

**CAMBRIDGE CITY COUNCIL**  
**APPLICATION for PLANNING PERMISSION**

**NON-HOUSEHOLDER DEVELOPMENT**

**Town and Country Planning Act 1990**

Use this form if you want planning permission to carry out development other than works to an existing house or flat.



This form is in three parts. Please answer all questions in the relevant parts for your development:

- Part A for all applications,
- Part B for all applications proposing non-residential development of all types, and
- Part C for all applications proposing major development of all types.

You will need to complete both Parts B and C for major non-residential development proposals. Please read the guidance notes accompanying this form.

We require the following numbers of copies of application forms and accompanying plans and information to be submitted:

- 8 copies for non-major development proposals
- 15 copies for major development proposals (unless a lesser number is agreed beforehand with the Planning Department).

Your application will **not** be registered unless all questions in the appropriate parts of this form are answered or the required number of copies of the application form and accompanying information have been submitted.

**PART A - To be completed for all applications**

**1 APPLICANT**

Name THE BELL EDUCATIONAL TRUST LTD  
 Address C/O AGENT  
 Post code  
 Telephone number  
 Facsimile number  
 Email address

**2 AGENT**

Name SMITH STUART REYNOLDS  
 (FAO GEOFF BOLTON)  
 Address COTTAGE FARM  
 SYWELL  
 NORTHAMPTON  
 Post code NN6 0BJ  
 Telephone number 01604 782720  
 Facsimile number 01604 782713  
 Email address gpb@smithstuartreynolds.co.uk

**3 APPLICATION SITE**

- Address or location of site  
 LAND OFF BABRAHAM ROAD  
 CAMBRIDGE
- Total site area (m<sup>2</sup> or hectares) 8.2 ha
- Existing use of building / land  
 PADDOCKS AND PLAYING FIELD

*If vacant*

- last previous use
- when that use ceased

- Could any previous uses of the land have potentially contaminated the site?  
 yes  no

*If yes, please provide details such as a desktop study and/or intrusive investigation results. (see notes accompanying this form)*

- Is any adjoining land owned or controlled by the applicant?  
 yes  no

*If yes, outline the land blue on the location plan*



**5 TYPE OF APPLICATION (cont.)**

**Approval of reserved matters following outline planning permission?**

yes  no

*If yes, please state*

Date and reference number of outline planning permission. ....

Which matters are you applying for?

- Access? yes  no
- Appearance? yes  no
- Landscaping? yes  no
- Layout? yes  no
- Scale? yes  no

**Renewal of outline planning permission?**

yes  no

*If yes, please state*

Date and reference number of previous permission. ....

**Removal or variation of a condition on a planning permission?**

yes  no

*If yes, please state*

Date and reference number of previous permission. ....

Condition number. ....

**Renewal of a temporary planning permission?**

yes  no

*If yes, please state*

Date and reference number of previous permission. ....

**6 ADDITIONAL INFORMATION**

Proposed External Materials

State type, colour, manufacturer's product name and description, if known.

*(Where a number of different materials are to be used, you may wish to list and show them separately on the plans)*

- walls .....
- roof(s) .....
- windows .....
- paths, roads, and parking areas .....

Proposed Boundary Walls and Fences

Describe the height, materials and type of any proposed walls / fences or other screening

Proposed Works to Trees / Hedges

- Will any tree, or part of a tree (including its roots), be removed or pruned? yes  no
- Will any hedge, or part of a hedge (including its roots), be removed or pruned? yes  no
- Will there be any other works, such as changes to ground levels or excavations, that will affect trees on or off the site? yes  no

*If you have answered 'yes' to any question, show which trees / hedges will be affected on the layout plan, and ensure you have submitted tree protection details as requested in part C.*

Proposed Waste Disposal / Recycling Facilities

What facilities will be provided on site for the storage of bins and waste recycling facilities?  
TO BE DETERMINED AT THE RESERVED MATTERS STAGE

*Please show details on the layout plan.*

**6 ADDITIONAL INFORMATION (cont.)**

Existing and Proposed Parking

*(‘final total’ means the total number of spaces on completion of the development)*

	Existing	Lost	New	Final
Total car parking spaces			468	
Disabled parking spaces				
Cycle and motorcycle spaces and shelters			TBA	

Please show details of car and cycle parking spaces on your plan.

Proposed Drainage

Is the site within a floodplain or liable to flood?  
 yes  no

Have you submitted a flood risk assessment?  
 yes  no

*If no, why not?*  
 .....

How will surface water be disposed of?  
 TO DITCH WITHIN SOUTHERN BOUNDARY OF  
 SITE VIA BALANCING PONDS.....

How will foul drainage be disposed of?  
 TO MAINS SEWER.....

Will sustainable drainage systems (SUDS) or  
 technologies be applied?  
 yes  no

Disability Access

Have you submitted a Disability Access  
 Statement with your application?  
 (See notes accompanying this form)  
 yes  no

*If no, why not?*  
 TO BE DEALT WITH AT RESERVED MATTERS.....

Cambridge City Council Housing Development  
 and Design Guide

Have you submitted a statement showing how  
 your proposal complies with the guide?  
 (See notes accompanying this form)  
 yes  no

*If no, why not?*  
 SEE DESIGN AND ACCESS STATEMENT.....

Cambridge City Council’s Planning Obligation  
 Strategy

Have you submitted a unilateral undertaking or  
 proposed Heads of Terms for a planning obligation?  
 yes  no

*If no, why not?*  
 SEE PLANNING STATEMENT.....

**7 PLANS (see note 3)**

List and number all the plans you are sending  
 with this application.

- (attach separate list if necessary)*
- LOCATION PLAN ..... - 8495.13.01
  - SITE PLAN ..... - 8495.13.02
  - INDICATIVE MASTERPLAN..... - 425-1-101F
  - PUBLIC OPEN SPACE..... - 425-1-09E
  - BUILDING HEIGHTS..... - 425-1-01I
  - PARKING ALLOCATION..... - 425-1-08F

**8 I / WE APPLY FOR**

Approval of the development described in this  
 application and the accompanying plans

Signed G.P. HOLLIS Date 31.08.06

On behalf of THE BELL EDUCATIONAL TRUST LTD  
*(insert applicants name if signed by an agent)*

**Please note that your Planning Application is a public document, which anyone can look at. We will send you a receipt for your fee and a letter of acknowledgement for the application. Information given on this form may be held on computer files, but for your protection use of this information is regulated by the Data Protection Act 1984.**



#### 4 TRANSPORT

Number of typical daily movements to and from the site (including visitors)	Existing number		Estimated number (total)	
	in	out	in	out
Cars / light vans				
Heavy goods vehicles				
Person movements (walking)				
Person movements (cycling)				

##### Servicing

- Does the proposal include space for loading / unloading goods?

yes  no

*If yes, provide details of deliveries, and location and size of loading area in a written statement and on the plans.*

- What are the normal hours of servicing and delivery to and from the premises?
- .....

---

#### 5 PLANT AND VENTILATION (see note 5)

- Will the proposal include a ventilation, fume extraction system and/or odour control plant?

yes  no

- Will the proposal involve industrial processes, or use of industrial machinery?

yes  no

- Will measures be put in place to provide noise insulation for plant and machinery on the site?

yes  no

*If you have answered yes to any question, provide details in a written statement and show on the submitted plans.*

---

#### 6 WASTE DISPOSAL

- Will the proposal involve disposing of any trade effluents or trade refuse?

yes  no

- Will recycling facilities be provided on the site?

yes  no

*If yes, provide details of the nature, volume, and proposed means of disposal in a written statement and show on the submitted plans.*

---

#### 7 HAZARDOUS MATERIALS (see note 6)

- Will the development involve the use or storage of hazardous materials?

yes  no

*If yes, provide details of the nature, volume, storage method, and location of the materials in a written statement and on the plans.*

Please note that your Planning Application is a public document, which anyone can look at. We will send you a receipt for your fee and a letter of acknowledgement for the application. Information given on this form may be held on computer files, but for your protection use of this information is regulated by the Data Protection Act 1984.

**CAMBRIDGE CITY COUNCIL**  
**APPLICATION for PLANNING PERMISSION**



**NON-HOUSEHOLDER DEVELOPMENT**

**Town and Country Planning Act 1990**

*Please read the guidance notes accompanying this form. It is important that you answer all questions on this form.*

**PART C** To be completed for all major applications.

Major applications are classified as proposals for residential development proposing 10 or more dwellings or with a site area of 0.5 hectares or more AND other developments where the floor space to be built or change of use proposed is 1,000 sq.m. or more or with a site area of 1.0 hectare or more in size; or any combination of these.

The City Council requires the following information to be submitted with major applications, before they are registered. Please complete the checklist below. If you have not provided the information required, we shall return your application to you with a request for the outstanding information.

**DESIGN & ACCESS STATEMENT**

Have you submitted a written statement setting out the design & access principles behind the proposed development in accordance with the requirements of the Planning and Compulsory Purchase Act 2004?

yes  no

*If no, why not?*

.....  
.....

**TRANSPORT ASSESSMENT**

Have you submitted a transport assessment with this application?

yes  no

*If no, why not?*

.....  
.....

**DISABILITY ACCESS STATEMENT**

Have you submitted a Disability Access Statement with this application?

yes  no

*If no, why not?*

TO BE DEALT WITH AT RESERVED MATTERS...  
STAGE.....

**FLOODING**

Is the site within a floodplain or liable to flood?

yes  no

Have you submitted a flood risk assessment?

yes  no

*If no, why not?*

.....  
.....

**ENVIRONMENTAL IMPACT ASSESSMENT**

Does the proposed development require an Environmental Impact Assessment to be undertaken?

yes  no

Have you submitted an Environmental Statement?

yes  no

*If no, why not?*

SCREENING DIRECTION ISSUED BY GOVERNMENT  
OFFICE FOR THE EAST OF ENGLAND DATED  
27 MARCH 2006

**CAMBRIDGE CITY COUNCIL HOUSING DEVELOPMENT & DESIGN GUIDE**

Have you submitted a statement indicating how your proposal complies with the Guidance?

yes  no

*If no, why not?*

REFER TO DESIGN AND ACCESS STATEMENT

**CONTAMINATION**

Have you submitted a desk top study and / or a detailed investigation for the site contamination issues?

yes  no

*If no, why not?*

SITE HAS NOT BEEN DEVELOPED PREVIOUSLY

**CAMBRIDGE SUSTAINABLE DEVELOPMENT GUIDELINES**

Have you submitted a copy of the completed Sustainable Development Checklist and an accompanying Sustainability Statement?

yes  no

*If no, why not?*

**CAMBRIDGESHIRE BIODIVERSITY CHECKLIST**

Have you submitted a statement showing how your proposal complies with the objectives set out in the Biodiversity Checklist?

yes  no

*If no, why not?*

ECOLOGICAL APPRAISAL COVERS BIODIVERSITY ISSUES

**PROVISION OF PUBLIC ART AS PART OF NEW DEVELOPMENT SCHEMES**

Have you submitted a proposal for incorporating public art as part of this proposal?

yes  no

*If no, why not?*

SEE DESIGN AND ACCESS STATEMENT

**CAMBRIDGE CITY COUNCIL'S PLANNING OBLIGATION STRATEGY**

Have you submitted proposed Heads of Terms for a planning obligation?

yes  no

*If no, why not?*

SEE PLANNING STATEMENT

Have you completed the enclosed undertaking to meet the Council's legal costs in completing a planning obligation?

yes  no

*If no, why not?*

TO BE AGREED AT LATER STAGE

**TREE SURVEY AND PROTECTION**

Have you submitted:

1. Tree Constraints Plan  
yes  no

2. Tree Implication Assessments  
yes  no

3. Tree Protection Plan  
yes  no

*If no to 1, 2 or 3 why not?*

TO BE DEALT WITH AT THE RESERVED MATTERS STAGE

**Please note that your Planning Application is a public document, which anyone can look at. We will send you a receipt for your fee and a letter of acknowledgement for the application. Information given on this form may be held on computer files, but for your protection use of this information is regulated by the Data Protection Act.**



Please read the notes overleaf before completing any part of this form.

Form 2 (Rev)

**CAMBRIDGE CITY COUNCIL**  
CAMBRIDGESHIRE

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 66**

**CERTIFICATE A**  
**WHERE APPLICANT IS OWNER**

I HEREBY CERTIFY

- 1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- \*2. None of the land to which the application relates constitutes or forms part of an agricultural holding, or
- \*2. I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name of tenant	Address	Date of service of notice
----------------	---------	---------------------------

Signed ..... on behalf of ..... date .....  
 \*Delete where inappropriate see overleaf

**CERTIFICATE B**  
**WHERE THE APPLICANT IS NOT THE OWNER**

I HEREBY CERTIFY

- 1. ~~I have/the applicant has\* given the requisite notice to all the persons other than myself/the applicant\* who, 20 days before the date of the accompanying application were owners of any part of the land to which the application relates, viz:~~

Name of owner	Address	Date of service of notice
CAMBRIDGESHIRE COUNTY COUNCIL	SHIRE HALL, CASTLE HILL CAMBRIDGE CB3 0AP	31.08.06

- \*2. None of the land to which the application relates constitutes or forms part of an agricultural holding, or
- \*2. ~~I have/the applicant has\* given the requisite notice to every person other than myself/himself\* who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

Name of tenant	Address	Date of service of notice
----------------	---------	---------------------------

Signed *G.P. Hove* ..... on behalf of THE BELL EDUCATIONAL TRUST LTD ..... date 31.08.06 ..  
 \*Delete where inappropriate see overleaf

**NOTICE No.1**  
**NOTICE TO OWNERS/TENANTS**

PROPOSED DEVELOPMENT AT  
*Insert address or location of proposed development*

TAKE NOTICE that application is being made to the Cambridge City Council  
*Insert name of applicant*

for planning permission to  
*Insert description and address or location of proposed development*

If you should wish to make representations about the application, you should make them in writing within 20 days of the date of service of this notice to the Planning Department, The Guildhall, Cambridge CB2 3QJ Telephone 457200

Signed ..... on behalf of ..... date .....

**TOWN AND COUNTRY PLANNING ACT 1990**

**NOTICE NO. 1  
NOTICE TO OWNERS/TENANTS**

PROPOSED DEVELOPMENT AT  
LAND OFF BABRAHAM ROAD, CAMBRIDGE

TAKE NOTICE that application is being made to the Cambridge City Council by  
THE BELL EDUCATIONAL TRUST LTD

For planning permission to carry out

RESIDENTIAL DEVELOPMENT NOT EXCEEDING 347 DWELLINGS, COMPRISING  
HOUSES AND APARTMENTS, INCLUDING AFFORDABLE AND KEY WORKER  
HOUSING; STUDENT LIVING ACCOMMODATION FOR THE BELL LANGUAGE  
SCHOOL AND PUBLIC OPEN SPACE, WITH VEHICULAR ACCESS FROM  
BABRAHAM ROAD; AND ASSOCIATED ROADS, FOOTPATH/CYCLEWAYS AND  
DRAINAGE INFRASTRUCTURE (OUTLINE)

If you should wish to make representations about the application, you should make them in  
writing within 20 days of the date of service of this notice to the Planning Department, The  
Guildhall, Cambridge CB2 3QJ Telephone 01223 457200

Signed .....  .....

on behalf of THE BELL EDUCATIONAL TRUST LTD.

date ..... 31.08.06 .....