of mammals on site.

Reason: *To ensure the protection of mammals on site in accordance with policies HQ/1, and NH/4 of South Cambridgeshire District Council Local Plan 2018.*

31. Landscape and Biodiversity Plan

Prior to the first occupation of the development hereby permitted details of the hard and soft landscaping and biodiversity enhancements referred to in drawing No. 07 Rev P5 Date 14/03/2019 (received 18/04/2019) shall have been carried out in their entirety.

The landscaping and biodiversity measures shall thereafter be retained and maintained in accordance with Condition 29.

Reason: *To ensure a high quality landscaping scheme for the development, and ensure there is a net gain in biodiversity, in accordance with policies HQ/1, NH/2, NH/4 and NH/8 of South Cambridgeshire District Council Local Plan 2018.*

32. Hard and Soft Landscaping Detailing

Within 3 months of the date of the commencement of development as identified by Condition 1, full details of the hard and soft landscape details shall be submitted to and approved in writing by the County Planning Authority. The submitted hard and soft landscape details shall include scaled plans, drawings and sections together with supporting text. The details shall include but not be limited to:

- Planting plans and landscape schedules describing the precise locations of all trees, shrubs, and herbaceous plants and turfed and seeded areas, and precise species, stock sizes, numbers, and planting and seeding rates.
- Details of staking, guying and any other supports for all plants.
- Details of landscape sundries such as tree ties and rabbit and strimmer guards
- Details of the proposed methods and standards for planting of trees in soft and hard areas including specifications for ground preparation, subgrade construction, tree pit dimensions and growing medium, root barriers, tree staking or guying, watering system and surface finish to the tree pit. Details of all hard landscape areas, including specifications for all proposed hard surfacing, kerbs, edges, ramps and channels, boundary treatments (railings and including dimensions, materials, finish, colour and typical construction;
- Details and specifications for the gates to be installed;
- Details and specification for all inspection and utilities covers set within hard surfaced areas;
- Details and specification for all drain covers, and any outlets and headwalls;
- Details of the proposed methods and standards for planting of trees in hard surfaced areas and adjacent to roads and paths, including specifications for ground preparation, subgrade construction, tree pit dimensions and growing medium, root barriers, tree staking or guying, watering system and surface finish to the tree pits.

Prior to the occupation of any part of the development hereby permitted all hard and soft landscape works shall be carried out in accordance with the approved details.

Reason: *To ensure a high quality landscaping scheme for the development, and ensure a net gain in biodiversity in biodiversity, in accordance with policies HQ/1, NH/2, NH/4 and NH/8 of South Cambridgeshire District Council Local Plan 2018.*

33. Replacement Planting and Seeding

If within a period of five years from the date of the planting any tree, shrub, hedging or seeding fails or is removed other than in accordance with the approved details, that tree, shrub, hedging or seeding, or any planted in replacement for it, is removed, uprooted or destroyed or dies, it shall be replaced by like for like replanting at the same place, unless the County Planning Authority has given prior written consent for any variation.

Reason: *To ensure there is a net gain in biodiversity and in the interests of the visual appearance in accordance with policies SC/3, HQ/1, NH/2, NH/4 and NH/8 of South Cambridgeshire District Council Local Plan 2018.*

34. Imported Material

Prior to the importation of the infill material, analytical data to show the suitability of the imported fill, providing details of the source, type and amount shall be submitted to and agreed in writing by the County Planning Authority. All copies of the transfer

documents showing the source of the soil, type and amount should be submitted to and agreed in writing by the County Planning Authority during the construction works.

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 SC/11 of the adopted South Cambridgeshire Local Plan 2018.*

Informatives

1. School Travel Plan

- In order to assist with the requirements of Condition 17 it is recommended that a school travel plan champion is appointed and the County Council's Modeshift STARS system is used to update the School's Travel Plan, based on the plan provided with this application. It is also recommended that the plan is updated on an annual basis in order to help schools quickly and effectively address any school travel issues that may arise on an ongoing basis. Modeshift STARS: <https://modeshiftstars.org>

2. Sports Facility Guidance

- The applicant is advised to refer to comments provided by Sport England dated 16.11.2018. Guidance on preparing Community Use Agreements and technical design guidance is available from Sport England www.sportengland.org.

3. Noise Nuisance

- To assist with Condition 13 further advice with regard to noise nuisance from plant and equipment external to the buildings can be obtained from Mr Nick Atkins, Environmental Health Officer, Health & Environmental Services Telephone No: 01954 713145.

4. Fire Service

- The applicant's attention is drawn to the Fire Service's response dated 6 February 2019 (received 15 February 2019) and their related duties under separate Building Regulations approval.

5. Anglian Water (See Anglian Water Response Dated 25 April 2019)

- Connection to the public sewer or surface water disposal advice - If the applicant intends to connect to the public sewer notification of intention to connect is required under S106 of the Water Industry Act and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
- Protection of existing assets – a public sewer is shown on record plans within the land identified for the proposed development. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- Building near to a public sewer – no building will be permitted within the statutory easement width of 3 metres without agreement from Anglian Water.

- The developer should not that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), the developer should contact the Development Services Team on 0345 606 6087.

6. Protection of Nesting Birds

- There shall be no removal of hedgerows, trees, or shrubs between 1st March and 31st August inclusive, unless a qualified ecologist has undertaken a detailed check of vegetation for active bird's nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to the County Planning Authority for their records. All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981, as amended and policy NH/4 of South Cambridgeshire District Plan 2018.

7. Safeguarded Area for Minerals

- The application site lies within a Mineral Safeguarding Area for sand and gravel as shown on the adopted Cambridgeshire and Peterborough Minerals and Waste Development Plan - Proposals Map C: Minerals Safeguarding Areas (July 2011). Whilst it is the view of the Minerals Planning Authority that full extraction is unlikely to be practicable prior to development, the developer is encouraged to explore the possibilities of making best use of any sand and gravel that is extracted incidentally as part of construction.

Compliance with paragraph 38 of the National Planning Policy Framework (February 2019)

Officers have worked with the applicant in a positive and creative way to ensure that all possible mitigation measures have been reviewed to address the land use planning concerns raised. The final proposal has sought to ensure that the economic, social and environmental conditions of the area are maintained, balanced against the harm to the green belt and local landscape, in order to deliver much needed school places for children in Histon and Impington. The changes made by the applicant have ensured the support of all statutory consultees.