



Cambridge City Council Planning

Date: Tuesday, 13 June 2023

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

Timings are included for guidance only and cannot be guaranteed

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a two part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications

There will be a thirty minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote as to whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes

(Pages 7 - 32)

Part 1: Major Planning Applications

- 5 22-02646-REM Eddeva GB2 - Land at Newbury (Pages 33 -
Farm Report 10am 112)

Part 2: Minor/Other Planning Applications

6	22-05585-FUL Darwin Green Sports Pavilion Report 11am	(Pages 113 - 142)
7	22-05472-FUL 36 Amwell Road Report 11:30am	(Pages 143 - 164)
8	22-05590-FUL 25 Rawlyn Road Report 12noon	(Pages 165 - 192)
9	21-01791-FUL - 190 Green End Road Committee Report 12:30pm	(Pages 193 - 216)
10	22-04538-FUL 52 Alpha Road 1pm	(Pages 217 - 238)
11	22-05304-FUL 286 Cherry Hinton Road Report 1:30pm	(Pages 239 - 260)
12	23-00184-S73 85 Coleridge Road Report 2pm	(Pages 261 - 266)
13	22-04718-FUL 34 Cherry Hinton Road Report 2:30pm	(Pages 267 - 280)

Planning Members: Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Levien, Porrer and Thornburrow

Alternates: Flaubert, Gilderdale, Howard, Nestor and Nethsingha

Information for the public

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- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

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Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

Appendix 1 – Planning Policies and Guidance

(Updated September 2020)

1.0 Central Government Advice

1.1 National Planning Policy Framework (NPPF) February 2019 – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

1.2 Planning Practice Guidance (NPPG)

The guidance complements the National Planning Policy Framework and provides advice on how to deliver its policies.

1.3 Circular 11/95 – The Use of Conditions in Planning Permissions (Appendix A only): Model conditions.

Planning Obligations

1.4 Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

Paragraph 122 Places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The 2019 amendments to the regulations removed the previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.

2.0 Development Plans

2.1 The Cambridgeshire and Peterborough Minerals and Waste Plan 2011

2.2 Cambridge Local Plan 2018

3.0 Supplementary Planning Documents

3.1 Sustainable Design and Construction 2020

3.2 Cambridge Flood and Water 2018

3.3 Affordable Housing 2008

3.4 Planning Obligations Strategy 2004

Development Frameworks and Briefs

3.5 The New Museums Site Development Framework (March 2016)

3.6 Ridgeons site Planning and Development Brief (July 2016)

3.7 Mitcham's Corner Development Framework (January 2017)

3.8 Mill Road Depot Planning and Development Brief (March 2017)

3.9 Land North of Cherry Hinton (February 2018)

3.10 Grafton Area of Major Change - Masterplan and Guidance (February 2018)

4.0 Use Classes

Use	Previous Use Class	New Use Class (Sept 2020)
Shops	A1	E
Financial and Professional Services	A2	E
Café and Restaurant	A3	E
Pub/drinking establishment	A4	Sui Generis
Take-away	A5	Sui Generis
Offices, Research, Light industry	B1	E
General Industry	B2	B2
Storage and Distribution	B8	B8
Hotels, Guest Houses	C1	C1
Residential Institutions	C2	C2
Gymnasiums	D2	E

Clinics, health centres	D1	E
Cinemas, concert halls, dance halls, bingo	D2	Sui Generis

PLANNING

29 March 2023

10.00 am - 3.10 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Dryden, Gawthrope Wood, Page-Croft, Porrer and Thornburrow

Development and Planning Compliance Manager: Toby Williams

Legal Adviser: Keith Barber

Senior Planner: Nick Yager

Senior Planner: Tom Chenery

Arboricultural Officer: Joanna Davies

Committee Manager: Claire Tunnicliffe

Meeting Producer: James Goddard

FOR THE INFORMATION OF THE COUNCIL**23/25/Plan Apologies**

Apologies were received from Councillors Baigent, Bennett and Collis.

23/26/Plan Declarations of Interest

Name	Item	Interest
Councillor Gawthrope Wood	23/31/Plan	Personal: Lives close to the application address but remained unfettered.
Councillor Porrer	23/32/Plan	Personal: Application was in Councillor's ward but had not been involved in any discussion. Discretion unfettered

23/27/Plan Minutes

The minutes of the meetings held on 7 February and 1 March 2023 were approved as a correct record and signed by the Chair.

23/28/Plan 22/05100/FUL-196 Green End Road 10.00am

The Committee received an application for full planning permission.

The application sought approval for construction of 9 No apartments comprising 8 No. 1 bedroom flats and 1 No. Studio flat along with ground floor commercial space, car/cycle parking and associated infrastructure (Resubmission of 22/01504/FUL):

The Senior Planner updated their report by referring to updated condition wording with the amendment of condition 8 and removal of condition 29 details on the amendment sheet. The amendment sheet also corrected an error for the following:

- Para 8.58 Space Standards Table

Within Space Standards Table – Unit 9.

Number of Bed spaces (persons) the floor plans show a single bed and therefore one bed spaces (not two this was a typing error).

The proposed unit still meets the space standards requirements as 37.1 m². Difference in size was still 0.1m².

Councillor Thornburrow proposed additional conditions to the Officer's recommendation.

- The two additional flats must comply with part O of the Building Regulations.
- Installation of letterboxes must meet policy 57g of the Cambridge Local Plan.

These amendments were **carried unanimously**.

Councillor Porrer proposed amendments to the Officer's recommendation:

- Access to the roof terrace was restricted to tenant only, accessible by key fobs.
- Information on the permission to advise that the upper level should be light in colour for officers to discharge.

The amendments were **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted delegated to officers), subject to:

- Amendment to condition 8.
- Removal of condition 29.

- iii. Additional condition with reference to part O (over heating) of the building regulations.
- iv. Additional condition with reference to letter boxes.
- v. Additional informative with regards to access to the roof terrace for residents and their guests.
- vi. Additional informative to a light tone of colour being used for the upper level of the building.

23/29/Plan 22/02657/FUL-237 Hills Road 10.30am

The Committee received an application for full planning permission.

The application sought approval for erection of two dwellings with garage, parking, landscaping and associated ancillary works to replace the existing dwelling and garage.

The Senior Planning Officer updated their report by referring to the amendment sheet as follows:

Expanded neighbour objections:

- Plot 1 was too close to the neighbouring dwellings, appears oppressive, overbearing and would overshadow the neighbouring dwellings and their gardens
- The Daylight and Sun Light Report failed to consider the rear gardens of dwellings to the northeast
- Plot 1 being a 2.5 storey high dwelling, was excessive in scale and mass, the current building was only 2 storeys tall
- Plot 1 had a negative impact on residential amenity due to overlooking, particularly on the eastern elevation. There was currently no first-floor fenestration facing this direction. were 2-bedroom windows plus a bathroom and en-suite windows at first floor level and a further 2 bedrooms at 2nd floor level were proposed.
- There was a boundary drafting error on the plans
- A neighbouring dwelling had only been allowed a single storey dwelling when they applied for a new dwelling in their rear garden space in 2016.
- Would the fern trees on the existing access be cut down to an acceptable height?

A letter had been received from the Day Light and Sunlight Assessor (Right of Light Consulting, Dated 23 March 2023)

“Paragraph 9.51 of the committee report states “Officers accept the findings of the report, however, were of the view that the large Beech (T5) in neighbouring 1 Hills Avenue has not been included in the calculations.

The applicant confirms this was not the case and that all the existing surrounding trees (including T1 and T5) have been included in the calculations.

The results confirm that, when considering the surrounding trees, all proposed habitable rooms would surpass their minimum BRE daylight winter targets. The results therefore conclude that daylight year-round was likely to be adequate.

Paragraph 9.52 of the committee report notes that section 3.7.7 of our report states “For the purpose of our assessment, we have therefore discounted the overshadowing effect of deciduous trees”.

The applicant confirmed the above extract was only in connection to the overshadowing to gardens and open spaces test. The full paragraph 3.7.7 states:

“For the gardens and open spaces test, the guides states that trees and shrubs were not normally included in the calculation unless a dense belt or group of evergreens is specifically planned as a windbreak or for privacy purposes. This is partly because the dappled shade of a tree is more pleasant than the deep shadow of a building. For the purpose of our assessment, we have therefore discounted the overshadowing effect of deciduous trees.”

The results of the overshadowing test confirm that 89% of the amenity area of Plot 2 achieves 2 hours of sunlight on the 21 March (against the BRE target of 50%).

For completeness, had applied the overshadowing test to gardens and open spaces. For the purpose of this analysis, had treated the trees as opaque objects. The results confirmed (on this basis) 77% of the amenity area of Plot 2 would still achieve 2 hours of sunlight on the 21 March. This was significantly better than the BRE target of 50%.

Concluding: The applicant ‘remains of the opinion that the proposed design satisfies all of the requirements set out in the BRE guide ‘Site Layout Planning for Daylight and Sunlight’. In our professional opinion, the proposed design would provide the development’s future occupiers with adequate levels of

natural light and the impact of the existing trees on the light attainable should not warrant a planning refusal.’

The Committee received a representation in objection to the application from a resident of 4 Cavendish Avenue presented on their behalf by a family member:

- i. Had strong concerns regarding the proposals to erect 2 large houses at 237 Hills Road, in particular Plot 1, which would be sited close to the western boundary of a private rear garden.
- ii. Concerns were related to the impact of the proposed house at Plot 1 upon the residential amenity of 4 Cavendish Avenue, its garden, and rooms to the rear of the property.
- iii. The proposal at Plot 1 was for a house with its accommodation spread over 3 floors, the development was far larger than the house it would replace and with the rear eastern elevation of the proposed house being down to only 8.7m away from the boundary of No 4.
- iv. Of particular concern was that this rear eastern elevation of Plot 1 contains bedroom windows (four windows) at first and second floor level (2 windows) which would overlook into the rear garden of No 4 and across to the rear of 4 Cavendish Court.
- v. Having previously expressed concerns in this matter, disappointed that the Planning Officer has not visited 4 Cavendish Court to better assess the likely impact of Plot 1 upon the loss of amenity of our private garden and the rooms at the rear of our house.
- vi. The proposed house at Plot 1 was far larger in its scale, massing, and height than for the existing 2 storey house at 237, the new house was also far closer to 4 Cavendish Court and as such would be domineering and wholly inappropriate given its location at the rear of neighbouring properties.
- vii. The existing house at 237 only has 3 small ground floor windows on its eastern elevation and as such causes no overlooking of 4 Cavendish Court and that of our neighbour.
- viii. Members would be aware, the Council's Local Plan contained Policy 52 which sought to protect garden land and the subdivision of existing dwelling plots. It only allowed development where “*the amenity and privacy of neighbouring, existing and new properties were protected*” which the proposals for No 237 failed to achieve.
- ix. The size and scale of Plot 1 was excessive, domineering and entirely inappropriate for its location, given its close proximity to neighbouring properties.

- x. The property at No 4 was granted planning permission in 2017 for a new dwelling within the rear garden. The design of the property followed a pre application planning enquiry and then the withdrawal of a subsequent planning application following strong advice received from the Planning Officer relating to the potential impact upon neighbouring property and so the approved scheme was restricted to having only a single storey above ground level whereas Plot 1 at 237 was proposing 3 floors in a similar location.
- xi. Understood that it would be reasonable to replace the existing house at 237 with a more sustainable property but strongly felt this should be smaller in its scale and massing and 2 storeys in height at most. Strongly felt that any replacement dwelling should not be at the cost of such an unacceptable level of harmful impact upon 4 Cavendish Court.
- xii. Request that Members refused the planning application in line with the Officer's recommendation.

The Committee then received a second representative in objection which covered the following issues:

- i. Would like to bring to the Committee's attention a safety issue concerning a group of Leylandii trees bordering the boundary between numbers 237 and 239 Hills Road.
- ii. The Leylandii trees in question were on the boundary between the small access lane leading from Hills Road to the site of No 237, and opposite the north walls of Homerton Court. If any of these were to fall during a severe gale, there was a considerable danger that they would fall in the direction of one or more Homerton Court flats.
- iii. Understood tree legislation, Section 66 states: Leylandii trees must not be more than 2 meters tall ... the objection was not about screening but the danger of damage to property.
- iv. Over-height Leylandii were in danger of falling over in strong winds. The trees in question were over the permitted limit and unless they were regularly pruned there would be, there was a danger in extreme weather of one or more falling over the boundary on to the North side of Homerton Court.
- v. Leylandii trees grow at 75-90 cm a year which was likely to incur an owner considerable cost into the far future. It would be sensible to require any owner to have them removed as a condition of planning consent. Given concerns about Climate Change, the danger was likely to grow.

- vi. The trees were not a pretty sight. There was plenty of other foliage, and new trees of a safer variety can restore an adequate screen for all concerned on both sides of the boundary.
- vii. The papers for this application show the extreme care that the planning authority takes to ensure that housing plots were safe, were attractive between one neighbour and the next. and should be maintained for the good of all who live there. Having a potentially rogue plantation permanently threatening one neighbour by the next was hardly in that spirit.

Mrs Kathryn Slater (Agent) addressed the Committee in support of the application.

Councillor Thornburrow proposed an amendment to the Officer's first reason for refusal to reference climate change and the provision not being on a similar basis.

This amendment was carried unanimously.

Councilor Gawthrope Wood proposed additional reasons for refusal concerning scale, design and massing which related to Cambridge Local polices 52, 55, 56, 57 and 59

This amendment was carried unanimously.

The Committee:

- i. **Unanimously resolved** to refuse the application for planning permission in accordance with the officer recommendation as amended, for the reasons set out in the officer report.
- ii. Delegated authority to officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the additional reason for refusal concerning scale, design and massing.

23/30/Plan 22/04755/FUL-40 and 42 Natal Road 11.00am

The Committee received an application for full planning permission.

The application sought approval for erection of new dwelling following demolition of existing garage.

The Senior Planner updated their report by referring to the amendment sheet with the amendment to conditions 17 &19 which were as follows:

Insertion of the word 'not' into the following sentence:

9.35 To the rear/east of the application site were a number of residential dwellings (No.44, 46 and 46a Natal Road). The proposal was far enough removed from these neighbouring dwellings so that it would not cause any undue loss of light, overshadowing or appear overbearing to these nearby properties.

Condition 17 Amended to:

No development shall take place above ground level, except for demolition, until a scheme providing details of the flood resilience measures and a flood resilience plan that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

Reasons: To reduce the risk of flooding to the proposed development and future occupants. Section 14 NPPF and Policy 32 of the Local Plan

Condition 19 Amended to:

Prior to the occupation of the development, hereby permitted, the first floor windows on the rear/eastern elevation shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent for a minimum of 1.7m from the finished floor level of the associated bedroom. The glazing shall be non-openable, except in case of emergency, below 1.7m from finished floor level and thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57

The Committee:

Resolved (by 5 votes to 1) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, including the amendments to conditions 17&19 as outlined in the amendment sheet.

23/31/Plan 22/04055/HFUL-90 Roseford Road 11.30am

The Committee received an application for full planning permission.

The application sought approval for a two Storey Side Extension.

The Committee received representation in objection to the application from a resident of Roseford Road (written statement read by Committee Manager):

The representation covered the following issues:

- i. Design and outlay were intrusive and totally unsympathetic to existing properties along Roseford Road.
- ii. Design (layout; mass; scale; size and position) would cause an undue loss of amenity value; space and boundary to 92 Roseford Road.
- iii. The planning application eliminated separation and the private amenity space significantly between the two properties.
- iv. The proposed extension was not in keeping with the property or surrounding area. Number 90 was a semi-detached property with number 88 and adjacent to number 90 was number 92, a semi-detached property with number 94. This would result in unacceptable overlook, severe overshadow (by extending so far out from the side) and would visually dominate the neighbouring property.
- v. The application would be detrimental for the occupiers of 92 Roseford Road in that it would lead to the terracing effect of a desirable semi-detached property along a road which was characterised by adequately, legally and regularly distanced spaced houses.
- vi. The proposed extension would have an adverse impact on the setting and severely disrupt the rhythm of Roseford Road and thereby seriously harm the visual character of our property and the area. It was not in keeping with the "street scene" and makes no attempt to complement or enhance the environment. It fails to maintain the prevailing character of existing high-quality semi-detached properties within the surrounding local area.
- vii. This proposed plan would significantly cut out enhanced natural light leading to and from the rear side entrance along the boundary wall which was used on a regular basis.
- viii. Disabled aunt was 83 years of age and needed to live more safely. The proposed extension would result in a severe loss of natural lighting that would have a negative impact.
- ix. No attempt had been made to set the application back at a legal and reasonable distance and maintain or respect the neighbouring property's privacy, which would no longer be protected and would certainly undermine quality of life.

- x. It had taken six months and eight unjustifiable extension requests of the statutory timeframe (each varying in length) to allow the applicant to make adequate alterations. However, the last amended application plans/elevations set back the upper storey of the proposed side extension by an inadequate 300mm (30cm).
- xi. Strongly feel 300mm (30cm) was insulting and unreasonable. It remains unacceptable and was wholly insufficient to remove the terracing effect. It also remains unacceptable in relation to the character and appearance of the area and neighbouring amenity.
- xii. Upon investigation and scrutiny, can easily surmise that previous and similar extensions were approved simply because no objections were raised, or minimal and basic conditions were attached. Nonetheless, just because these were approved, these have no direct correlation or relevance to the case in question. Each case was individual and every property along Roseford Road was different and unique. One size did not fit all.
- xiii. Proposed developments that have been refused in the past, factors included height; bulk and its position abutting the boundary with the unattached neighbouring dwellings that unreasonably dominates and encloses the property. It would, as a consequence give rise to the potential for the creation of a terracing effect and erode the gap between the houses that was part of the overall character, which had a more open and spacious feel than many other in the wider area. Failure in responding to its context or to relate satisfactorily to its surroundings. This was the case here.
- xiv. The proposal was clearly contrary to Policy 55: Responding to context of the Cambridge Local Plan (2018) c. as it has not used appropriate local characteristics to inform the use, siting, massing, scale and form in its design. The proposal was also contrary to Policy 58: Altering and extending existing buildings (Cambridge Local Plan 2018) f. as it does not respect the space between buildings. The proposal was therefore contrary to Policy 58: Altering and extending existing buildings (Cambridge Local Plan 2018) b. and e. as it was not sympathetic to the existing building and surrounding area, and it unacceptably overlooks, overshadows and visually dominates the neighbouring property.

Mrs Patrycja Szelag (Applicant) addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

23/32/Plan TPO/13/2023-1 Brunswick Walk 12.00pm

The Committee received an application for confirmation of TPO/13/2023 subject to the removal of T2 from the schedule and TPO Plan.

The Committee received a representation in objection to the application from a representative of Hayden's Arboricultural Consultants:

- i. TPO legislation removed the right of individuals to manage their own trees without consent of the local planning authority.
- ii. It was incumbent on local authorities that TPO were administered with great care, detail and responsibility.
- iii. Considered TPO/13/2023 inappropriate for the following reasons:
 - The order was factually incorrect as T2 had been removed.
 - The TPO had been incorrectly dated. It was served on the 15th and therefore invalid.
 - The TPO was not signed at the time of serving; so was not a valid legal document.
 - At no point of the process were the trees inspected by the Case Officer.
 - There was no record or detail provided of the Case Officer's assessment of the visual immunity in line with policy P2 of the Cambridge Tree Strategy to provide justification for serving the order.
 - Had undertaken a Tree Evaluation Method for Preservation Order (TEMPO) assessment which assesses the relevance and suitability of the TPO which resulted in score of eight. TEMPO guidance stated that trees with a score between seven and ten do not merit a TPO.
 - The threat to the wall from the young semi mature trees had been ignored irrespective of the information and photographs submitted.
- iv. To expect the owner to wait for damage to occur and be financially responsible for the associated costs was unfair and irresponsible.

- v. The TPO was an inappropriate overreaction to a proposed removal of several relatively small ornamental trees of limited visual immunity behind a small boundary wall in a small rear garden.
- vi. The TPO had been served in a response to a planning application which had been withdrawn but was still being processed by the Council.
- vii. Given all the above, together with the mismanagement of the process for this and the previous tree protection order, would recommend that the Committee refused to accept the Officer's recommendation.

The Committee:

Resolved unanimously to accept the officer recommendation and grant permission of TPO/13/2023 subject to the removal of T2 from the schedule and TPO Plan.

The meeting ended at 3.10 pm

CHAIR

PLANNING

26 April 2023

10.30 am - 4.15 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Collis, Dryden, Gawthrop Wood, Levien, Porrer and Thornburrow

Also present Councillor: Bick

Officers:

Delivery Manager: Toby Williams

Senior Planner: Charlotte Spencer

Senior Planner: Amy Stocks

Senior Planner: Alice Young

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Chris Connor

FOR THE INFORMATION OF THE COUNCIL**23/34/Plan Apologies**

Apologies were received from Councillor Page-Croft (Councillor Levien attended as Alternate).

23/35/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Bennett	23/37/Plan	Personal: Application in same road as she lived, albeit some distance away. Discretion unfettered.
Councillor Porrer	23/38/Plan	Personal and prejudicial: Had interacted as Ward Councillor on

		this application.
Councillor Thornburrow	23/39/Plan	Personal: Application in her ward. Discretion unfettered.
Councillor Bennett	23/43/Plan	Personal: Application in her ward. Discretion unfettered.
Councillor Porrer	23/44/Plan	Personal: This was an Anglia Ruskin application and she worked for ARU. Discretion unfettered.

23/36/Plan Minutes

No minutes were presented for review.

23/37/Plan 22-04356-FUL 185-189 Newmarket and 1 Godesdone Road

The Committee received an application for full planning permission.

The application sought approval for conversion and extensions to the existing buildings including demolition of the existing block to the rear of 1 Godesdone Road to deliver a mixed use development comprising a ground floor retail space and 12 1xbed residential units (net increase 9) to the rear and above along with cycle parking and associated infrastructure.

The Senior Planner updated her report by referring to revised text on the Amendment Sheet.

Councillor Thornburrow proposed amendments to the Officer's recommendation to include informatives requesting the following:

- i. Details about brick pillar and structural design of the glass building corner.
- ii. More light/ventilation to flat 5 such as a studio layout.

The amendments were **carried unanimously**.

Councillor Gawthrope Wood proposed amendments to the Officer's recommendation to include informatives requesting the following:

- i. Additional retail cycle parking.
- ii. To encourage the use of solar panels and all energy efficient renewable measures by the scheme.

The amendments were **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions set out in the Officer's report and amendment sheet;
- ii. delegated authority to officers to resolve the Anglian Water representation issue;
- iii. delegated authority to officers to revise condition 32 to include all utilities;
- iv. informatives included on the planning permission in respect of:
 - a. details about brick pillar and structural design of the glass building corner;
 - b. retail cycle parking;
 - c. use of solar panels and all energy efficient renewable measures by the scheme should be encouraged;
 - d. suggested changes to the internal layout of flat 5 to include more light/ventilation, studio layout encouraged.

23/38/Plan 22-04491-FUL 2-14 Fitzroy Street

Councillor Porrer withdrew from the meeting for this item and did not participate in the discussion or decision making.

The Committee received an application for full planning permission.

The application sought approval for refurbishment and extension, including terrace and replacement plant and flue at roof top level, external alterations and re-ordering of service yard, parking provision, replacement plant and new bin and plant enclosure.

The Senior Planner updated her report by referring to updated wording to condition 21 in her presentation.

21. The back up power unit with battery storage, hereby approved, shall not be installed until technical details of the **back up** power system has been submitted to, and agreed in writing with the Local Planning Authority. The details shall include predicted noise levels and if necessary, a detailed noise impact assessment. The approved system shall be installed, maintained and operated in accordance with the approved details.

The Committee received a representation in objection to the application from a resident of New Square:

- i. The style of architecture does not fit into the character of the area.
- ii. Concern over hazardous material storage on site.
- iii. To protect neighbours' amenity, could the proposed slatted screen with shrubbery around the employees' amenity area be replaced with a solid screen up to head height to stop noise?
- iv. Has limited view of skyline at present from his property. This would be reduced even more by the application that would add another storey to the existing building plus a 3.8m chimney that takes away fumes from the lab.
- v. Expressed concern that siting an urban lab chimney in a residential area would exacerbate air quality issues.

Mr Seddon (Applicant's Agent) addressed the Committee in support of the application.

Councillor Bick (Ward Councillor) addressed the Committee about the application:

- i. As a result of the Central Government review of change of use classification, less oversight was required to change shops into urban labs.
- ii. Shopping habits had changed and there was less demand for retail outlets.
- iii. There was a need to ensure remaining shops were viable when others nearby had closed.
- iv. Urban labs needed to be appropriate for the area.
- v. Asked the Committee to listen to representations from neighbours to ensure appropriate conditions were in place to mitigate the impact of the urban lab on residents.

- vi. Expressed concern the lab would evict viable shops instead of using empty properties. Thanked the applicant for listening to Ward Councillors and residents' concerns about the loss of retail units, also for the re-installation of Waitrose on site. Awaited news on whether Greggs could be located on site.

Councillor Gawthrope Wood proposed an amendment to the Officer's recommendation by way of an informative to encourage use of solar panels and all energy efficient renewable measures by the scheme.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 6 votes to 0 with 2 abstentions) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to condition 21 and the informative relating to encouraging use of energy efficient renewable measures.

23/39/Plan 22-05493-S73 1 Fitzwilliam Road (with basement)

The Committee received a S73 application to vary condition 2 (approved drawings) of ref: 19/1141/FUL (demolition of existing building and construction of three dwellings) to allow for minor material amendments including the retention of basements.

The Senior Planner updated her report by referring to the Amendment Sheet:

- i. Amendments to text.
- ii. New condition 28: Those windows shown to be obscure glazed on the approved plans shall be obscured to at least Pilkington level 3 prior to occupation of the dwelling(s) and shall be retained as such for the lifetime of the development. Any openings shall be above 1.7m from the internal finished floor level nearest the respective window unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity (Cambridge Local Plan policies 55, 56, 57)

The Senior Planner also provided an update during their presentation:

- i. There was a discrepancy over the location of the basement staircase (now corrected on plans in presentation).
- ii. A window was added back into bedroom 4 on floor 3 – which had originally been missing from the plans.

The Committee received a representation in objection to the application from a resident of Clarendon Road (written statement read by Committee Manager):

- i. Comments referred to both 22/05493/S73 and 22/05093/S73 Section 73 applications.
- ii. The last Section 73 application was rejected by Officers due to exceeding the number of car parking spaces allowed and because it would reduce on-street parking provision in an area of high demand.
- iii. 6 car parking spaces still breached City Council parking policy. The number of spaces should be limited to 3 as there were 3 houses and the site was in the Controlled Parking Zone.
- iv. The loss of 2 residents' parking bays, one from Fitzwilliam Road and one from Clarendon Road, would exacerbate existing parking stress. It was out of character for the Conservation Area to have so many car spaces on the site, which would dominate the streetscape.
- v. Several properties on Fitzwilliam Road had no off-street parking so many residents only used on-street parking bays. The new primary school and nursery at the other end of Fitzwilliam Road had caused a considerable increase in parking pressure.
- vi. There was a significant change to the east elevation of Plot 3. The new first floor window was four times wider than other windows on this elevation and would lead to loss of privacy for residents living opposite in the Kaleidoscope flats.
- vii. The cycle parking layout was inadequate and did not meet City Council cycle parking standards in the Local Plan.
- viii. The site plan showed 12 of the cycle spaces in 3 cycle stores in the back gardens. These cycle stores would be difficult to access. To reach their bikes, more than 30 residents would wheel them through gardens and alleyways to reach the road.
- ix. Cycle parking in back gardens was contrary to Cycle Parking standards which stated that it should be at the front of the house and be at least as convenient as the car parking.

- x. Therefore, the 3 extra car spaces on the Clarendon Road side of the site should be replaced by cycle stores.
- xi. The dominance of car parking had compromised the landscaping and the potential to improve biodiversity on the site. As well as breaching Local Plan standards, this excessive level could not be justified on the grounds of character, sustainability and air quality. It would set a precedent for other residential developments in the Controlled Parking Zone. Urged Councillors to reject both Section 73 applications and asked the developers to revise their plans.

Mr McKeown (Applicant's Agent) addressed the Committee in support of the application.

Councillor Gawthrope Wood proposed an amendment to the Officer's recommendation that condition 23 should refer to the most up to date building regulations regarding solar glazing and other energy efficiency measures.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the s73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer [report and amendment sheet] (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the new condition 28, plus the revision to condition 23 to refer to the most up to date building regulations.

23/40/Plan 22-05093-S73 1 Fitzwilliam Road (no basement)

The Committee received an s73 application to vary condition 2 (approved drawings) of ref: 19/1141/FUL (Demolition of existing building and construction of three dwellings) to allow for minor material amendments.

The Senior Planner updated her report by referring to the Amendment Sheet:

- i. Amendments to text.
- ii. New condition 28: Those windows shown to be obscure glazed on the approved plans shall be obscured to at least Pilkington level 3 prior to occupation of the dwelling(s) and shall be retained as such for the lifetime of the development. Any openings shall be above 1.7m from the

internal finished floor level nearest the respective window unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity (Cambridge Local Plan policies 55, 56, 57)

The Senior Planner also provided an update during their presentation:

- iii. There was a discrepancy over the location of the basement staircase (now corrected on plans in presentation).
- iv. A window was added back into bedroom 4 on floor 3 – which had originally been missing from the plans.

The Committee received a representation in objection to the application from a resident of Clarendon Road (written statement read by Committee Manager).

Mr McKeown (Applicant's Agent) addressed the Committee in support of the application.

Councillor Gawthorpe Wood proposed an amendment to the Officer's recommendation that condition 23 should refer to the most up to date building regulations regarding solar glazing and other energy efficiency measures.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the s73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer [report and amendment sheet] (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the new condition 28, plus the revision to condition 23 to refer to the most up to date building regulations.

23/41/Plan 22-04180-FUL 136 Mowbray Road

The Committee received an application for full planning permission.

The application sought approval for division of existing property into 2no. 2bed flats, single storey rear and two storey side extensions and a partial first floor extension.

The Committee received a representation in objection to the application from a resident of Mowbray Road:

- i. 136 was due south of my property and already set back further within its plot. Significant first floor extensions to the side and rear would have a significant negative impact in terms of loss of light and overshadowing, exacerbated by the position to the south. This would see an overbearing form of development contrary to Policy 53, part d.
- ii. The application included some limited daylight and sunlight assessments which comprised a brief dismissal of concerns in terms of the impact upon my property as first floor windows were stated as not 'habitable'. These assessments were just one aspect of amenity. The development would have a significant impact by being visually oppressive and overshadowing my property and garden, as acknowledged in the officer's report to committee. "I object to paragraph 8.59 of the report stating the harm done to my garden by reason of enclosure is outweighed by the provision of an additional residential unit".
- iii. The proposals would have an unacceptable impact on the character of the area for the following reasons:
 - a. The design comprises significant overdevelopment.
 - b. The flat-roofed rear extension was of poor design relating poorly to the current property and wider surroundings.
 - c. The two-storey side extension erodes the space at first floor level and creates a terracing effect contrary to the character of this section of Mowbray Road, characterised by pairs of semi-detached houses with gaps between.
 - d. The parking arrangement was unacceptable in highway safety terms as vehicles cannot turn and exit the site in forward gear leading to reversing onto the busy A1134 Mowbray Road across the pavement and cycle lane.
- iv. Issues with the application which should have been corrected before it came before planning committee were:
 - a. The baseline shown on the existing plans included existing extensions to the side and front that had already been made to the property without the necessary planning permission. Despite concerns being raised on 4 separate occasions in writing, no action has been taken against these extensions.

- b. There was no consultation on any of the amended plans or documents for the application.
- c. The drawings continuously refer to 'concept' plans, which were incorrect for a full planning application.
- d. Requests for the planning officer to view the site from Objector's property had been dismissed.
- v. In summary, the proposals comprised significant overdevelopment of this semi-detached property to create 2 flats to benefit the landlord of 136 whilst having a significant, unacceptable impact and detriment to my residential amenity through overshadowing and an oppressive form of development. The proposals were of poor design, which would negatively impact upon the surroundings and raise concerns for walkers, cyclists and other vehicles as cars reverse onto Mowbray Road.
- vi. Asked that committee refused planning permission for this application as it was contrary to policy 53.

Ms Sanna (Applicant's Agent) addressed the Committee in support of the application.

Councillor Thornburrow proposed an amendment to the Officer's recommendation to refer to the most up to date building regulations regarding solar glazing and other energy efficiency measures by way of an informative.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 8 votes to 0 with 1 abstention) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted), plus the new informative relating to building regulations.

23/42/Plan 21-00526-FUL 2 Galfrid Road

The Committee received an application for change of use of dwelling from small house in multiple occupation (HMO) to large scale 7 no. person HMO (Sui Generis), including use of the existing rear L-shape extension and retrospective permission for the existing rear L-shape extension.

The Senior Planner updated her report by referring to the Amendment Sheet:

- i. Amendments to text.
- ii. Revised condition 4 wording: “Notwithstanding the approved plans, the cycle shelter shall have a green biodiverse roof and the development shall not be occupied or the permitted use commenced until the cycle shelter has been erected.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).”

Councillor Thornburrow proposed an amendment to the Officer’s recommendation that space should be specified in rooms to ensure the property met HMO standards.

This amendment was **carried unanimously**.

Councilor Porrer proposed and Councillor Collis seconded deferring the application to:

- i. Seek information on the difference between ‘before’ and ‘after’ retrospective work that had taken place on the extension.
- ii. Clarify if the property met fire safety and council HMO policy requirements.

The Committee:

Unanimously resolved to defer the application.

23/43/Plan 20-04107-s106a 55-68-84-97 Hampden Gardens

The Committee received an application for the modification of planning obligations contained in a S106 Agreement dated 23rd May 2005 pursuant to planning permission C/03/0922.

The Committee:

Unanimously resolved to grant the application for the modification of planning obligations in accordance with the Officer recommendation, for the reasons set out in the Officer’s report, and subject to the conditions recommended by the Officer.

23/44/Plan 22-04926-S106A 315-349 Mill Road

The Committee received an application for the modification of planning obligations contained in a S106 agreement dated 12th October 2015 ref: 14/1496/FUL.

The Senior Planner updated her report by referring to the Amendment Sheet:

- i. Amendments to text.
- ii. Amendments to recommendation:
 - a. the application to vary the restrictions contained within Schedule 5 of the existing S106 Agreement relating to occupation of the student accommodation block as set out at para. 7.3; and
 - b. the completed s106A Deed of Variation provides for the payment of the monitoring fees specified in paras 6.8 and 7.18 of the Officer's report.

Councilor Porrer proposed and Councillor Bennett seconded deferring the application to clarify:

- i. Site usage.
- ii. Definition of the term 'delegate'.

The Committee:

Resolved (by 7 votes to 1) to defer the application.

23/45/Plan Member Training

Noted.

23/46/Plan Confidential Item 21-05549-FUL Emperor PH 21 Hills Road

The Planning Committee resolved to exclude members of the public from the meeting on the grounds that, if they were present, there would be disclosure to them of information defined as exempt from publication by virtue of paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

The Committee received a report regarding The Emperor, 21 Hills Road, reference 21/05549/FUL was reported to City Planning Committee on 5th October 2022 with an officer recommendation for approval. The Planning Committee resolved to refuse the application.

An appeal has been lodged against this decision.

The Committee:

Unanimously resolved to accept the officer recommendation regarding conducting the Council's case.

The meeting ended at 4.15 pm

CHAIR

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Planning Committee Date	13 th June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/02646/REM
Site	Land at Newbury Farm, Babraham Road, Cambridge.
Ward / Parish	Queen Edith's
Proposal	Reserved matters application for appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 pursuant to outline approval 19/1168/NMA1.
Applicant	This Land Ltd.
Presenting Officer	Kate Poyser
Reason Reported to Committee	Third party representations and Application raises special planning policy or other considerations.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Whether the application is in accordance with the outline planning permission.2. Design and layout3. Highway safety4. Car and cycle parking4. Affordable Housing5. Sustainability6. Water management

- 7. Biodiversity
- 8. Environmental health impacts

Recommendation

APPROVE this reserved matters application subject to conditions and informatives as detailed in this report with delegated authority to officers to carry through minor amendments to those conditions and informatives prior to the issuing of the planning permission.

Part discharge of the following planning conditions on the outline consent in relation to this reserved matters only:

- Condition 1 – Reserved Matters
- Condition 9 – Tree Planting and Landscape Strategy
- Condition 10 – Dwelling Mix
- Condition 11 – Residential Space Standards
- Condition 12 – Surface Water Drainage Strategy
- Condition 13 – Carbon Reduction Statement
- Condition 14 – Water Conservation Strategy
- Condition 15 – Sustainability Statement
- Condition 17 – Noise Assessment
- Condition 19 – Artificial Lighting Scheme

0.0 Contents

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1.0 Executive Summary

- 1.1 The application site lies within GB2, which is identified for residential development under Policy 27 of the Cambridge Local Plan 2018.
- 1.2 The GB2 site lies between Babraham Road and Wort's Causeway. It has outline permission for up to 230 dwellings and up to 400m² of non-residential floorspace within Use Classes A1/A3/A4/D1. The site has three phases agreed under Condition 4 of the outline planning permission. Phase 1 is for the spine road and has reserved matters approval. It will form a link between Babraham Road with Wort's Causeway and the access and tertiary roads through the site will come off this. Phase 2 is the subject of this application. Details for Phase 3 have not yet been submitted.
- 1.3 Phase 2 lies to the east of the proposed spine road and abuts the Cambridge Green Belt. The application seeks approval of the reserved matters for 80 dwellings and for the landscaping of the central square. 40% of the dwellings are to be affordable.
- 1.4 The applicant has sought pre-application advice, including from the Cambridgeshire Quality Panel. A developer briefing to Members of the City Planning Committee took place in March 2022. Extensive negotiations, at the pre-application stage and during the consideration of the application, have resulted in the current scheme. The scheme is considered by officers to have moved forward positively and consultee comments have been taken on board.
- 1.5 The scheme would meet the design principles set out in Condition 6 of the outline planning permission and would sufficiently comply with the approved Parameter Plans.
- 1.6 These reserved matters build upon these principles to ensure a co-ordinated development across the GB2 site. The agreed building heights are observed, with key building frontages and nodal buildings, as shown on the Parameter Plans.
- 1.7 Distinct areas would be created:
- A green edge with lower density, 2-storey dwellings overlooking the Green Belt;
 - An urban centre with 3-storey houses and apartments of a finer grain;
 - A sense of enclosure and activity around the Central Square;
 - A green pedestrian and cycle link to the countryside;

- Mews to the north of compact 2-storey homes incorporating accommodation over garages and roof terraces.

- 1.8 Six local residents object to the scheme and their concerns are considered later in the report. Great Shelford Parish Council raise concerns about the design of the buildings.
- 1.9 However, Officers consider the development would achieve a high-quality design and respect its location on the edge of the Cambridge and the Green Belt.
- 1.10 Officers recommend to the Planning Committee that permission be granted subject to the conditions set out in the recommendation.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site is primarily an agricultural field of 28,020 m². The farm buildings of Newbury Farm have been demolished. It is part of the GB2 site which lies between Babraham Road and Wort's Causeway. At the northern end is a public footpath with mature hedgerows abutting Wort's Causeway. The site slopes gently from north to south, and a gas main runs diagonally through the southern half of the site. The southern end of Phase 2 falls short of Babraham Road, as this lies within Phase 1.
- 2.2 The central square forms part of this reserved matters application and is separated from the main part of the site by the proposed spine road. Commercial buildings proposed to front onto the square will fall within Phase 3.
- 2.3 To the east will remain agricultural fields. The east boundary of the site forms the boundary with the Green Belt. Beyond this is the Babraham Road Park and Ride.
- 2.4 There are no existing residential properties abutting this Phase 2 site.

3.0 Environmental Impact Assessment

- 3.1 An Environment Statement was submitted with the outline planning application. This reserved matters proposal sufficiently complies with the parameters of the outline permission and a new or revised Environment Impact Assessment is not required.

4.0 The Proposal

- 4.1 The proposed development is described as follows:
“Reserved matters application for appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works.”
- 4.2 The application is accompanied by supporting reports and key plans which are set out in Appendix 2 of this Item. The progress of drawing revisions is included.
- 4.3 The development consists of 3 cul-de-sacs and a loop road, to serve the dwellings, all gaining access off the spine road. A green buffer, 20 metres wide, runs the length of the eastern edge creating a gentle transition between the built area and Green Belt. Four play areas (LAPS) are located within the eastern buffer. There is an easement over the gas main 29 metres wide, upon which no dwellings are proposed.
- 4.4 There is to be a mix of dwelling types, including detached, terrace, mews court and apartments. The affordable housing is provided in a mix of housing, a mews court and podium apartments, within the centre and northern parts of the site.
- 4.5 The central square for the GB2 site forms part of the application, showing soft and hard landscaping details. The central square will sit between the spine road and the commercial block. The details of the commercial buildings will be submitted under Phase 3.
- 4.6 The application has been amended several times in response to consultee comments, both during the pre-application stage and during the consideration of this application. The amendments have also sought to address comments from the Cambridgeshire Quality Panel and from a Members Briefing session.
- 4.7 The submission also seeks to satisfy the requirements of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 of the outline planning permission (19/1168/NMA1) as far as they apply to this Phase of the GB2 site. Appropriate assessment of the conditions is considered within the relevant sections of the report. Please see Appendix 1 to this Item for the full wording of the outline conditions.

5.0 Relevant Site History

Reference	Description	Outcome
19/1168/OUT	Outline application (all matters reserved except for means of access in respect of junction arrangements onto Worts' Causeway and Babraham Road) for erection of up to 230 residential dwellings and up to 400m ² (GIA) of non-residential floorspace within Use Classes A1/A3/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.	Granted 24/05/2021
19/1168/NMA1	Non-material amendment of outline planning permission 19/1168/OUT to change the condition wording to allow phasing of development and early delivery of the access points, strategic infrastructure and demolition works.	Granted 09/08/2021
21/04186/REM	Reserved matters application for the appearance, landscape, layout and scale for Phase 1, comprising: the north-south primary route connecting Babraham Road and Worts Causeway, secondary route bellmouths, footways and cycleways, SuDS detention basins, water main diversion, hard and soft landscaping including the creation of the southern gateway and the central square, provision of a local area of play, the installation of a pumping station, and all ancillary works, associated infrastructure and engineering works, and partial discharge of	Granted 21/10/2022

conditions 9, 12, 19, 27, 28,
41 and 42 of the outline
permission 19/1168/OUT for
Phase 1.

- 5.1 There have been several submissions to discharge outline (19/1168/NMA1) conditions in part or in full. These include:
- Condition 4 – Phasing (full)
 - Condition 21 – Traffic Management Plan (part)
 - Condition 23 – Material Management Plan (part)
 - Condition 24 – Tree Protection Plan (full)
 - Condition 25 – Demolition and Construction Environmental Management Plan (full)
 - Condition 26 - Details Waste Management and Minimisation Plan (part)
 - Condition 30 – Groundworks (part)
 - Condition 31 – Bird Hazard Management Plan (part)
 - Condition 32 – Ecological Design Strategy (part)
 - Condition 34 – Construction Method Statement (part)
 - Condition 35 – Preliminary Contamination Assessment (full)
 - Condition 36 – Site Investigation Report and Remediation Strategy (full)
 - Condition 38 - Public Art (full)

6.0 Policy

6.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

6.2 Cambridge Local Plan 2018

- Policy 1: The presumption in favour of sustainable development
- Policy 2: Spatial strategy for the location of employment development
- Policy 3: Spatial strategy for the location of residential development
- Policy 4: The Cambridge Green Belt
- Policy 5: Sustainable transport and infrastructure
- Policy 8: Setting of the city
- Policy 9: Review of the Local Plan
- Policy 14: Areas of Major Change and Opportunity Areas
- Policy 27: Site specific development opportunities
- Policy 28: Sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 30: Energy-efficiency improvements in existing dwellings
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 33: Contaminated land
- Policy 34: Light pollution control
- Policy 35: Human health and quality of life
- Policy 36: Air quality, odour and dust
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding
- Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
- Policy 40: Development and expansion of business space
- Policy 42: Connecting new developments to digital infrastructure
- Policy 43: University development
- Policy 45: Affordable housing and dwelling mix
- Policy 47: Specialist housing
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 60: Tall buildings and the skyline in Cambridge
- Policy 65: Visual pollution
- Policy 67: Protection of open space
- Policy 68: Open space and recreation provision through new development
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 73: Community, sports and leisure facilities
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management
- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

6.3 Neighbourhood Plan

N/A

6.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.5 Other Guidance - none

7.0 Consultations

7.1 Great Shelford Parish Council – Comment

7.2 “After a considered discussion Councillors would like to comment that they do not like the designs of the proposed properties as they do not fit with the traditional Cambridge scene such as using Cambridge or Burwell white bricks. They also feel that flat roofs are not sufficient.”

7.3 County Highways Development Management – No Objection

7.4 18th April – refers to amendments relating to highway safety and waste collection. Issues successfully resolved.

7.5 12th December 2022 - The applicant’s response to the Highway Authority’s concerns are not sufficiently addressed.

1st November 2022– recommends refusal for the following reasons:

- Each street requires the refuse freighter to reverse into the street increasing the risk of an incident occurring.
- Due to the narrow width of streets, refuse freighters would completely block the street to vehicles and other users.
- For Zones E, F, G and J the refuse.

27th October 2022– recommends refusal in its present form and makes the following comments:

- Swept path diagrams are inherently flawed.
- Shared surfaces should be 6 metres wide.
- Larger vehicles should be able to access and leave the streets in forward gear, including transit vans/7.5 tonne box van.
- Looking for no more than 12 residential units in a shared surface street.
- Should not be a car dominated scheme.

15th August 2022– raises serious concerns:

- Looking for no more than 12 residential units in a shared surface street.
- Streets too narrow.
- Some streets too complex for the visually impaired to navigate.
- The square could engender on street car parking.
- Queries tracking for refuse collection.

Date 12th July 2022– “The Highway Authority will not seek to adopt any of the proposed development as none of the accesses comply with the requirements of the Highway Authority’s design code in terms of layout and geometry. Therefore, this phase of the development will remain private.”

Two conditions are recommended, relating to surface water drainage of the streets and requiring the approval of arrangements for management and maintenance of the streets.

7.6 Lead Local Flood Authority – No Objection

7.7 20th April 2023 – refers to amendments relating to highway safety and waste collection. No further comments. 1st December 2022 – no objection following the receipt of amended information.

7.8 18th October 2022 – maintain objection due to insufficient information.

7.9 1st September 2022 – Object due to insufficient information.

7.10 18th July 2022 – Object due to insufficient information.

7.11 Environment Agency – No comments

7.12 Anglian Water – No comments

7.13 Urban Design Officer – No Objection

7.14 2nd May 2023 – refers to amendments made relating to waste collection and highway safety and is satisfied that the changes successfully balance the functional servicing requirements of the development with the desired domestic scale and character of the streets and spaces.

7.15 16th November 2022 – Revisions address many of the previous comments, but concern remains for the rear elevation of the apartment block in Zone H, where the lift and stair core appear as a prominent mass as seen from the Green Belt. 3rd August 2022 – Requests some clarifications and refinements to the general arrangement drawings and conditions are recommended.

7.16 Strategic Housing – No objection

- 7.17 21st April 2023 - refers to amendments made relating to waste collection and highway safety. Plot 67 has lost its storage space and this needs to be returned.
- 7.18 This phase is part of a mixed-use larger development of 230 dwellings with 40% of the dwellings for affordable housing. Outline permission was granted on 24 May 2021. This application, Phase 2, is providing 80 residential units, of those 32 units will be for affordable housing. The affordable housing provision is policy compliant.
- 7.19 Senior Sustainability Officer – No Objection**
- 7.20 17th April 2023 – refers to amendments made relating to waste collection and highway safety. Support for the proposal is maintained.
- 7.21 14th October 2022 – It is noted that a range of measure have been proposed to mitigate the risk of overheating and the scheme is supported.
- 7.22 12th August – The proposed scheme is supported in sustainable construction terms although clarification is sought in relation to the new Part O requirements for future risk of overheating.
- 7.23 Landscape Officer – No Objection**
- 7.24 25th April 2023 - refers to amendments made relating to waste collection and highway safety. The design changes have been integrated with the landscape design.
- 7.25 17th November 2022 – The landscape design is now acceptable, but notes that adjustments are likely to be required due to highway concerns and concerns raised by the Lead Local Flood Authority.
- 7.26 4th August 2022 – notes some discrepancies and seeks further clarification on several matters.
- 7.27 Streets and Open Spaces**
- 7.28 The proposal would have no material impact on trees.
- 7.29 Waste Services – no objections**
- 7.30 24th April 2023 – Bins stores, drag distances and collection points are fine. Seeks confirmation that relevant part of the highway will be built to adoptable standards.
- 7.31 19th August 2022 – concern raised about drag distances and roads not being built to adoptable standards.

7.32 Ecology Officer – No Objection

7.33 Requests further information, however this is supplied and approved under the discharge of condition applications for Conditions 29 (scheme for off-site Ecological Enhancements) and 32 (Ecological Design Strategy).

7.34 Natural England – No comment

7.35 Environmental Health – No Objection

7.36 12th October 2022 – Raises no objections to amendments, subject to conditions.

7.37 30th August 2022 – The development proposed is acceptable subject to the imposition of conditions. It is recommended that Conditions 17 (Noise Assessment/Acoustic Mitigation) and 19 (Artificial Lighting Scheme) can be discharged.

7.38 15th July 2022 – requests further information regarding Electric vehicle charging points and clarification on acoustic assessment.

7.39 Police Architectural Liaison Officer – No Objection

Offers advice about security and considers the scheme could attain a Secure by Design Award with consultation.

7.40 Cambridge Quality Panel

Meeting of 7th January 2022 – summary of comments.

“Eddeva Park (GB2) will be an exciting development and there are elements the Panel supported including being an all-electric development. However, some of the aspirations were not being met, and more detail was needed to ensure they were deliverable. Whilst this review is for phase 2 more consideration of phase 1 was needed to demonstrate there was cohesion between the two. The strategy to embed landscape in the development is laudable but is not being delivered and requires re-thinking. The Panel acknowledged the constraint of the gas pipe easement. The eastern edge buffer was also creating a constraint as a lot of uses were being concentrated in this area.”

7.41 A copy of the review letter is attached in full at Appendix 3.

7.42 Third Party Representations

7.43 6 representations have been received from Cambridge Past, Present and Future; 21 Bowers Croft; 25 Worts’ Causeway and 18 Beaumont Road

7.44 Those in objection have raised the following issues:

- There should be better distribution of density across the GB2 site;
- External colours need to be muted to be in keeping with existing properties;
- Requires dense, mature planting at an early stage to the eastern boundary;
- Concern about air pollution from traffic on the A1307;
- There is no reference of how the loss of farmland will be addressed;
- PV panels and service infrastructure should not be visible on roofs from high ground;
- Loss of hedgerow and its ecological value due to the proposed road;
- Would exacerbate heavy traffic flow;
- Concern about impact on water supply;
- Allotments should be provided.

7.45 Member Representations – None received.

7.46 Pre-application Developer Briefing

Opportunities to review the emerging scheme design with regard to:

- building design, soft and hard landscaping to be used throughout the scheme – and the need also to ensure a clear design rationale is presented. Need to perhaps look again to ensure dual aspect frontages provided wherever possible.
- cycle parking facilities - and how this is accommodated across the scheme, particularly when designed within garages – recognising the need to ensure the car parking strategy also provides for all bike types and is fully accessible;
- Also highlighted was the opportunity for the reconsideration of number of car club spaces, car parking spaces and BNG - whilst recognising that the scheme may be policy compliant, there would be social and environmental benefits of re-considering these elements of the scheme.
- EV charging points and need to ensure faster parking provision. Car parking shouldn't trump cycle parking across the site- rethink cycle v car parking.

8.0 Assessment

8.1 Planning Background

8.2 Following the initial approval of the outline planning application for up to 230 dwellings on the GB2 site, an amended application was received to change

the wording of the conditions. This reserved matters application, therefore, follows the conditions of the amended application, reference number 19/1168/NMA1.

8.3 A phasing plan has been approved to develop the site in 3 phases. Phase 1 is the spine road linking Babraham Road with Wort's Causeway and this has approval of the reserved matters. Phase 2 is the eastern side of the spine road for 80 dwellings and the central square and is the subject of this application. Phase 2 is also known as Eddeva Park. Phase 3 is for the remainder of the dwellings to the west of the spine road and details have yet to be submitted.

8.4 Several applications to discharge outline conditions have been submitted, see paragraph 2.1 above.

8.5 Pre-application advice was first sought in September 2022 and progressed through several amendments. It was considered by the Cambridge Quality Panel in January 2022 and the subject of a Developer Briefing to Members in March 2022.

8.6 Quality Panel Comments

8.7 A version of the proposed scheme was considered by the Quality Panel in January 2022, during the pre-application stage. The Panel also considered Phase 1 – the spine road at the same time.

8.8 Improvements have been made to the scheme in line with comments made and these include:

- A segregated cycleway along the spine road (Phase 1);
- Houses on Plots 38, 39, 53, 54, 65, 66 and 80 have been designed to face onto the eastern edge to encourage social activity;
- The distribution of affordable housing across the site has been increased;
- Apartments in Zone H have been reconfigured to provide secure parking at ground floor level.
- Mature hedges are proposed to rear boundaries of plots backing onto the green swathe over the gas pipe and trees added to the streets.
- Green roofs have been added to 9 plots - Plots 46, 47, 48, 55, 56, 57 and 62, 63, 64.

8.9 Pre-Application Developer Briefing

8.10 The applicant's response to comments made by Members in the briefing are:

- The design rationale is to celebrate the transition from urban to rural:
 - to weave nature into the neighbourhood; establish a clear hierarchy of spaces;
 - cherish the link between architecture and landscape;
 - re-establish our lost relationship with nature;

- encourage a modal shift;
- create a happy neighbourhood with spaces for all and;
- health, wellbeing and connection to the land.
- All dwellings have a least 2 aspects.
- Easily accessible cycle parking for all dwellings.
- Car club space would remain at 1, but a car would be provided. Car parking spaces would remain policy compliant. Biodiversity net gain is intended to be a minimum of 10%. Condition 29 – Off-Site Ecological Enhancements and Condition 32 – Ecological Design Strategy, of the outline permission are required to be met prior to the commencement of development.
- EV charging provision for all dwellings is intended. Condition 43 – EV Charging Provision of the outline permission requires a strategy to be submitted for approval prior to above ground works.

8.11 Principle of Development

8.12 The principle of the development has been established as acceptable under the approved outline permission reference number 19/1168/OUT (and 19/1168/NMA1) for GB2. The GB2 site has been allocated for residential development under Policy 27 of the Cambridge Local Plan 2018.

8.13 The approved outline planning permission consists of Parameter Plans for Land Use, Urban Form, Landscape and Movement and Access. The submitted scheme is sufficiently in line with the Parameter Plans and officers can see no objections in this regard.

8.14 Housing Provision

8.15 The outline planning permission requires any reserved matters application to provide a balanced mix of dwelling sizes, types and tenures to meet projected housing needs. The S106 Agreement requires no less than 40% of the dwellings to be affordable. 75% of the affordable housing units are to be affordable rented housing and/or social rented dwellings and 25% are to be intermediate housing, unless otherwise agreed in writing. This is in accordance with Policy 45 of the Cambridge Local Plan 2018.

8.16 Cambridge's draft Affordable Housing SPD (June 2014) and The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy, looks to achieve clusters of affordable housing no larger than 25 dwellings for this size of development.

8.17 This scheme for 80 dwellings provides 32 affordable units and therefore meets the policy requirement. The housing mix is based on the Housing Need data and is therefore acceptable. 5% of the units will meet Building Regulations requirement M4(3)a for wheelchair accessible and adaptable.

- 8.18 The tenure mix will provide 75% affordable rent and 25% shared ownership and as such will meet the requirements of the outline permission S106 Agreement and Policy 45.
- 8.19 The affordable housing units will be provided in Zone H and Zone J in the form of semi-detached houses, Podium apartments and Mews housing.
- 8.20 The affordable housing would not be distinguishable from market housing by its external appearance and is well integrated into the scheme. As such, it adheres to the Draft Housing SPD.
- 8.21 All proposed dwellings on site will meet the Nationally Described Space Standards.
- 8.22 **Conclusion**
Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with Policy 45 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.
- 8.23 Design, Layout, Scale and Landscaping**
- 8.24 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.25 The submitted scheme is sufficiently in line with the Parameter and officers can see no objections in this regard. The 3 phases of the GB2 site will fit together to create a cohesive scheme. A spine road will divide the site with higher density and taller buildings creating a frontage either side. A community square will be centrally located with community/commercial uses on the western/Phase 3 side.
- 8.26 **Urban Design**
- 8.27 The detailed design of the development has been the subject of much negotiation and improvement. The applicant has successfully carried out amendments to overcome concerns expressed by officers and the Cambridge Quality Panel, during the pre-application stage and post-submission of the application. The scheme is now considered to be of a good design.
- 8.28 Condition 6 of the outline permission sets out some general design principles. The scheme is sufficiently in line with these. Higher density and taller buildings are located towards the centre of the GB2 site with lower density and lower buildings to the eastern edge to provide an appropriate transition from the Green Belt into the city.
- 8.29 The Phase 2 site is long and narrow. This has led to the access streets being mostly cul-de-sacs leading off the spine road. They are, for the most part,

shared surfaces terminating in footpaths/ cycleways leading on to the green buffer on the eastern edge. There is to be a U-shaped street at the northern end.

- 8.30 Distinct areas have been created that respond to the different boundary conditions of the site.
- A green eastern edge of a lower density and 2-storey dwellings that take advantage of views over the Green Belt;
 - An urban centre with 3-storey homes and apartments of a finer grain, creating a positive frontage to the primary street and a sense of enclosure and activity around the community square. A green pedestrian and cycle link to the countryside.
 - Mews towards the north comprising compact, 2-storey homes, incorporating accommodation over garages and amenity spaces provided through roof terraces and traditional gardens. The scale and density of the mews, mediate between the finer grain, taller centre and the lower density layout of the green edge.
- 8.31 A footpath/cycleway gently meanders the length of the eastern green buffer, linking Wort's Causeway and Babraham Road. Local play areas, tree planting and swales form part of the layout, with bridges over attenuation basins.
- 8.32 Great Shelford Parish Council, whilst not objecting to the scheme, have raised concern that external materials should be of Cambridge or Burwell white bricks. The general indication is that there would be a variety of materials, including pale and red bricks and timber cladding.
- 8.33 Policies 55 and 56 require materials to respect their context. It is noted that existing dwellings in the area nearest the site, in Babraham Road and Wort's Causeway, are typically rendered or of red brick rather than of traditional Cambridge white bricks. However, materials will need to be submitted for approval under the recommended Conditions 5 and 6.
- 8.34 Great Shelford Parish Council also consider that flat roofs are not sufficient. Whilst the scheme mostly shows pitched roofs, there are several dwellings that include flat roofs. These include the detached dwellings facing onto the green eastern edge. These have been specifically designed as such to minimise their impact on the Green Belt beyond. Other flat roofs provide green roofs. These are considered to be design benefits of the contemporary scheme.
- 8.35 Landscaping
The existing mature, double hedgerow to the Wort's Causeway edge is to remain.
- 8.36 A gas main runs diagonally through the site which cannot be developed over. This is to form a green park with a play area and community garden with Greenhouse (this is allowed here). Whilst formal allotments did not form part of the outline permission for this site, following Members' comments during the pre-application briefing, the applicant has added the community gardens.

The greenhouse and community garden are intended to be given to a community group, the arrangements for management and maintenance are to be secured by condition (see Condition 11 below).

- 8.37 The larger equipped play areas (LEAP) will be provided within Phase 3. The application scheme will provide 4 local areas of play (LAP). These will be incorporated on the eastern green edge. The play strategy will be based on creating a playable, multifunctional landscape, with formal and informal elements to provide physical and creative challenges and sensory areas.
- 8.38 The submitted drawings, whilst expressing a design-intent for paving, site furniture, play equipment and planting, further details are required which should include detailed planting plans and written specifications, alongside details of site furniture, play equipment and final paving. These details are required to be submitted prior to the commencement of development above ground level, under Condition 41 of the outline permission (amended).
- 8.39 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 and the NPPF.
- 8.40 **Central Square**
The Central Square is the public space to the west of the spine road and will create an open amenity space in front of the commercial uses to be provided under Phase 3 of the development. It is proposed to include both soft landscaped areas. It would contain 26 trees, planted areas, space for market stalls, benches, cycle hoops and a small play element. Full details are required prior to commencement of development above ground level under Condition 41 of the outline permission (amended).
- 8.41 **Conclusion**
Following negotiations, the scheme has been amended to provide good urban design and well-integrated landscaping. It therefore complies with Policies 55, 56, 57, 58 and 59; outline Condition 9 and 11 and the NPPF.
- 8.42 Carbon Reduction and Sustainable Design**
- 8.43 The outline planning permission for GB2 is supported by a Site Wide Energy and Sustainability Statement. (This accords with the requirements of the Council's Sustainable Design and Construction SPD (2020), Policy 28 – Carbon reduction, community energy networks, sustainable design and construction, and water use, and Policy 29 – Renewable and low carbon energy generation).
- 8.44 Conditions 13 (carbon Reduction Statement), 14 (Water Conservation Strategy) and 15 (Sustainability Statement) of the amended outline permission seek to ensure these measures are carried through at the reserved matters stage.

- 8.45 Condition 13 of the outline planning permission requires the submission of a carbon reduction statement setting out how reserved matters proposals will meet the commitment to reduce emissions by 40%, as set out in the Site Wide Energy and Sustainability Statement. The submitted Sustainability Statement show carbon reduction of between 45.08% and 48.17%. Energy efficiency measures include fabric improvements, air source heat pumps, electric for heating and hot water and photovoltaic panels. The requirements of Condition 13 will therefore be met.
- 8.46 With regard to the proposal to install air source heat pumps, Condition 12 is recommended to ensure any noise mitigation measure that may be required is carried out.
- 8.47 Condition 14 requires the submission of a water conservation strategy setting out how the scheme will meet the requirement to achieve potable water use of no more than 110 litres/person/day, based on either the water efficiency calculator methodology or the standard fittings approach. This information is incorporated within the Sustainability Statement. There are no officer objections to this, and the requirements of Condition 14 will be met.
- 8.48 Condition 15 requires the submission of a Sustainability Statement, which sets out the approach to using the standards fitting approach from Part G of the Building Regulations to achieve the required water efficiency standard. There are no officer objections to this, and the requirements of Condition 15 will therefore be met.
- 8.49 At the Pre-Application Developer Meeting, Members requested dual aspect frontages wherever possible. All homes have achieved this, providing the benefit of cross ventilation.
- 8.50 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal, subject to Condition 10 below requiring details of the photovoltaic panels.
- 8.51 Conclusion
The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with the outline planning permission and consequently in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.52 Biodiversity**
- 8.53 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70.

Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

- 8.54 Outline planning permission (planning ref: 19/1168/NMA1) for GB2 was granted subject to ecological conditions – Condition 29 – requiring a Scheme of Off-Site Ecological Enhancement to be submitted and approved prior to development, Condition 31 – requiring no development until a Bird Hazard Management Plan, and Condition 32 requiring an Ecological Design Strategy to be submitted and approved before the commencement of development.
- 8.55 Applications to discharge Condition 29 and 32 have been submitted and, following consultation with the Councils Ecologist, have been discharged so far as they relate to Phases 1 and 2. Condition 31 has been discharged so far as it relates to Phase 1, but has yet to be submitted for the rest of the GB2 site.
- 8.56 The Ecological Design Strategy submitted and approved under Condition 32 notes that whilst there are no bat roosts on site, there is an important commuting route along Worts' Causeway. A sensitive lighting scheme has been incorporated into the design to ensure that dark areas for foraging, and dark corridors for commuting, are maintained. As a minimum the dark areas will include the existing hedgerows to the north and west and also the new eastern landscaped buffer. Light spill along the Worts' Causeway corridor will remain below 0.4 lux. This will be secured by Condition 9 below.
- 8.57 **Conclusion**
In consultation with the Council's Ecology Officer, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with Policies 57 and 70 of the Cambridge Local Plan (2018).
- 8.58 Water Management and Flood Risk**
- 8.59 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.60 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.61 A strategic site-wide surface water strategy was approved under the outline planning permission.
- 8.62 Condition 12 of the amended outline planning permission requires a detailed surface water strategy to be submitted for approval as part of the reserved

matters applications. A surface water strategy is provided in Technical Note 12 Rv1 – Discharge of Planning Condition 12.

- 8.63 The management of surface water for this site has been considered by the Lead Local Flood Authority in conjunction with the scheme for the remainder of the GB2 site. Negotiations have taken place additional technical notes have been submitted in order to overcome initial objections.
- 8.64 Surface water will be collected by various means including porous surfaces and a conventional gravity sewer network for roof run off, discharging into a network of swales within the eastern buffer. A pumping station for the GB2 site is to be provided under Phase 1.
- 8.65 The initial objections have been overcome and the Lead Local Flood Authority now raise no objections.
- 8.66 Proposed foul water drainage is included in the submitted Drainage Strategy Plan. It will connect into the existing Anglian Water sewerage network in Babraham Road.
- 8.67 **Conclusion**
The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions, the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.68 Highway Safety and Transport Impacts

- 8.69 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.70 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.71 The impact of the development on the existing highway network has been considered at the outline planning application stage and under Phase 1.
- 8.72 Negotiations have taken place to improve the safe use of the proposed shared surfaces and to enable proper servicing of the dwellings. Officers from the County Highway Authority and the Shared Waste Services have taken part in the negotiations. Amendments to the scheme include a slight widening of the access road entrances, the re-configuration of the access road to the north of the site to form a U-shaped street and changes to surface materials and minor adjustments to the position of some dwellings. Overall, the amendments have been minor, but successful in achieving acceptable levels of highway safety and servicing.

- 8.73 **Conclusion**
The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who, following receipt of amended drawings raise, no objection to the proposal. Subject to conditions (Conditions 2) the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 8.74 Cycle and Car Parking Provision**
- 8.75 **Cycle Parking**
- 8.76 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.77 The applicant advises that" the main strategy for all streets is seen as pedestrian and cycle dominated spaces where cars and parking are accommodated but not dominating its appearance."
- 8.78 There will be cycleways/footpaths along the spine road and the green buffer on the eastern edge. The proposed streets and green park provide a total of 7 links for cyclists and pedestrians between the spine road and the eastern green buffer. This will provide the site with a good network of cycleways and footpaths to link with existing and proposed paths beyond the site.
- 8.79 Cycle storage for houses will mostly be within the garages. The garage dimensions meet the required standards, for such, set out in Appendix L of the Cambridge Local Plan 2018, enabling easy access to cycles. The applicant considers there to be capacity for cargo bike storage within 31% of all dwellings (52% of houses). This responds to Members comments at the Pre-Application Developers Briefing.
- 8.80 For the 9 Mews homes cycle storage will be either within the garage or within cycle stores with access to the street. Four of these units will have cycle storage in a shed to the rear, with access via the garages. For these 4, a compromise has been made in favour of urban design and the character of the area.
- 8.81 For the apartments in the podium block (Zone H) and the maisonette block (Zone C), secure cycle storage will be at ground floor level within the building.

- 8.82 Officers consider the objectives of Policy 80 in promoting the use of cycles to be at least as convenient as cars, would be satisfactorily achieved.
- 8.83 Car parking
- 8.84 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 8.85 The number of proposed car parking and visitor spaces would meet the policy requirements. Condition 48 (of 19/1168/NMA1) requires an allocated car club parking space and car club vehicle to be provided prior to first occupation. One car club space is shown on the drawings, and one electric car is proposed in the submitted Sustainability Statement.
- 8.86 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging.
- 8.87 Condition 43 of outline planning permission (19/1168/NMA1) requires an Electric Vehicle Charging Point Provision and Infrastructure Strategy to be submitted for approval prior to any above groundwork. This has yet to be submitted. However, the application advises that electric charging points will be provided for each dwelling.
- 8.88 Conclusion
The proposal is considered to accord with Policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD, subject to further submissions required under the outline planning permission.
- 8.89 **Residential Amenity**
- 8.90 Policy 35, 50, 56, 68 and 73 seek to ensure good standards of residential amenity for future occupiers both internally and externally.
- 8.91 Neighbouring Properties
- 8.92 There are no existing neighbouring properties adjoining the site. The dwelling at Newbury Farm has now been demolished. The nearest dwellings are those in Alwyn Road, fronting Babraham Road and Worts' Causeway and are at least 100 metres away. The proposed development would, therefore, have no significant effect on the residential amenities of nearby properties.
- 8.93 Future Occupants

- 8.94 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015). All of the proposed dwellings will meet these standards.
- 8.95 The relationship between homes has been considered for privacy and over-domination, taking into account distances and orientation. Officers consider that the relationships would provide for acceptable levels of residential amenity in this respect.
- 8.96 Garden Size(s)
- 8.97 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 8.98 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.
- 8.99 Two of the affordable housing units are designed to Part M4 (3) accessibility standards, the remainder would meet Part M4(2).
- 8.100 Private external amenity space will be provided in a variety of ways. The traditional houses will have private gardens. The Podium apartments will be at first and second floor level, with the ground floor providing service facilities. Running through the centre of the block at first floor level is an elevated walkway. Small rear gardens will be provided to the rear of the first-floor units, with additional planted areas in the walkway. At second floor level, the 5 units on the east side will have an outdoor element in the form of a patio or balcony.
- 8.101 The Mews homes are designed to provide the living accommodation over the garages. They will either have a private rear garden or a roof terrace. The maisonettes in Zone C will have rooftop patios.
- 8.102 Site-Wide Provision
- 8.103 Public amenity space will be provided in the open space at the eastern green edge and in the green area over the gas main pipe. There will be 4 Local Areas of Play (LAPS), amounting to 743m². Furniture and play equipment are proposed which include benches for children and adults, planter seating, wooden tepee, balance beams, log climbing frame, swing basket, stepping

boulders and more (see submitted drawing 788-FH-02-00-DP-L-601 Site Furniture and Play Plan).

8.104 Construction and Environmental Impacts

8.105 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.106 Hours of construction work and materials delivery are controlled by Condition 25 of the outline planning permission.

8.107 Conclusion

The proposal would have no significant effect on the amenity of any neighbouring properties and would provide acceptable levels of amenity for future occupants of the scheme. It is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51 and 57.

8.108 Third Party Representations

8.109 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
There should be better distribution of density across the GB2 site	The scheme is in accordance with the proposed spread of density across the GB2 site, as illustrated in the Design and Access Statement approved under the outline planning permission. This is for medium density in the middle of the site, medium to low density to the western side and low density to the eastern, northern and southern edges of the site.
External colours need to be muted to be in keeping with existing properties	The application only gives basic information relating to external materials and their colours. Condition 5 in the recommendation requires details of external materials to be submitted for approval.
Requires dense, mature planting at an early stage to the eastern boundary	This is a requirement of Policy 27 and will be secured by Condition 4 in the recommendation below.
Concern about air pollution from traffic on the A1307	Air quality and traffic generation are matters of principle and were considered at the outline application stage
There is no reference of how the loss of farmland will be addressed	The loss of farmland here is a matter of principle and was considered at the Development Plan and outline application stages.

PV panels and service infrastructure should not be visible on roofs from high ground	PV panels and service infrastructure would be sensitively located and would not have an unduly adverse impact on the character and setting of the development and visual amenities of the area.
Loss of hedgerow and its ecological value due to the proposed road	The existing double hedgerow to the north of the application site, running adjacent Wort's Causeway would remain and would not be adversely impacted by the development. This is known to be a bat commuting route and artificial lighting would not exceed 0.4 lux, secured by Condition 9 below.
Would exacerbate heavy traffic flow	Traffic flow was a matter considered at the outline planning application stage and for the Phase 1 spine road application and not for this Phase 2 reserved matters application.
Concern about impact on water supply	Recent concern over the supply of water and subsequent effect on aquifers is noted. However, this is a matter of principle and was considered at the outline planning application stage.
Allotments should be provided	The provision of allotments on this site is not a requirement under the outline planning permission. However, this scheme does include a community garden.

8.110 Other Matters

8.111 Bins

8.112 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

8.113 Bin storage, bin collection areas and servicing of waste vehicles have been the subject of much negotiation including with the Shared Waste Service and County Highway Authority. These facilities and services would now be satisfactorily provided. The impact of bin storage and collection areas have also been considered as part of the urban design of the development and officers can see no objections.

8.114 Conditions Submitted in Parallel

8.115 Through approving this application and the details contained therein, it is considered that this reserved matters application will have met the requirements of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 of outline permission 19/1168/NMA1, so far as they relate to Phase 2 of the GB2 site. Please see the table in the recommendation at paragraph 9.2 below.

8.116 Planning Balance

- 8.117 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.118 The assessment of this application is limited to the reserved matters relating to layout, scale, landscaping, and appearance, to compliance with the outline planning permission. The reserved matters are considered to be in general compliance with the outline permission.
- 8.119 The development provides 80 dwellings and supports the identified housing needs of the area. It accords with Policy 27 – Site Specific Development Opportunities, as part of Proposed Site GB2.
- 8.120 The scheme supports the aims of sustainable development with a range of measures including to mitigate overheating; reduce carbon emissions by 40%; all electric approach; will achieve potable water use of no more than 110 litres/person/day; encourages cycle use to mitigate the impacts of traffic.
- 8.121 The development will minimise its impact on the Green Belt with a reduced density and height to the east and wide planted edge.
- 8.122 Conclusion
Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

- 9.1 **(i) Approve reserved matters application reference 22/02646/REM subject to the planning conditions and informatives as set out below, with delegated authority to officers to carry through minor amendments to those conditions and informatives prior to the issuing of the planning permission.**
- 9.2 **(ii) Approve the part discharge of the following outline planning conditions (planning application reference 19/1168/NMA1) in so far as they relate to this reserved matters application site according to the recommendations for each condition set out in the table below:**

Condition	Recommendation
1. Reserved Matters	approve
9. Tree Planting and Landscape Strategy	approve
10. Dwelling Mix	approve
11. Residential Space Standards	approve
12. Surface Water Drainage Strategy	approve
13. Carbon Reduction Statement	approve

14. Water Conservation Strategy	approve
15. Sustainability Statement	approve
17. Noise Assessment	approve (but recommend condition relating to ventilation specifications of windows)
19. Artificial Lighting Scheme	approve

10.0 Planning Conditions

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

2. Roads, Footway and Cycleway compliance

Prior to the occupation of any dwelling, the road(s), footways(s) and cycleway(s) to serve that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway in accordance with details submitted to and approved in writing with the Local Planning Authority.

Reason: in the interests of the satisfactory function of the development and provision of appropriate infrastructure, in accordance with Cambridge Local Plan 2018, Policies 80 and 85.

3. Alternative ventilation scheme

Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms on the traffic noise affected façade to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and

approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour.

Full details are also required of the operating noise level of the alternative ventilation system and are not to exceed the limits specified within Cundall “noise impact assessment” dated 18th August 2022 (rev P02, Doc Ref: 1031475-RPT-AS-001).

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: In the interests of residential amenity, in accordance with Cambridge Local Plan 2018, Policy 35.

4. Eastern Edge Tree Planting

No development shall take place above ground level until the proposed tree planting to the eastern edge has been carried out in accordance with details and a programme previously agreed in writing with the Local Planning Authority.

Reason: To establish an early and appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt, as required by Policy 27 of the Cambridge Local Plan 2018.

5. Materials

No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include external features such as window, cills, doors and entrance canopies, shaders, roof cladding external metal work, rainwater goods, edge junction and coping details. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

6. Sample Panel

No brickwork above ground level shall be laid until a sample panel minimum 1.5mx1.5m has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning [recessed brick, soldier coursing, stepped brick, vertical projecting brick, hit and miss], mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

7. Pumping Station

No dwellings shall be occupied until the pumping station approved under Phase 1 of the GB2 site has been constructed and is operational.

Reason: in the interests of the satisfactory function of the development and provision of appropriate infrastructure, in accordance with Cambridge Local Plan 2018, Policies 80 and 85.

8. Lighting

Notwithstanding details provided within the application submission, full details of any external lighting along the roads, cycleways and footpath routes within public open space, including specifications for lighting equipment, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be submitted prior to the installation of any external lighting along the roads, cycleways and footpath routes and the development shall be carried out in accordance with the approved details.

Reason: To ensure that there is no conflict with the final lighting positions agreed as part of the S278 Agreement with the County Council, and to ensure the quality of the external lighting meets the requirements of South Cambridgeshire District Council Local Plan policies HQ/1 and SC/9 and Policy 34 of the Cambridge Local Plan 2018.

9. External Lighting – bat corridor

External lighting overspill over the Worts' Causeway bat corridor shall not exceed 0.4 lux, in accordance with the Ecological Design Strategy by MKA Ecology dated 18th January 2023.

Reason: For the protection of local wildlife, in accordance with Cambridge Local Plan 2018, Policy 70.

10. Details of photovoltaic panels

The approved energy strategy as set out in the Eddeva Park Sustainability Statement April 2022 (Max Fordhams, 28/4/2022), shall be fully implemented prior to the first occupation of the development. Prior to the first residential occupation, a roof plan showing the final layout of the proposed photovoltaic panels along with fixing details/panel specification, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and shall thereafter be retained and remain fully operational.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, policy 28 and the Greater Cambridge Sustainable Design and Construction SPD).

11. Greenhouse

The proposed greenhouse shall not be erected until details of how its management and maintenance will be secured, including ownership.

Reason: In the interests of the appearance and function of the completed scheme, in accordance with Cambridge Local Plan 2018, Policies 56, 68, and 73.

12. ASHP plant insulation

No Air Sources Heat Pumps shall be installed until a noise insulation/mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. Any required noise insulation/mitigation shall be carried out as approved and retained for the lifetime of the development.

Reason: In the interests of local residential amenity, in accordance with Cambridge Local Plan 2018, Policy 35.

13. Removal of Class A P.D. Rights (two storey extensions)

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no enlargement, improvement or other alteration of the dwelling house(s) consisting of a two-storey rear extension shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 55, 56 and 57).

14. Removal of P.D rights for garages

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the garages shown on the approved plans shall not be converted to habitable space without the granting of specific planning permission.

Reason: In the interests of protecting space that could be used for parking bicycles and alternative sustainable transport modes (Cambridge Local Plan 2018, Policies 57 and 82).

Informatives

1. Attention is drawn to the requirement of detailed specifications to be submitted for approval for hard and soft landscaping under Condition 42, prior to development commencing above ground level.

2. Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policycampaigns/operations-safety/> and CAA CAP1096 Guidance to crane users on aviation lighting and notification (caa.co.uk).

3. Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

4. Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

5. Materials

The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.

6. Letterboxes

Letterboxes in doors should be no less than 0.7 metres above ground level.

Background Papers: No further documents.

1.Reserved Matters

Prior to the commencement of any development on a phase, other than demolition, details of the appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local planning authority. For the avoidance of doubt, reference to a "phase" means a phase of development pursuant to any phasing plan agreed pursuant to Condition 4 of this consent. Each phase will come forward as one reserved matters application unless a sub-phase is agreed to in writing by the local planning authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local planning authority.

2. Time Limit

Application(s) for approval of the reserved matters shall be made to the Local planning authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the local planning authority under Section 73 of the Town and Country Planning Act 1990.

4. Phasing

Details of the phasing of the development shall be submitted to and approved by the Local planning authority prior to the commencement of development and no later than the submission of the application for the first reserved matters. The development shall be carried out in accordance with such approved details.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and other residents and ensure compliance with policies 35, 36, 56, 59 of the Cambridge Local Plan (2018).

5. Commercial/Business Floorspace

The total area of each unit of A1, A3, A4 and/or B1 floorspaces permitted within the site shall not exceed an overall gross external floor area of 100m², unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the amount and type of retail floorspace is appropriate to the site, the function of the local centre and in the interests of the vitality and viability of the existing retail function of the locality, in compliance with the NPPF.

6. Parameter Plans and Design Principles

Any reserved matters submissions shall be in accordance with approved parameters plans and the following principles:

- a) The design of the central part of the development shall include buildings with a fine grain to create an attractive transition from the proposed apartment blocks to the proposed mews courts areas;
- b) Servicing requirements for the proposed non-residential uses should not have a detrimental effect on the streetscape or outlook of residents;
- c) Access arrangements for deliveries and bin collection to homes without vehicular access to their front need to be designed and tested from the outset of preparing the reserved matters application;

- d) Turning heads on dead-end streets need to be designed to look like spaces to avoid road infrastructure dominating the green edges;
- e) Reservation of sufficient spaces alongside the adopted part of the primary street (if any) for planting large species trees, aiming to break up the massing of the proposed larger/taller buildings in the central part of the development; and
- f) The layout of the south-eastern portion of the development should aim as primary objective the creation of an appropriate transition from the Green Belt into the city, with design cues taken from existing development forms and alignments along Babraham Road.

Reason: To ensure that the development is in keeping with the character of the area, is designed to be attractive, high quality, accessible, inclusive and safe, in line with policies 56, 57 and 59 of the Cambridge Local Plan (2018).

7. Further Principles

Any reserved matters submissions shall be in accordance with approved parameters plans and the following principles:

- a) Plant and lift over runs are to be delivered within the stated height parameters;
- b) The roofscape of the development and particularly of the taller buildings at the central part of the development needs to be articulated to ensure that the massing doesn't dominate the skyline;
- c) Reservation of sufficient space to plant large species trees around and throughout the development to create, in time, a layering effect of treetops and roofs;
- d) Reservation of sufficient space around the retention basins so that they are not too close to buildings;
- e) Reservation of sufficient space on green boundaries to comfortably accommodate large species trees and understorey planting, play areas, sustainable drainage, footpaths, and other proposed use;
- f) Reservation of sufficient space for multi-purpose sustainable drainage features to be integrated into the landscape without losing amenity space or green space value; and
- g) The high-pressure gas pipeline building proximity of 29m and easement zone of 28.6m are to be maintained as such, contributing to the landscape and biodiversity

enhancement of the site or any other use strictly permitted by the relevant authorities.

Reason: To ensure that the development is in keeping with the character of the area, is designed to be attractive, high quality, accessible, inclusive and safe, in line with policies 55, 56, 57, 59 and 60 of the Cambridge Local Plan (2018).

8. Primary Street Cycle Route

Notwithstanding further requirements by the Highways Authority, any reserved matters proposal including details of the primary street shall observe the inclusion of a safe cycle route segregated from traffic, to facilitate safe access to the central square and to the community facilities provided, as intended for residents within a wider catchment area.

Reason: To demonstrate prioritisation of access by walking and cycling and to ensure that the development is accessible for all, in line with policies 56, 59 and 80 of the Cambridge Local Plan (2018).

9. Tree Planting and Landscape Strategy

As part of any reserved matters application a Tree Planting and Landscape Strategy shall be submitted to and approved in writing by the Local planning authority. The strategy shall ensure appropriate integration of trees, sustainable drainage, movement and access, public art, utilities and regional infrastructure easements, amenity and play. The Strategy will include dimensioned cross sections where relevant.

Reason: To secure the coherent and comprehensive development of the site and ensure compliance with policies 56, 59 and 60 of the Cambridge Local Plan (2018).

10. Dwelling Mix

As part of any reserved matters application proposing dwellings, a balanced mix of dwelling sizes, types and tenures will be included to meet projected future household

needs within Cambridge. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing.

Reason: To ensure a balanced mix of dwellings which meet the needs for different unit sizes of affordable housing and market housing, in line with Policy 45 of the Cambridge Local Plan (2018).

11. Residential Space Standards

Any reserved matters applications proposing dwellings shall demonstrate through the provision of floorspace details that all dwellings in that application comply with the Residential Space Standards set out under Policy 50 of the Local Plan.

Reason: To ensure a good residential design, in line with Policy 50 of the Cambridge Local Plan (2018).

12. Surface Water Drainage Strategy

Any reserved matters application shall include a detailed surface water strategy pursuant to the phase which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy.

The strategy shall be based upon a SuDS hierarchy, as espoused by the publication 'The SuDS Manual CIRIA C753'. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site.

The strategy shall be based upon the sitewide principles within the agreed FRA and Drainage Strategy - Addendum (ref: 180724/A Marshall- version 1) dated 15 November 2019 and Technical Note (ref: 180724/A Marshallversion1) date 14th July 2020 unless an alternative site-wide strategy is agreed with the Local planning authority pursuant to this condition and shall include for the phase:

- a) Full results of the proposed drainage system modelling for 3.3% Annual Exceedance Probability (AEP) (1 in 30), 1% AEP (1 in 100) storm events storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- c) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- d) Full details of the proposed attenuation, SuDS features and flow control measures;
- e) Site Investigation, test results to confirm infiltration rates and long-term groundwater level measurement;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Full details of the maintenance/adoption of the surface water drainage system that shall include ownership and long-term adoption;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water. The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site, in compliance with policies 31 and 32 of the Cambridge Local Plan (2018).

13. Carbon Reduction Statement

Any reserved matters application including a residential component shall be accompanied by a Carbon Reduction Statement, setting out how the proposals meet

the requirement for all new residential units to achieve reductions in CO2 emissions of at least 40% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations as committed to in the approved site wide Energy and Sustainability Statement for the site (CalfordSeaden LLP, August 2019 Rev 4, Ref K180900). Any changes to this approach as a result of future changes to Building Regulations will be agreed in writing by the Local planning authority. The statement shall demonstrate how this requirement has been met following the outline energy strategy set out in the site wide Energy and Sustainability Statement.

The development will be implemented in accordance with the measures set out in the Carbon Reduction Statement. Where on-site renewable or low carbon technologies are proposed, the statement shall include:

- a) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable/low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings within that phase. No review of the requirements on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the Local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the phase shall be in accordance with a revised scheme submitted to and approved in writing by, the Local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution, in compliance with policies 28, 35 and 36 of the Cambridge Local Plan (2018).

14. Water Conservation Strategy

Any reserved matters application including a residential component shall be accompanied by a Water Conservation Strategy. This shall have regards to the

2020-2025 Water Resources Management Plan by Cambridge Water and include a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition). This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction, in compliance with Cambridge Local Plan (2018) Policy 28.

15. Sustainability Statement

Any reserved matters application for buildings shall be accompanied by a Sustainability Statement setting out how the proposals have integrated the principles of sustainable design and construction into their design. The topics to be covered in the Statement shall include, but are not limited to:

- a) Climate change adaptation including measures to reduce the risk of overheating in all new buildings, following the cooling hierarchy. Priority should be given to the role of green infrastructure and building design, including orientation, ventilation, shading, thermal mass, and cool materials;
- b) Water management;
- c) Site waste management;
- d) Use of materials and embodied carbon;
- e) Wider approaches to sustainable design and construction.

The measures outlined in the Sustainability Statement shall be implemented prior to occupation, unless otherwise agreed in writing by the Local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings, and in compliance with Cambridge Local Plan (2018) Policy 28.

16. BREEAM

Any reserved matters application including non-residential development shall be accompanied by a pre-assessment BREEAM report prepared by an accredited

BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with maximum credits achieved for Wat 01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings, in compliance with Cambridge Local Plan (2018) Policy 28.

17. Noise Assessment

Any reserved matters application for residential type or other noise-sensitive uses pursuant to this approval shall include a noise assessment of external and internal noise levels and an Acoustic Design and Noise Insulation / Mitigation Scheme Report as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to but not exclusively the site layout, building orientation, building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced externally and internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the Local planning authority for that phase.

The Acoustic Design and Noise Insulation / Mitigation Scheme Report shall include a site specific Noise Impact Assessment and shall describe the acoustic design approach that will be followed and provide details of the noise insulation / mitigation measures / features to be used and implemented to reasonably achieve acceptable internal and external noise levels with reference to and in accordance with 'BS8233:2014- Guidance on sound insulation and noise reduction for buildings (or as superseded).

The relevant Reserved Matters Application shall be constructed in accordance the approved Acoustic Design and Noise Insulation / Mitigation Scheme Report and any building noise insulation scheme and any alternative form of ventilation provision as required as part of the scheme shall be fully implemented prior to occupation of the residential units and other noise sensitive development and shall be maintained and retained thereafter within that phase.

The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development within that phase. The approved scheme shall remain unaltered in accordance with the approved details.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan (2018) Policy 35.

18. Operational Noise Impact Assessment

Any reserved matters application incorporating planning use classes other than residential shall include an operational noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) / activities and plant / equipment, and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s) or use(s) / activities and plant / equipment shall be submitted to and approved in writing by the Local planning authority .

The approved scheme of noise insulation / mitigation and management shall be fully implemented before the relevant building(s), use(s) / activities, or plant / equipment are occupied (in relation to buildings), commenced (in relation to uses / activities) or operated / used (in relation to plant / equipment) and shall be maintained and retained thereafter in accordance with the approved scheme details.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan (2018) Policy 35.

19. Artificial Lighting Scheme

Any reserved matters application pursuant to this approval that includes lighting shall include an artificial lighting scheme to be submitted to and approved in writing by the Local planning authority. The scheme shall include details of any artificial lighting for that phase and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting

Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local (2018) Policy 34.

20. Fume/odour extraction

Any reserved matters application for non-residential units shall include details of the location of associated ductwork, for the purpose of extraction and/or filtration of fumes and or odours (if any) of the non-residential units to be submitted to and approved in writing by the Local planning authority . The ductwork shall be installed as approved before the use of the relevant non-residential unit hereby permitted is commenced.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local (2018) Policy 36.

21. Traffic Management Plan

No demolition or construction works shall commence on a phase until a traffic management plan for that phase has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety and the Cambridge Local Plan (2018) Policy 81.

22. Visibility Splay

Prior to the junction shown on drawing number 180724.X.00-R-C -3037 rev C coming into operation for whatever reason (including the use as a construction access) the proposed forward visibility splays as shown on drawing number 180724.X.00-DR-C-3040 shall be laid out in full, unless the applicant provides

suitable empirical data, in the form of a written report, to the local planning authority clearly demonstrating that a reduced forward visibility splay would operate within the normal range of risks and hazards associated with the use of the highway. If this is the case the reduced forward visibility splay shall be laid out in full prior to the junction shown on drawing number 180724.X.00-R-C -3037 rev C coming into operation for whatever reason (including the use as a construction access).

Reason: In the interests of highway safety and the Cambridge Local Plan (2018) Policy 80.

23. Materials Management Plan

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the local planning authority for that phase. The MMP shall in respect of the phase:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

24. Tree Protection

Prior to any equipment, machinery or materials being brought onto the site for the purpose of development on a phase, including demolition, details of the specification

and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development for that phase, shall be submitted to, and approved in writing by, the local planning authority.

The approved details shall be implemented prior to development commencing and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from that phase. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the Local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site, in line with the Cambridge Local Plan (2018) policies 55, 57, 59 and 71.

25. Site Wide DCEMP

Prior to the commencement of development, a site-wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local planning authority in advance.
- e) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at

least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.

f)Soil Management Strategy.

g)Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – noise

h)Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - vibration.

i)Dust management and wheel washing measures in accordance with the provisions of: oGuidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016). oGuidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).

j)Use of concrete crushers.

k)Prohibition of the burning of waste on site during demolition/construction.

l)Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.

m)Screening and hoarding details.

n)Consideration of sensitive receptors.

o)Complaints procedures, including complaints response procedures.

p)Membership of the Considerate Contractors Scheme.

The development shall then be undertaken in accordance with the agreed plan.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Policy 33 of the Cambridge Local Plan (2018).

26. Waste Management and Minimisation Plan

Prior to the commencement of development on a phase, a Detailed Waste Management and Minimisation Plan (DWMMP) for that phase shall be submitted to

and approved by the Local planning authority. The DWMMP shall include details for the phase, in relation to:

- a) Construction waste infrastructure including a construction material recycling facility 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;
- f) Proposed monitoring and timing of submission of monitoring reports;
- g) The proposed timing of submission of a Waste management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
- h) A RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;
- i) Proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles.

The DWMMP shall be implemented in accordance with the approved 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 the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide (2012); and to comply with the National Planning Policy for Waste (October 2014).

27. Tree Pits

No development shall take place on a phase until full details of all tree pits for that phase (if any proposed), including those in planters, hard paving and soft

landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved for that phase.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development, in accordance with the Cambridge Local Plan (2018) policies 55, 57 and 59.

28. Earthworks

No development shall take place on a phase, other than demolition, until details of earthworks, including ground raising related to earthworks balancing across the site have been submitted to and approved in writing by the local planning authority for that phase.

These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform.

Development shall be carried out in accordance with the approved details for the relevant phase.

Reason: To ensure that the details of the earthworks are acceptable, in accordance with the Cambridge Local Plan (2018) policies 55, 57 and 59.

29. Off-Site Ecological Enhancement

No development shall take place on a phase, other than demolition, until a scheme of off-site ecological enhancement for that phase has been 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 occupation of any part of the relevant phase of the development or in accordance with a programme agreed in writing with the Local planning authority.

Reason: To enhance ecological interests in accordance with Policy 70 of the Cambridge Local Plan (2018).

30. Groundworks

No development shall commence on a phase, other than demolition, until the details of all groundworks for that phase are submitted and approved by the local authority. Details should include protection of ground to be reinstated to landscape; methodology of soil stripping, storage, handling, formation level decompaction, and soil re-spreading.

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' Defra publication.

Reason: To ensure that the details of the groundworks are acceptable in accordance with the Cambridge Local Plan (2018) policies 55, 57 and 59.

31. Bird Hazard Management Plan

Development shall not commence on a phase, other than demolition, until a Bird Hazard Management Plan for that phase has been submitted to and approved in writing by the Local planning authority.

The submitted plan shall include details of SuDS to ensure these areas will not result in areas of open water and also to prevent the successful breeding of large gulls.

The Bird hazard Management Plan shall contain for the phase:

- a. monitoring of any standing water within the site temporary or permanent;
- b. Sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policycampaigns/operationsafety/).
- c. management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/policycampaigns/operations-safety/)
- d. reinstatement of grass areas

- e. maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- f. which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- g. monitoring of waste imports (although this may be covered by the site licence)
- h. physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- i. signs deterring people from feeding the birds.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development in the phase and shall remain in force for the life of the building in that phase. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local planning authority.

Reason: To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of Cambridge Airport, in accordance with the Cambridge Local Plan (2018) Policy 37.

32. Ecological Design Strategy

No development shall commence on a phase, other than demolition, until an ecological design strategy (EDS) addressing protection, enhancement, mitigation and compensation for that phase has been submitted to and approved in writing by the Local planning authority. The EDS shall include the following:

- a.Purpose and conservation objectives for the proposed development;
- b.Review of site potential and constraints;
- c.Detailed design(s) and/or working method(s) to achieve stated objectives;
- d.Extent and location/area of proposed works on appropriate scale maps and plans;
- e.Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f.Birds and bats features;
- g.Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;

- h. Persons responsible for implementing the works;
- i. Details of initial aftercare and long-term maintenance;
- j. Details for monitoring and remedial measures;
- k. Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In the interests of environmental protection in accordance with Policy 70 of the Cambridge Local Plan (2018).

33. Archaeological – Written Scheme of Investigation

No development shall commence on a phase, other than demolition, until the implementation of a programme of archaeological work within that phase and in accordance with a Written Scheme of Investigation for that phase that has been submitted and approved in writing by the Local planning authority or their Archaeological Advisers on their behalf.

The pre-commencement aspects of archaeological work should include:

- a) Submission of a Written Scheme of Investigation that sets out the methods and timetable for the investigation of archaeological remains in the development area, which responds to the requirements of the Local Authority archaeology brief; and
- b) Completion of mitigation fieldwork in accordance with an approved Written Scheme of Investigation.

Reason: To secure satisfactory mitigation measures and to conserve the interest of the historic environment evidence in compliance with paragraph 199 of the NPPF.

34. Construction Method Statement

Prior to the commencement of development on a phase, other than demolition, a detailed construction method statement (CMS) for that phase shall be submitted and approved by the local planning authority in writing. The CMS shall be accompanied by a statement that demonstrates how the proposal accords with the approved site wide Demolition and Construction Environmental Management Plan (DCEMP) under Condition 25. In addition the CMS shall also provide a specific construction

programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices.

Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the Local planning authority.

Reason: To protect human health and amenity in terms of noise and local air quality in accordance with policies 35 and 36 of the Cambridge Local Plan (2018).

35. Site Contamination

Prior to the commencement of the development on a phase, other than demolition, investigations required to assess the contamination of that phase shall be submitted to and approved in writing by the local planning authority:

- a) Desk study to include for the phase:
 - o Detailed history of the site uses and surrounding area (including any use of radioactive materials)
 - o General environmental setting.
 - o Site investigation strategy based on the information identified in the desk study.
- b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

36. Site Investigation Report

Prior to the commencement of the development on a phase, other than demolition and the works agreed under Condition 35 and in accordance with the approved investigation strategy agreed under clause (b) of Condition 35, the following shall be submitted to and approved in writing by the local planning authority for that phase:

- 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 (if any) given the proposed end use of the site and surrounding environment including any controlled waters.

The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified, and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

37. Archaeology – Post-Excavation

The post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved Written Scheme of Investigation. This stage of the programme can occur after the commencement of development:

- a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local planning authority;
- b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within 18 months of the approval of the Updated Project Design, unless otherwise agreed in advance with the Local planning authority ;
- c) Deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the Local planning authority and deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within 1 year of completion of part b.

Reason: To secure satisfactory mitigation measures and to conserve the interest of the historic environment evidence in compliance with paragraph 199 of the NPPF.

38. Public Art

No development above ground level, other than demolition, shall commence (or in accordance with a timetable agreed in writing by the local planning authority), until a site-wide Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local planning authority.

The PADP shall include the following:

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

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

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

39. Boundary Treatment

Where relevant on a phase, no development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected for that phase. The boundary treatment shall be completed before the use hereby permitted in that phase is commenced and retained thereafter.

Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented, in line with the Cambridge Local Plan (2018) policies 55, 57 and 59.

40. Cycle Parking

No development above ground level, other than demolition, shall commence on a phase requiring cycle parking until details of facilities for the covered, secured parking of bicycles for use in connection with that phase of the development hereby permitted shall be submitted to and approved by the local planning authority in writing.

The approved facilities shall be provided in accordance with the approved details before use of the development commences in the relevant phase.

Reason: To ensure appropriate provision for the secure storage of bicycles, in line with the Cambridge Local Plan (2018) Policy 82.

41. Hard and Soft Landscaping

Within any phase pursuant to this approval, no development above ground level, other than demolition, shall commence in that phase until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Details shall also include dimensioned cross sections through mounds, swales, detention basins and bioretention areas.

Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment);

schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development, in accordance with the Cambridge Local Plan (2018) policies 55, 57 and 59.

42. Management and Maintenance of Streets

No development above ground level, other than demolition, shall commence on a phase until details of the proposed arrangements for future management and maintenance of the proposed streets within that phase of the development have been submitted to and approved in writing by the local planning authority.

The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with the Cambridge Local Plan (2018) Policy 80.

43. EV Charging Point Provision

Prior to any above ground works within a phase, other than demolition, an Electric Vehicle Charging Point provision and infrastructure strategy including an implementation plan for that phase shall be submitted to and approved in writing by the Local planning authority.

The strategy shall be appropriate for the proposed end use(s) of the development and shall provide full details of the provision of allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the NPPF, the Cambridge Local Plan and Cambridge City Council's Air Quality Action Plan.

The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations. The Strategy shall include the following for that phase:

- a) 100% provision of a dedicated active slow electric vehicle charge point with a minimum power rating output of 7kW for each residential dwelling with allocated / dedicated on-plot parking;
- b) Minimum 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW for residential dwellings with communal and courtyard parking;
- c) Dedicated Slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces and
- d) Either at least one Rapid electric vehicle charge point for each 1,000m² non-residential floorspace, or at least one Fast electric vehicle charge point for each 1,000m² non-residential floorspace, should a Rapid charge point not be technically feasible
- e) The electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging.
- f) Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.
- g) Electric vehicle charge points shall be compliant with BS7671 and BS61851 or as superseded.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with paragraphs 105, 110, 170 and 181 of the NPPF, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan and Cambridge City Council's adopted Air Quality Action Plan (2018).

44. Green Roofs

Prior to any superstructure works commencing on a phase, details of any biodiverse (green) roof(s) for that phase shall be submitted to and approved in writing by the Local planning authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,
- e) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- f) A management/maintenance plan approved in writing by the local planning authority,
- g) Evidence of installation shall be required in photographic form prior to handover.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity, in line with the Cambridge Local Plan (2018) Policy 31.

45. Pedestrian Cycleway north of Wort's Causeway

Prior to the first occupation of the development, details of a 2.5m wide shared pedestrian and cycleway on the north side of Worts' Causeway, between the existing bus gate and the junction with Field Way shall be submitted to and approved in writing by the Local planning authority.

This shall include scaled and dimensioned plans and sections showing any proposed hard and soft elements. Development shall only be carried out in accordance with the approved details and as part of a S278 agreement.

Reason: To mitigate the impact of the development and in support of the sustainable access to the development, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

46. Shared Path to West Boundary

Prior to the first occupation of the development, details of the 3m wide shared pedestrian and cycle path (with space allocated to equestrians) on the western boundary of the site between Worts' Causeway and Babraham Road shall be submitted to and approved in writing by the local planning authority, in consultation with the Cambridgeshire County Council. This shall include scaled and dimensioned plans and sections showing any proposed hard and soft elements.

Development shall only be carried out in accordance with the approved details.

Reason: To mitigate the impact of the development and in support of the sustainable access to the development, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

47. Visibility Splays

Prior to the first occupation or bringing into use of the development hereby permitted, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on drawing 180724-X-00-DR-C-3033. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety, in line with the Cambridge Local Plan (2018) Policy 80.

48. Car Club Parking

The provision of an allocated car club car parking space and car club vehicle shall be agreed prior to first occupation of the development hereby permitted and maintained thereafter.

Reason: In the interests of encouraging more sustainable forms of travel/transport and to reduce the impact of development on local air quality, in accordance with the policies 36 and 80 of the Cambridge Local Plan (2018).

49. Foul Sewer

Prior to first occupation, a scheme for the discharge of water drainage (and trade effluent where appropriate) from the proposed development to the public foul sewer with the prior approval of Anglian Water Services Ltd Foul should be submitted to the Local planning authority. Anglian Water Services Ltd. should be satisfied that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows generated by the development or confirm that a connection is not reasonably available. If there is connection reasonably available but without capacity in either of the sewers, the Environment Agency must be satisfied with the alternative methods of disposal within the proposed scheme.

Reason: To ensure water is adequately managed without causing pollution or flooding, in compliance with Cambridge Local Plan (2018) policies 28, 30 and 31.

50. Landscape Maintenance and Management Plan

Prior to first occupation or the bringing into use of the development on a phase, a landscape maintenance and management plan for that phase, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan for that phase shall be carried out as approved.

Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development, to satisfy the Cambridge Local Plan (2018) policies 55, 57 and 59.

51. Travel Plan

Prior to first occupation of any phase of the development a Travel Plan for that phase shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include the provision of cycle discount vouchers and/or bus taster tickets, and specify further methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking.

The Travel Plan shall be implemented as approved upon the occupation of the relevant phase of the development and monitored in accordance with details to be agreed in writing by the Local planning authority.

Reason: To mitigate the impact of the development and in the interests of encouraging sustainable travel to and from the site, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

52. Remediation Strategy

Prior to the first occupation of a phase of the development, the remediation strategy approved under clause (b) to Condition 36 shall be fully implemented on site following the agreed schedule of works, if any remediation is required for that phase.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

53. Completion of Remediation

Prior to the first occupation of a phase of the development, the following shall be submitted to and approved by the local planning authority, if any remediation is required for that phase:

a) A completion report demonstrating that the approved remediation scheme as required by Condition 36 and implemented under Condition 52 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development.

The information provided must demonstrate that the site has met the required clean-up criteria. Thereafter, no works shall take place within the phase such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

54. Fire Hydrants

Prior to first occupation of the development on a phase, fire hydrants shall be installed and fully operational in accordance with a scheme for the provision of fire hydrants for that phase, that has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with Cambridge Local Plan (2018) policies 56, 57 and 85.

55. Unexpected Contamination

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified on a phase, works shall immediately cease on that phase until the Local planning authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of Condition 36 above. The approved remediation shall then be fully implemented under Condition 52.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

56. Servicing of Commercial Units

All service collections / dispatches from and deliveries to the commercial units within the development including refuse / recycling collections shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan (2018) policies 35 and 36.

57. Drainage onto Public Highway

The proposed access ways shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. The use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway, in line with the Cambridge Local Plan (2018) Policy 80.

58. Open Space Provision

In the event the landscaped area over the gas pipeline building proximity zone (BPD) of 29m and easement zone of 28.6m is not included in the on-site open space provision for health and safety reasons, the applicants shall endeavour to replace any shortfall of open space provision elsewhere on the site. The local planning authority must be satisfied that all means have been explored to achieve 100% of on-site open space provision, before considering an exceptional circumstance and accepting an off-site alternative to meet this provision.

Reason: To ensure the successful integration of open space into a proposed development, in line with Policy 68 of the Cambridge Local Plan (2018).

22/02646/REM Land at Newbury Farm, Babraham Road, Cambridge

Documents List

Chadwickdryerclarke

Stage 2 Report 25/08/2021

Stage 3 Report 22/02/2022

Pre-app 03 Report 25/11/2021

Design and Access Statement May 2022

Design and Access Statement Addendum March 2023

Planning Addendum 20/09/2022

Planning Addendum – Refuse 20/02/2023

Brookbanks

Technical Note 25: Phase 2 Vehicles Tracking Report 28/03/2023

Farrer Huxley

Planting Schedule rev P6

RMA Addendum Report rev R1

Technical Note 12: Discharge of Planning Condition 12, 10771 rev 2 20/09/2022

Technical Note 15: Phase 2 RMA Response to LLFA comments, Brookbanks, 10771
02/08/2022

Technical Note 20: Phase RMA Response to LLFA comments, Brookbanks, 10771
20/09/2022

Technical Note 24: Phase 2 RMA Response to LLFA comments, Brookbanks, 10771
11/11/2022

Lighting Assessment rev R5 by WLC

Lighting Aerial Plan WLC677-AP-001 rev R0

Lighting Contour Plan WLC677-CP-001 Rev R4

Noise Impact Assessment rev P02 by Cundall

Sustainability Statement April 2022

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Drawing Register & Issue Sheet

788-FH-01-DS-01

Project No (FH): 788-FH																								
Project Title : Eddeva Park - Phase 1A & 1B - Infrastructure																								
Client Name: This Land		Day	25	08	22	07	20	06	27															
Client Project No (if known): -		Month	08	04	04	06	06	04	04															
Comments: Reserved Matters Application		Year	21	22	22	22	22	23	23															
Drawing No.		Drawing Title	Drawing Scale	Drawing Size	Planning	Planning	Planning	Planning	Planning	Planning	Planning													
PLANS:																								
788-FH-01-00-DP-L-101	Landscape General Arrangement Plan	1:750	A1	P1	P5	P7	P8	P9	P10	P11														
788-FH-01-00-DP-L-102	Landscape General Arrangement Plan 1 of 2	1:250	A1	P1	P4	P5	P6	P7	P8	P9														
788-FH-01-00-DP-L-103	Landscape General Arrangement Plan 2 of 2	1:250	A1	P1	P4	P5	P6	P7	P8															
788-FH-01-00-DP-L-401	Soft Landscape Plan	1:750	A1	P1	P4	P4	P5	P6																
788-FH-01-00-DP-L-402	Tree Planting Plan	1:750	A1	P1	P5	P6	P7	P8																
788-FH-01-00-DP-L-403	Tree Planting Plan existing	1:750	A1	P2																				
788-FH-01-00-DP-L-404	Hedgerow Removal Plan - For Information Only	1:750	A1					P1																
DETAILS:																								
788-FH-01-00-DT-L-201	Typical Paving Details	1:10	A1	P1	P4	P4																		
788-FH-01-00-DT-L-401	Typical Tree Pit Details	1:20	A1	P1	P3	P4	P5	P6																
788-FH-01-00-DT-L-402	Typical Planting Details	1:10	A1	P1	P4	P5																		
788-FH-01-00-DT-L-403	Typical tree pit trench- Typical Tree Pit Location Plan	1:500	A1		P3	P4	P5	P6																
788-FH-XX-00-DT-L-701	Pumping Station / Screening							P2																
DOCUMENTS:																								
788-FH-RP-03	Phase 1A & 1B RMA Landscape Report		A3																					
788-FH-SH-01	Planting Schedule Phase 1A & 1B		A4		P6	P7	P8	P9																
Distribution																								
This Land				x																				
Brookbanks				x	x	x	x	x	x	x														
CDC Architects				x																				
BPTW Planning									x	x	x													
Format: e = electronic, p = paper				e	e	e	e	e	e	e														
Issued by (Issuer's Initials):																								
Transmittal Note No:																								

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Cambridgeshire Quality Panel

Eddeva Park (GB2) Reserved Matters

Friday 7th January 2022

Virtual Meeting

Panel: Lynne Sullivan (chair), Ashley Bateson, Lindsey Wilkinson, Oliver Smith, Phil Jones and Steve Platt.

Local Authority: James Truett (GCSP), Yole Medeiros (GCSP), Chenge Taruvinga (GCSP).

Observers: Joanne Preston (GCSP), Bonnie Kwok (GCSP), Maggie Baddeley (Chair of Greater Cambridge Design Review Panel)

The Cambridgeshire Quality Charter for Growth sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Cambridgeshire Quality Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Development overview

This Land Limited proposes a reserved matters (REM) application for the appearance, landscape, layout and scale, for the erection of 80 residential dwellings (Phase 2) of the development granted outline permission on 24 May 2021 (19/1168/OUT, as amended by 19/1168/NMA1). The Quality Panel reviewed the outline application on 20 November 2019.

The outline permission included the full approval of both access onto Worts' Causeway and Babraham Road (i.e., not a reserved matter). Currently there is a live reserved matters application (21/04186/REM) for Phase 1, for the appearance, landscape, layout and scale of the main infrastructure, including the primary street and the southern gateway, along with the respective provision of a local area of play, foot and cycle ways and SuDS elements. The reserve matters application also includes utilities and engineering works to cater for this area and for the central square. This reserve matters application is not the subject for this review.

Presenting team

The scheme is promoted by This Land, with BPTW and Chadwickdryerclarke Studio architects and Farrer Huxley landscape design. The presenting team is:

David Akham (bptw), Robin Dryer (chadwickdryerclarke studio), Mark Clarke (chadwickdryerclarke studio), Richard Moorcroft (Brookbanks), Khalid Shaban (This Land), David Lewis (This Land), Maveika Menzel (Farrer Huxley), Isabelle Milne (Farrer Huxley), Kiru Balson (Max Fordham)

Local authority's request

Officers from Greater Cambridgeshire Shared Planning have asked the Panel to focus on the tenure distribution of social and affordable rented units, landscape, and sustainable drainage.

Cambridgeshire Quality Panel summary

The Panel thanked the presentation team for their comprehensive presentation. Eddeva Park (GB2) will be an exciting development and there are elements the Panel supported including being an all electric development. However, some of the

aspirations were not being met, and more detail was needed to ensure they were deliverable.

Whilst this review is for phase 2 more consideration of phase 1 was needed to demonstrate there was cohesion between the two.

The strategy to embed landscape in the development is laudable but is not being delivered and requires re-thinking. The Panel acknowledged the constraint of the gas pipe easement. The eastern edge buffer was also creating a constraint as a lot of uses were being concentrated in this area.

These views are expanded upon below, and include comments made in closed session.

Community – “places where people live out of choice and not necessity, creating healthy communities with a good quality of life”

The Panel noted this part of Cambridge had few facilities, and the nearest primary school was 2 miles from the site. Early provision of community facilities is important for the emerging community of residents. It is unfortunate such provision is proposed for later phases of the development.

The eastern edge is a multifunction space and hosts several LAPs. The Panel were concerned this space was not sufficiently overlooked to encourage social activity. LAPs should be located along desire lines in parts of the development better overlooked.

The Panel considered the affordable units were not tenure blind as they were in two high density blocks in ‘The Lanes’ and ‘Mews’ character areas. The distribution of social and affordable rented units should be revisited. There was also concern that the decked parking area in Zone H was not overlooked, and that there is a lack of street activity and active frontage around the podium – these could be problematic.

The Panel questioned how the community garden will work and felt more consideration was needed towards its management and use, as they felt the fronts and backs of those homes were potentially both accessible from public space and lacked hierarchy and privacy.

Connectivity – “places that are well-connected enable easy access for all to jobs and services using sustainable modes”

The Panel stressed the importance of phase 1 (that includes the principal street and green square) and phase 2 working together. The Panel would like to have a better understanding of the movement hierarchy: how people cross the principal street; where people want to go; and where do the routes connect to?

The Panel raised concern the principal street does not meet LTN 1/20. Cycle provision should be segregated and have priority over the side routes. The promoter explained where space is available the cycle and pedestrian path was being widened.

The Panel observed buildings surrounding the central community square appear to be encroaching into the space indicated at outline. It was important this space, previously represented as the green ‘heart’ of the development, is delivered as per the outline. The Panel were also concerned the inclusion of a swale may create an unusable muddy area and not allow the space to be fully utilised.

The Panel commented there was a need for better legibility throughout the site, including better definition of fronts and backs to dwellings. A number of resident parking is off plot and the allocation of parking is unclear.

Shared surface space for the secondary and tertiary streets was welcomed. The Panel would like to have seen detail of bin storage and how it relates to the collection routing within the development.

The Panel stressed the need for quality cycle parking provision and to avoid conflict with communal car parking provision.

Character – “Places with distinctive neighbourhoods and where people create ‘pride of place’

The Panel welcomed the approach to embedding landscape in the development, but the gas main easement (south east of the site) inevitably dominated space allocation, as well as the enlarged buffer on the eastern edge. The Panel appreciated the narrative in the presentation however the integration of landscape as a multi-functional amenity in the wider development was not being delivered.

Five character areas was felt to be too many and was not helping deliver spatial cohesion. More landscape throughout the development could be utilised to better define these areas. It was suggested character areas should not be divided by roads, but that the connecting routes are part and parcel of the character. Nonetheless, the Panel commented the woodland villas seems successful as a distinct character.

Climate – “Places that anticipate climate change in ways that enhance the desirability of development and minimise environmental impact”

The Panel welcomed the development being all electric. More detail was needed to demonstrate consideration of this in the design. For example, the location of air source heat pumps, and charging points for electric vehicles. The promoter confirmed each dwelling will have their own air source heat pump, and the Panel commented consideration will need to be given to their location, access and noise impact. The Panel asked for more clarity as to the performance standards the development is aspiring to meet and encouraged the promoter to look to the Future Homes Standard for 2025 and the emerging local plan.

A number of homes had large vertical glazed sections. It was important, and will soon be a building regulations requirement, to model for overheating so that window openings are of an appropriate size.

Integrating landscape in the development mentioned above, will also help in terms of the microclimate and reduce overheating. The Panel encouraged the promoter to consider green roofs and these can work with PVs. The strategy proposes PVs, and the Panel would like to see consideration of roof orientation to maximise their use.

The Panel encouraged the promoter to look further at material selection to reduce whole life carbon.

As Cambridge is an area of water stress, the Panel would like to see more consideration of measures to reduce water consumption, for example rainwater harvesting and rain-fed planting.

Specific recommendations

- Better integration between phase 1 and the phase 2.
- Need to understand desire lines to key amenities.

- A large amount of Community space is in the eastern buffer which is poorly overlooked.
- Landscape needs to be better integrated into the development.
- Landscape can help better define character as well as add to climate resilience.
- Appropriate location of swales to not impact on community use space.
- Review distribution of tenure mix as affordable housing is not considered tenure blind.
- Need to review the deck for car and cycle parking to ensure it is a safe space.
- Better clarity on the fronts and backs to dwellings.
- Continue to refine the carbon reduction strategy and consider materials to be used.
- Consider the marketability of homes and using future standards of performance.
- Being an all electric site, design to be informed by the infrastructure needed i.e. the location of air source heat pumps and electric charging points for cars.

The opportunity for ongoing engagement with the developer and design team would be welcomed as the scheme develops.

Contact details

For any queries in relation to this report, please contact the panel secretariat via growthdevelopment@cambridgeshire.gov.uk

Author: David Carford

Issue date: 24 January 2022

Appendix A – Background information list and plan

- Main presentation
- Landscape presentation
- Local authority background note
- Promoter note

Documents may be available on request, subject to restrictions/confidentiality.

SITE CONCEPT



01 WOODLAND VILLAS

02 THE LANES

03
COMMUNITY
GARDEN

04
COURTYARD
HOUSES

05 MEWS

ILLUSTRATIVE LANDSCAPE PLAN



- Community Square (1)
- Ecological Buffer (2)
- Linear Park with community play and leisure area (3)

Agenda Item 6



Planning Committee Date	13.06.2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05585/FUL
Site	Darwin Green One Land Between Huntingdon Road And Histon Road Huntingdon Road Cambridge Cambridgeshire CB3 0LE
Ward / Parish	Castle
Proposal	Construction of Sports Pavilion at Darwin Green 1 Central Park, including access, cycle parking, landscaping and associated works
Applicant	BDW Cambridgeshire
Presenting Officer	Julia Briggs
Reason Reported to Committee	Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Design, layout and landscaping2. Cycle parking3. Residential amenity4. Amenity of future occupiers
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for a sports pavilion building and surrounding landscape to serve the sports facilities on the central park at Darwin Green 1.
- 1.2 The central park, sports fields, cycle paths and car parking for the sports pavilion have been approved as part of the infrastructure reserved matters application. Specifications and facilities required by the sports pavilion were approved through outline condition 23.
- 1.3 The proposal has evolved significantly throughout the pre-application process and through one set of amendments on the planning application. The scheme would deliver all of the required pavilion specifications, meets or exceeds Local Plan policy and is supported by consultees, most notably Sport England and the Cambridge City Council Recreation Team who will manage the building.
- 1.4 Officers recommend that the Planning Committee approve the application along with the planning conditions.

2.0 Site Description and Context

None-relevant	X	Tree Preservation Order	N/A
Conservation Area	N/A	Local Nature Reserve	N/A
Listed Building	N/A	Flood Zone 1	X
Building of Local Interest	N/A	Green Belt	N/A
Historic Park and Garden	N/A	Protected Open Space	N/A
Scheduled Ancient Monument	N/A	Controlled Parking Zone	N/A
Local Neighbourhood and District Centre	N/A	Article 4 Direction	N/A

*X indicates relevance

- 2.1 The site is located between Histon Road and Huntingdon Road in the north west fringe of Cambridge City, within the outline planning permission for Darwin Green Phase 1 planning reference 07/0003/OUT. The site is located on the south west corner of the Darwin Green 1 central park, and is sited diagonally opposite the local centre of the development. The site is approximately 0.3 hectares.
- 2.2 At present, the Darwin Green local centre is under construction. The site would be bordered to the east and south by the primary spine road and a car park serving the pavilion and sports fields, and to the north and east by playing fields and central park open space. Further to the south is the

library block and further to the west is retail and residential apartment blocks.

- 2.3 The site is former agricultural land that has been cleared for development. It is currently being utilised for the construction of the surrounding parcels. There are no trees or shrubs on the existing site. The site is within an area allocated in the Cambridge Local Plan 2018 as an Area of Major Change.

3.0 The Proposal

- 3.1 Construction of a Sports Pavilion at Darwin Green 1 Central Park, including access, cycle parking, landscaping and associated works.

- 3.2 The sports pavilion is proposed to be a one storey building of 308 square metres (sqm), with a 24sqm external terrace. The proposal would provide the following components:
- Four changing rooms with a floorspace of 26sqm each, to accommodate 20 people.
 - Four shower areas each with three stand up showers and a disabled shower are provided within each changing area.
 - One WC has been located outside of the changing rooms which is accessible without the need to go through the changing rooms, which can be used as a unisex toilet.
 - One communal disabled toilet has been provided near to the main entrance.
 - One store cupboard serving two changing rooms has been provided in the shared lobby for the two changing rooms it serves.
 - One officials/coaches changing area has been provided with a shower.
 - A club room at an area of 83sqm.
 - A kitchen area of 10sqm.
 - Multiple storage areas have been provided in the layout including, chair store of 6sqm, a cleaner's store and an external store.
 - Areas of amenity grass with naturalistic play elements.
 - A wildlife pond, providing both drainage support for the building and an opportunity for Biodiversity enhancements.
 - A green roof
 - Covered cycle parking for 20 bicycles including space for non-standard cycles
 - Access into the site from the primary road/bus route.

- 3.3 The red line boundary of this application covers the area not already included in the infrastructure reserved matters scheme, apart from an area to the south east that has been extended to provide sustainable drainage improvements. Within the site, the bring recycling bins on the north west elevation of the sports pavilion were approved in the local centre reserved matters permission. All surrounding areas already benefit from planning permission, including the car park and vehicular exit, the verges on to the primary street, the sports pitches to the south east and landscaped areas and cycle path to the north east and south west.

3.4 The application has been amended to address representations and further consultations have been carried out as appropriate.

3.5 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:

- Covering letter
- Plans and elevations
- Schedule of submission
- Soft landscape specification
- Vehicle tracking assessments
- Acoustic assessment
- BREEAM pre-assessment report
- Detailed open space landscape management & maintenance plan
- Ecological appraisal
- Energy Statement
- Flood risk compliance report and maintenance plan
- Interim public art statement
- Planning statement
- Preliminary air quality appraisal
- Preliminary risk assessment
- Statement of community involvement
- Transport statement
- Design and Access Statement

3.6 Throughout the course of pre-application discussions, the scheme was greatly improved. The improvements that were achieved include:

- Clarification of purpose, extending use for the wider community
- Re-orientation of building to sports pitches
- Welcoming and legible entrance
- Improvement in flow and function of spaces
- Complete separation of clean and dirty blocks
- Accessibility improvements throughout
- Simplification of building design to improve legibility and wayfinding, and materials to provide robust and simplified finishes.
- 12% BNG, enhancement of sustainable drainage features
- Improved internal function of foyer and clubroom
- Improvements to landscaping for spaces to work harder for sportspeople and spectators
- Move from gas boilers to a fully electric powered building with water efficient systems.

3.7 The outline permission intended the pavilion to come forward as a reserved matters application, however it was submitted as a full planning application as the deadline for submission of reserved matters ended in December 2021. Although the Darwin Green area is within the Joint Development Control Committee (JDCC) jurisdiction map, as a full planning application that is not a major, this application falls outside the

Terms of Reference of the JDCC, and falls within the Cambridge City Council Planning Committee remit.

4.0 Relevant Site History

Reference	Description	Outcome
07/0003/OUT	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works.	Granted Permission 18.12.2013
14/0086/REM	Reserved matters of 07/0003/OUT for access roads, pedestrian and cycle paths, public open space, services across the site and one allotment site.	Granted Permission 19.06.2014
14/1410/REM	Construction of public square with hard surfaced pedestrian and cycle areas, access road, disabled and service bay parking, soft landscaping, drainage and utilities pursuant to outline approval 07/0003/OUT	Granted permission 23.12. 2014
15/1670/REM	Reserved matters for 114 residential units and local centre including library, community rooms, health centre and retail units pursuant to outline consent 07/0003/OUT.	Granted permission 23.05.2016
C/5000/15/CC	Erection of 2-Form Entry Primary School and Children's Centre.	Permission granted 17.02.2016
21/05433/REM	Reserved Matters application for the fourth housing phase (known as BDW4) including 342 dwellings, with associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access,	Granted permission 22.12.2022

appearance, landscaping, layout and scale and related partial discharge of conditions 8, 10, 14, 17, 18, 25, 26, 28, 35, 40, 49, 58, 62, 63, 66 and 69 pursuant to outline approval 07/0003/OUT.

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
Conservation of Habitats and Species Regulations 2017
Equalities Act 2010
Planning and Compulsory Purchase Act 2004
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 5: Sustainable transport and infrastructure
Policy 14: Areas of Major Change and Opportunity Areas
Policy 20: Land between Huntingdon Road and Histon Road
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 68: Open space and recreation provision through new development
Policy 70: Protection of priority species and habitats
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009

5.5 Other Guidance

North West Cambridge Area Action Plan (adopted October 2009)

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 The updated bus swept path analysis overcomes the initial highways objection to the application due to conflict with bollards at the local square. There remains conflict with a tree at the carpark exit which should be addressed on the infrastructure permission. Recommend condition relating to drainage onto the highway.

6.3 Sustainable Drainage Officer – No Objection

6.4 Clarifications on the pond slopes and an indicative cross section were provided during the course of the application. The development is acceptable subject to conditions for further detailed surface water drainage information, a drainage maintenance plan, and surface water drainage scheme verification report.

6.5 Urban Design and Conservation Team – No Objection

6.6 The orientation of the building and connection with surrounding uses is supported; the main entrance is visible from the local centre, the clubroom/terrace orientated to the sports pitches and changing rooms accessed directly from the pitches. The functional and social requirements of the design have been well considered within the layout of the proposals.

6.7 The two roof shapes creates a varied and interesting massing, and provides a sense of arrival. The materials present a varied and textural

palette, with robust finishing and details supported for the practical use of the pavilion. The palette of bricks indicated in the DAS is supported, and should be secured by condition.

6.8 Minor amendments were submitted during the course of the application to improve the entrance and clarify materials on elevation drawings. Cycle parking was also amended to meet Cambridge City Council requirements. The proposal is acceptable in design terms.

6.9 Access Officer – Comments made neither in support or objection

6.10 Changing rooms must meet Sport England document for Accessible Sports Facilities and provide more than one individual accessible changing room. The proposed wheelchair changing room requires internal rearrangements. Any double doors need to be electrically opened or asymmetric with one side at least 900mm wide. Toilet doors should open outwards or slide and have quick release bolts for safety. The serving area needs a hearing loop and dropped section of service counter.

6.11 County Archaeology – No Objection

6.12 Archaeological evaluation has previously been completed in the area, and there are no additional requirements for this development.

6.13 Sustainability Officer – No Objection

6.14 The proposed building would be run entirely on electric, and the scheme is on target to achieve a BREEAM 'excellent' rating with 9 Energy and carbon reduction credits and a 50% reduction in water use. Photovoltaic panels have not been provided, but the flat sedum roof enables the addition of these in the future. The proposal meets current policy requirements for energy. Recommend conditions requiring BREEAM design stage and post construction Certification demonstrating 'excellent'.

6.15 Landscape Officer – No Objection

6.16 Amendments and additional information were submitted during the course of the application to address initial comments:

- A soil plan showing appropriate soils for the different areas within the landscape has been provided and is acceptable.
- Details of contours for the construction of the wildlife pond and swales are acceptable.
- Details of headwalls show water release and uptake will be via ACO inlets and outlets, this is acceptable.
- The Landscape management and maintenance plan includes management of the pond edge meadow, this is acceptable.

6.17 The proposal is acceptable subject to conditions requiring submission of a hard landscape scheme, a condition requiring submission of green roof details and a compliance condition for landscape implementation.

6.18 Ecology Officer – No Objection

6.19 Content with ecological survey and the proposed 12% biodiversity net gain. Support ecological enhancements. 3 integrated swift boxes would be more suitable to these semi colonial birds. The location and specification could be provided for approval or secured via condition.

6.20 Cambridge City Streets and Open Spaces Team (including the Recreation Team) – No Objection

6.21 The proposal is generally supported. The store is sufficient for storing sport pitch equipment. Remaining concerns:

- There are no measures to prevent vehicle parking on pedestrianised areas and the green space.
- Play equipment provided close to water.
- Details of security and utilities connections (CCTV sought)

Recommend conditions for:

- Boundary treatment details
- Play space standards

6.22 Environmental Health – No Objection

6.23 Amendments and additional information were submitted during the course of the application to address initial comments:

- The use of the clubroom will be managed by Cambridge City Council, and a conditions of hire document has been drafted which includes noise mitigation measures. It is assumed ventilation of the building during events can be via air conditioning. Based on these circumstances the noise impact arising from use is acceptable.
- The revised acoustic assessment uses lower background sound levels which are acceptable.
- Due to the relatively small scale of works a full noise/vibration impact assessment is not required. Standard construction/demolition/delivery hours and piling conditions are recommended.
- The methodology and rating noise levels not to be exceeded that are stated within the 'acoustic assessment' are acceptable for all plant not including the air source heat pump (ASHP) or ACE.
- An 'Air source heat pump pound acoustics assessment' has been submitted. The assessment shows the type of ASHP to be used will have a low noise impact at the closest residential blocks. The predicted noise is significantly below existing background sound level during the day and night and is acceptable. Request compliance condition to ensure the plant meets the requirements of this report.
- Lighting on site has not been specified. The Design and Access statement advises minimal lighting on the building, and external lighting

for pedestrian and vehicle areas. An artificial lighting condition is recommended to assess this impact.

- There are no contaminated land or air quality issues.

6.24 The proposal is acceptable subject to conditions for:

- Construction / demolition hours
- Demolition / construction collections / deliveries
- Piling
- Artificial Lighting
- Unexpected contamination
- Noise management compliance condition
- Acoustic assessment compliance condition
- Fixed Plant noise impact assessment
- Informative relating to the Sustainable Design and Construction SPD

6.25 Police Architectural Liaison Officer – Comments made neither in support or objection

6.26 The site is in an area of low to medium risk to vulnerability to crime. External lighting should be designed to BS5489-1:2020 and dusk to dawn LEDs installed above entrances and around the building.

6.27 Cycle parking is not in view of windows for natural surveillance. Sheffield stands should be root fixed and allow wheels and crossbar to be secured. Secured by Design standards should be considered. These comments remain after considering the amendments to the scheme.

6.28 The design should ensure no climbing aids allow access to the flat roofs. A landscaping maintenance plan should be provided, with low planting 1-1.2m in height and tree crowns raised to 2 metres to allow good surveillance and no conflict with lighting or CCTV views. Would like to see a CCTV plan.

6.29 Sport England – No Objection

6.30 Support the application in principle which meets Sport England objectives.

6.31 Shared Waste Team

6.32 No comment received.

7.0 Third Party Representations

7.1 Representations have been received.

7.2 Those in objection have raised the following issues:

- A single changing room for officials is inadequate. Two separate changing facilities for officials is required to provide for males and females and adults and children officials.

8.0 Member Representations

8.1 None received.

9.0 Local Interest Groups and Organisations / Petition

9.1 Camcycle has made a representation objecting to the application on the following grounds:

9.2 The 10 Sheffield stands proposed are insufficient to serve two football pitches and a tennis court. Suggest 20 are provided. Provision for adapted and non-standard cycles should be included. The proposed stands are 90cm apart and should be at least 1m apart as per County guidance. Access to the stands should be the same level as the road and adjacent cycle path for accessibility and ease of use.

9.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Planning Background

10.2 The site is within the outline planning permission for residential development known as Darwin Green 1. The provision of a sports pavilion was set out in the outline permission 07/0003/OUT. The Central Park design was assessed and approved as part of the infrastructure reserved matters. The site for the sports pavilion was excluded from that application. The application has been submitted as a full planning application as the deadline for submission of reserved matters ended in December 2021. The outline and surrounding approved reserved matters remain as material planning matters in this application.

10.3 Principle of Development

10.4 Policy 20 of the Cambridge Local Plan 2018 proposes Darwin Green 1 land as an Area of Major Change, for residential development and complementary uses necessary for the creation of a sustainable and vibrant community. Outline permission was granted in 2013 for residential and associated supporting uses including community facilities.

10.5 The outline permission for Darwin Green 1 includes condition 23 requiring a sports pavilion to come forward on the site to ensure adequate facilities for the sports pitches and compensate for the loss of the existing sports pavilion on the southern part of Darwin Green 1. The condition requires

initial details of location, building footprint, design principles and phasing to be included in the central open space application, with details of the building to be in a subsequent application.

10.6 With the submission of the reserved matters application for infrastructure matters the Darwin Green One Pavilion Statement was submitted to address condition 23. It sets out the initial principles as required by the condition, and was approved with the infrastructure reserved matters decision notice.

10.7 The scheme is coming forward in an Area of Major Change and would provide this community facility in line with the outline permission. The principle of development is acceptable and in accordance with policies 14 and 20

10.8 Design, Layout, Scale and Landscaping

10.9 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

10.10 The proposal has evolved significantly through the pre-application process. The resulting building provides a welcoming entrance, a good relationship (orientation) to the surrounding pitches, clear separation between functions within the building, informal integrated seating into the building and landscape. There is good circulation around and through the building for both sports players, spectators and other community uses enable the space to be used by the wider community.

10.11 The submitted proposal is supported by the Urban Design Officer, who notes that the functional and social requirements of the design and layout are well considered. The form of the building is simple, consisting of two overlapping forms, representing the separate functions for changing rooms and the social space. The main entrance is visible from the local centre, and clearly marked at the intersection between the building forms. The clubroom faces out to the pitches, and includes large windows for viewing the pitches.

10.12 The building materials of brick and striped brick relate to the local centre, and along with the bronze effect powdered coated roofing are a refined selection of materials which will compliment the modern building form. The materials are varied and textural, with robust finishing to withstand the practical use by sports teams. Rainwater goods are recessed or concealed benefiting the design and preventing use for climbing. The palette of materials is supported, and a condition sought to secure it and require a sample panel (**condition 3**).

Functional layout

- 10.13 The facilities to be provided were set out in the Darwin Green 1 outline section 106 agreement, and included in the infrastructure reserved matters through approval of the Sports Pavilion Specification document. The key facilities (labelled c-k in the pavilion statement) required are:
- 4 No changing rooms (Up to 20 people per room)
 - 4 No shower areas (each area has 3 stand up showers and 1 disabled shower)
 - 1 uni-sex toilet within each changing room
 - 1 single uni sex toilets to benefit a pair of changing rooms
 - 1 communal disabled toilet
 - 1 single store cupboard to benefit a pair of changing rooms
 - Officials changing room with shower area
 - Club room
 - Kitchen area
 - Storage cupboard
 - All of the above in line with Sport England Design Guidance note Pavilions and Clubhouses August 2012
- 10.14 The proposal meets all of these requirements, and additionally provides an entrance space which can be used as a reception or waiting area, and both an external store for sports equipment and internal store for the clubroom. Additional requirements set out within the pavilion statement (items l to k) are considered under the relevant sections of this report.
- 10.15 The City Council Recreation Team were involved in the pre-application discussions, and Sports England have been consulted. The facilities follow Sports England guidance for clubhouses, and Sport England support the proposal.
- 10.16 The Cambridgeshire Constabulary and the City Council Streets and Open Spaces Team have requested CCTV be provided to address security concerns. A condition (**condition 23**) is recommended to require CCTV to be installed prior to first use.

Landscaping

- 10.17 The landscape has been developed to help integrate the pavilion within its surroundings. Importantly, the layout has considered the accesses that are already approved in the infrastructure application. Planting at the front entrance helps to green the area whilst maintaining an open entrance. Landscaping remains minimal on the southern elevation, with integrated seating keeping pedestrian paths clear. Comments have been received from the Streets and Open Space Team with concerns about vehicles accessing green areas, and a boundary treatment condition has also been sought. Due to the proposed site layout it is not considered any additional boundary treatments are required within the site boundary. The landscaped areas adjacent to the site were approved under planning application 14/0086/REM and any amendments to these areas fall outside the remit of this application.

- 10.18 The relatively small landscaped area around the building has been maximised with seating integrated into the southern elevation. The triangular section of landscape to the north of the building has been designed with a wildlife pond and meadow planting. Informal seating in the form of boulders are provided in the area of amenity grass adjacent to the terrace and paved areas that flow out of the clubroom which extends the use of this area. Comments from Landscape and Streets and Open Spaces Team about the safety of the pond have been addressed by the Applicant; a pond cross section has been provided, and planting has been confirmed to be species rich meadow planting to discourage access to the pond. There is no requirement for play equipment on this site and the pond is designed for wildlife, not for play value. This is considered acceptable. Furthermore, due to the location of the seating there is considered to be sufficient natural surveillance of the wildlife pond.
- 10.19 The amended plans and landscape management and maintenance plan addresses Cambridgeshire Constabulary comments seeking shrubs to be pruned and tree crowns raised to improve security. The amended plans also provide information on the wildlife pond construction and maintenance, including cross sections and are supported by the Landscape Officer.
- 10.20 The proposal is supported by the Landscape Officer subject to conditions requiring submission of a hard landscape scheme (**condition 4**), a condition requiring submission of green roof details (**condition 5**) and a compliance condition for landscape implementation (**condition 6**).
- 10.21 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

10.22 Carbon Reduction and Sustainable Design

- 10.23 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 10.24 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.25 The application is supported by a BREEAM pre-assessment and Energy Statement. The scheme is on target to achieve a BREEAM 'excellent'

rating. It is noted that the meets the requirements of outline condition 31. Highlights include a fully electric system, including 9 Energy and carbon reduction credits and a 50% reduction in water use. Photovoltaic panels have not been provided, however the flat sedum roof enables the addition of these in the future.

10.26 The application has been subject to formal consultation with the Council's Sustainability Officer who supports the proposal subject to conditions to require BREEAM design (**condition 7**) and post construction certification (**condition 8**) demonstrating the 'excellent' standard.

10.27 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.28 Biodiversity

10.29 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

10.30 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which concludes that due to the site's former use as intensively managed arable land and the ongoing construction works taking place across the site that the site offers negligible ecological value and it is unlikely any protected species are present. No mitigation measures are therefore required for the existing ecology. The appraisal calculates that the proposed ecological enhancements; a wildlife pond, sedum roof, rain gardens, a grass meadow, native trees and shrubs, bird boxes and bee bricks/insect hotels would result in a greater than 10% calculated biodiversity net gain.

10.31 The application has been subject to formal consultation with the Council's Ecology Officer, who supports the proposed ecological enhancements, and recommends a condition (**condition 9**) to detail the location and specification of the swift boxes, including 3 rather than 1 swift box due to their semi colonial nature.

10.32 Subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain.

Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.33 Water Management and Flood Risk

- 10.34 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.35 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The site area is not in an area affected by surface water flooding.
- 10.36 The applicants have submitted a Drainage Strategy, Flood Risk Compliance Report and Maintenance plan, and associated drainage plans. Sustainable drainage is provided by a sedum roof on the larger flat roof component of the building, and rain gardens and a wildlife pond that the roofs will drain into.
- 10.37 The Council's Sustainable Drainage Engineer has been consulted and after additional information was submitted regarding the pond slopes and cross section, is satisfied that the drainage scheme is acceptable subject to conditions. Conditions are recommended for further detailed surface water drainage information (**condition 10**) a drainage maintenance plan (**condition 11**) and a surface water drainage scheme verification report (**condition 12**).
- 10.38 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.39 Highway Safety and Transport Impacts

- 10.40 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 10.41 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.42 The application is supported by a Transport Statement. The site is well connected, with cycle and pedestrian paths that run around the perimeter of the central park. The strategic orbital cycle way runs just to the south of the sports pavilion car park, this connects the site to Histon Road to the east and to the north and to Huntingdon Road in the South. A bus stop is proposed 30 metres to the north of the sports pavilion. The sports pavilion also includes a coach drop off point. The site is located conveniently on the western corner of the central park, diagonal to the local square. The

Transport Statement estimates the proposal would generate 1 trip every 10 minutes. Given the increase in vehicle movements across the wider Darwin Green site, this is not considered to be a significant impact on the road network.

- 10.43 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority. Amendments were submitted to address initial objections regarding conflicts with the coach tracking at the entrance and exit. There remains a conflict with a tree at the exit of the site, however this is outside of the application boundary and the Applicant has confirmed it will be addressed through an amendment on the infrastructure permission. The Highway Authority has confirmed the objection has been addressed. A condition is sought to ensure the site does not drain on to the public highway (**condition 13**).
- 10.44 The proposal is considered to be well connected, and subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.45 Cycle and Car Parking Provision

Cycle Parking

- 10.46 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for non-residential development depends on the use, is based on floor space or seating of a building. These spaces should be located closer to the main entrance than the car parking, and reflect the dimensions in the Council's Cycle Parking Guide for New Residential Developments. There is not proposed to be any permanent staff at the pavilion, so the requirement for a secure location is not considered necessary. To support and encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 10.47 The sports pavilion use does not fit neatly into a given use category in Appendix L. However, it is considered that community centre use (1 space for every 4 seats) and sports facility use (1 space for every 25sqm of floorspace) can provide some guidance. This would require between 12-19 cycle parking spaces. The Darwin Green 1 sports pavilion statement requires 20 cycle parking spaces. The proposal provides ten Sheffield stands, which would provide 20 spaces, meeting the number required in the pavilion statement, and exceeding the Appendix L requirements.
- 10.48 Camcycle have objected to the number of spaces provided based on the areas of sports provision the sports pavilion is to cater to. In response to this comment the Applicant submitted a Wider Cycle Parking Provision plan showing the cycle parking available within the immediate central park

(at least 18 spaces around the tennis, basketball and sports pitches) and local centre are that will also serve the Central Park pitches and tennis courts. Along with this parking the provision is considered to be acceptable.

- 10.49 During the course of the application, in response to Camcycle comments, the stands were moved further apart to comply with local guidance and to enable use by more types of bicycle, with the end two spaces open to allow for wider adapted cycles to be parked.
- 10.50 The cycle parking has been provided adjacent to the entrance of the pavilion, and will be easily accessible from the approved cycle paths in the central park (along with the path that links to the local centre) and through the pavilion main entrance. The Cambridgeshire Constabulary has commented that the location of the cycle parking means there is very little natural surveillance over them, as no windows from the pavilion face the parking space. Whilst it is acknowledged that the pavilion building has minimal windows on all elevations (bar the terrace corner of the building), the proposed cycle parking will be between the main entrance and the changing rooms and sports pitches. This means there will be a good amount of pedestrian traffic in the area. Overall, officers consider that the location is practical and appropriately overlooked.
- 10.51 The cycle parking has been well integrated into the design of the building, and situated against the changing room block which has enabled an extended canopy of the building to provide shelter to the spaces.

Car parking

- 10.52 Car parking for the pavilion and sports pitches already has planning permission through the infrastructure reserved matters. Twenty car park spaces, including three disabled space are provided. The car park will be managed by the City Council sports and recreation team. The quantum and details of the car parking are therefore not within the scope of this planning application. The application includes a coach drop off area directly outside the sports pavilion.
- 10.53 The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.54 Amenity

- 10.55 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Neighbouring Properties

- 10.56 The nearest residential neighbour would be the houses at the BDW4 site, across the spine road to the north west of the sports pavilion. They are approximately 30 metres from the sports pavilion building. These houses have planning approval, development has yet to commence. As the proposal is for a single storey building, with a separation distance of 30 metres there is considered to be no impact on neighbouring amenity by way of loss of privacy, overbearing, overlooking and overshadowing.
- 10.57 The application includes an Acoustics Assessment and an ASHP compound acoustic assessment to address operation noise at the sports pavilion. The Environmental Health Officer has been consulted on the application and accepts the background noise level and that the proposed plant can be within acceptable noise limits. Particular consideration was given to the ASHP, which has an outlet to the north west of the sports pavilion. The Officer is supportive of the proposal subject to a compliance condition requiring compliance with the ASHP & ACE assessment (**condition 14**) and a condition requiring a noise insulation/mitigation scheme prior to installation of any plant (**Condition 15**) to ensure that potential impacts on surrounding neighbours is appropriately controlled.
- 10.58 Through the course of the application discussions occurred between the Applicant, City Environmental Health Officer and the City Recreation Team (who will manage the sports pavilion) regarding the types of uses to occur at the building. A 'Conditions of hire' document was drafted to address potential noise impacts from hiring out the club room, and use of amplification. Based on this draft document the Environmental Health Officer has removed their objection. A condition securing this 'Conditions of hire' document (**condition 16**) is recommended.

Future Occupants

- 10.59 The functions of the building were secured with the discharge of outline condition 23 with the Sports Pavilion Statement. Through the pre-application discussions improvements were made to the facilities and the layout to provide more usable spaces for future users of the facility. The proposal is consistent with the Pavilion Statement and has been reviewed by Sport England, who support the application. In particular, following comments from the Accessibility Officer, the layout plans were reviewed and meet the standards for accessibility as set out in the Sport England clubhouses guidance.
- 10.60 A third party objection has been received, seeking two separate changing rooms for officials to provide for different genders and ages using these facilities. The sports pavilion specification document and the Sport England guidance do not require separate facilities. In addition, Sport England have been consulted on the application and raise no concerns. On this basis, the internal layout of the facility is considered acceptable.

Contamination

- 10.61 The Environmental Health Officer advises there are no contaminated land concerns. An unexpected contamination condition (**condition 17**) is recommended.

Construction and Environmental Impacts

- 10.62 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. The Council's Environmental Health team have assessed the application and recommended that noise and disturbance during construction would be managed through conditions restricting construction hours (**condition 18**), delivery/collection hours (**condition 19**), and piling (**condition 20**). These conditions are considered reasonable and necessary to impose.

Lighting

- 10.63 The Design and Access Statement provides some information on lighting including recessed spot lighting within the terrace and cycle shelter, external strip lighting above building signage, lighting around doorways where required. Lighting for pedestrian and vehicle areas will be developed in line with wider site. The Environmental Health Officer seeks a condition for the details of lighting to enable a full assessment of impacts. Cambridge Constabulary also seeks specific lighting requirements. Recommend standard lighting condition (**condition 21**) to address these concerns.

Summary

- 10.64 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

10.65 Public Art

- 10.66 The Darwin Green outline secured public art across the wider Darwin Green site. Outline condition 69 required all reserved matters applications to provide a public art delivery plan. The Pavilion Statement seeks to incorporate Public Art either through the materials and design of the building or within the hard and soft landscaped curtilage. This Applicant has submitted an Interim Public Art Statement providing high level details of the location of public art to be delivered on the sports pavilion.
- 10.67 The statement proposes public art to be located on the northern elevation of the sports pavilion, which is highly visible from neighbouring BDW4 and for cyclists and vehicles entering the site. The indicative timescales provided in this statement align with discussions about delivery of public art across the wider site. A condition is recommended (**condition 22**) to require a Public Art delivery Plan to be submitted and approved.

10.68 Third Party Representations

10.69 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Insufficient changing room facilities for officials.	The facilities provided meet the requirements set out in the sports pavilion specification Sport England has been consulted and considers the provision to be acceptable.

10.70 Other Matters

10.71 Consultees have requested details of broadband connection, door locks on the changing rooms and management of the facility. The Applicant has advised that broadband cabling will be provided up to the building. Door locks are considered to be a detailed matter which are go beyond the scope of the consideration of this application. The Darwin Green Outline section 106 agreement sets out that the sports pavilion will be transferred to the Cambridge City Council for management, and a separate condition to secure a management plan is therefore not considered necessary.

10.72 Planning Balance

10.73 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.74 The proposal has evolved significantly throughout the pre-application and planning process and would deliver all of the required specifications, and meet applicable policies. The result is a modern, multi-use community building that will act as a focal point to this corner of the central park. The proposal would deliver 12% BNG, is fully electric, and has a 50% reduction in water use.

10.75 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

11.0 Recommendation

11.1 **Approve** subject to:

-The planning conditions and informatives as set out below with minor amendments to those conditions/informatives as drafted delegated to officers.

12.0 Planning Conditions

1. Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

2. Time limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

3. Materials

No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include brick details, standing seam cladding; windows, doors, and entrances; canopies and soffits; roof cladding; external metal work, balustrades, rainwater goods, edge junctions and coping details; colours and surface finishes. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

4. Hard Landscaping

No development above ground level, other than demolition, shall commence until details of a hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures including inbuilt furniture on the south-eastern façade of the pavilion, and benches adjacent to the wildlife pond, public art and lighting; proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports);
- b. boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

Reason: To ensure the development is satisfactorily assimilated into the area (Cambridge Local Plan 2018 policies 55, 56 and 59).

5. Green roof

No development above ground level, other than demolition, shall commence until details of the biodiverse green roof have been submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

Details of the green biodiverse roofs shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- An extensive substrate varying in depth from between 80-150mm.
- The proposed seed/sedum mix to be installed (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum).
- Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.
- A management/maintenance plan for the green roof, detailing design intentions, and establishment and long-term management operations.
- The planting/seeding shall be implemented within the first planting season following the practical completion of the building works.
- The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- All works shall be carried out and maintained thereafter in accordance with the approved details.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

6. Landscape implementation

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Condition 7 BREEAM Design Stage certification

Within 6 months of commencement of development, or as soon as reasonably practicable, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with 4 credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Condition 8 BREEAM Post Construction Certification

Within six months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Condition 9 Nest boxes

No development above ground level shall commence until a scheme for the provision of no. 3 swift nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

Condition 10 Surface Water Drainage details

No development hereby permitted shall be commenced until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall include: a) Full results of the

proposed drainage system modelling for 1 in 1 year, 1 in 30 year and 1 in 100 (plus Climate Change) storm events

- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers,
- c) Full detail on SuDS proposals, flow controls and inlet/outlets (including location, type, size, depths, side slopes, cross sections).

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

Condition 11 Drainage maintenance plan

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

Condition 12 Surface Water Drainage Scheme Verification

Upon completion of the surface water drainage system, including any attenuation pond, swale, rain garden, permeable pavement and prior to their adoption by the relevant body; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 policies 31 and 32).

Condition 13 Drainage onto highway

Notwithstanding the approved plans, the proposed accesses must be constructed so that their falls and levels are such that no private water from the site drains across or onto the proposed adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the proposed adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway. Cambridge Local Plan Policies 80 and 81.

Condition 14 Air Source Heat Pump

The plant and associated equipment as stated within the MEC “Air Source Heat Pump Compound Acoustics Assessment”, report March 2023 (Report Ref: 23730-ENV-0402) shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

Condition 15 Plant noise impact assessment

No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the MEC “Acoustic Assessment” report dated March 2023 (ref: 23730-ENV-0401-Rev A).

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

Condition 16 Noise management

The noise mitigation requirements as stated within the Cambridge City Council “Conditions of Hire - Darwin Green Sports Pavilion” shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

Condition 17 Unexpected Contamination

If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Condition 18 Construction / demolition hours

No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Condition 19 Demolition / construction collections / deliveries

There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Condition 20 Piling

In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

Condition 21 Artificial Lighting

No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34).

Condition 22 Public Art

No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;

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

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

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

Condition 23 CCTV

Prior to commencement of use, external monitored CCTV shall be installed and retained thereafter.

Reason: To increase the safety and feeling of safety for staff and any visitors using the facility in accordance with Cambridge Local Plan policy 56.

Informatives:

1. The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.
2. SPD informative

To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
 - 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution



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Agenda Item 7



Planning Committee Date	13 th June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05472/FUL
Site	36 Amwell Road
Ward / Parish	Kings Hedges
Proposal	Demolition of existing bungalow and erection of 3no 2-bed terrace dwellings.
Applicant	Sebastian Macmillan
Presenting Officer	Amy Stocks
Reason Reported to Committee	Third party representations and deferred from previous committee (1 st March 2023).
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Character of the Area2. Design3. Car parking
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for the demolition on a bungalow with the subsequent erection of 3 dwellings. The site does not have any site constraints.
- 1.2 A similar application was granted permission at committee in March of 2019 (18/1582/FUL). Due to Covid the applicant did not implement the permission and let the permission lapse, therefore the application has been re-submitted with two minor changes.
- 1.3 The item was brought to committee on the 1st March 2023. The application was deferred to allow the applicant time to address the issue with cycle storage being located to the rear of the site when policy dictates the storage should be located to the front of the dwellings and the footpath to the rear of the dwellings shall be a minimum width of 1.5m. The new plans provided have moved the cycle storage for all dwellings to the garage for communal storage and has increase the size of the footpath to the rear.
- 1.4 The applicant has also taken the opportunity to revise the internal layout. The ground floor of the dwellings will now have an open plan living area connecting to the kitchen while the new WC will be located under the stairs. The family bathroom located on first floor will now be a study and the second floor will now benefit from an ensuite with a shower.
- 1.5 Externally the dwellings will benefit from smaller porch roofs over the front door than what was previously approved. As the proposed changes are minor and will not adversely impact the appearance of what was previously approved, officers do not consider proposed development to be in keeping with the character of the area and be of acceptable appearance
- 1.6 The overall development is in accordance with local and national policies and remains broadly unchanged from what was previously approved at committee.
- 1.7 Officers recommend that the Planning Committee Approve the application.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	x
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The site comprises 36 Amwell Road which currently contains a single-storey dwelling. The bungalow is set back behind the semi-detached pair Nos. 32 and 34 Amwell Road due mainly to the set in of the road at this point. There is a vehicle access to the south-west of the house with a

single garage attached to the garage of No.34 Amwell Road. The application site has a shared boundary with a parking area to the north-east and another parking area to the rear (north-west) in Armitage Way.

2.2 The surrounding area is residential in character with short terraces and semi-detached properties predominating although there are also back-to-back two-storey duplex houses. Nearby to the north is King Hedges Road, beyond which is the Science Park Campus and to the south/east lies the commercial area in Kilmaine Close.

3.0 The Proposal

3.1 Demolition of existing bungalow and erection of 3 no 2 bed terrace dwellings.

3.2 Each house would have 2 bedrooms and be on three storeys with bedrooms on the first and roof levels (served by a dormer window) with a kitchen and living room on the ground floor and one bathroom at first floor level (one en-suite). An ensuite with a shower will serve bedroom 2.

3.3 Each house would have access to a rear garden and will benefit from the existing single garage for the use of cycle storage. There would be no parking provision on site for the dwellings.

3.4 There would be a rear access to the gardens to use the bin stores.

3.5 A similar proposal (18/1582/FUL) was brought to Planning Committee on 6th March 2019. The application was approved. The applicant failed to start the development with the 3-year time limit due to covid restraints, therefore a new application has been submitted.

4.0 Relevant Site History

Reference	Description	Outcome
18/0823/FUL	Demolition of existing dwelling and erection of 6 houses	Refused
18/1582/FUL	Demolition of existing bungalow and erection of three terraced houses	Approved at Committee

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

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

Technical Housing Standards – Nationally Described Space Standard (2015)

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 Local Highway Authority–No Objection

6.2 *Comment dated 16th January 2023:* Proposal is acceptable subject to the imposition of conditions relating to levels of paved areas in regard to surface water drainage, materials of areas of paved surfacing, submission of a contractor's plan, and an informative relating to works within the LHA boundary.

6.3 *Comment dated 18th April 2023:* The additional documents submitted by the applicant do not alter the Highway Authority's comments of 16th January 2023.

6.4 Sustainable Drainage Officer –No Objection

6.5 *Comment dated 16th January 2023:* Proposal is acceptable subject to the imposition of conditions relating to a scheme of surface water and foul water drainage.

6.6 Urban Design–No Objection

6.7 *Comment dated 22nd December 2022:* No material Urban Design issues with this proposal.

6.8 *Comment dated 13th April 2023:* It is considered that there are no material Urban Design issues with this proposal.

6.9 Environmental Health –No Objection

6.10 *Comment dated 22nd December 2022:* Proposal is acceptable subject to the imposition of conditions relating to construction hours, piling and dust management and the imposition of an informative relating to dust.

6.11 *Comment dated 3rd April 2023:* The recommendations and comments within the memo dated 22nd December 2022 for application 22/05472/FUL are pertinent to this application.

7.0 Third Party Representations

7.1 1 representation has been received on the 15th January 2023.

7.2 The objection has raised the following issues:

- Car parking and parking stress
- Existing drainage problems need to be addressed
- Residential amenity impact (impacts on privacy and overlooking)
- Bin Storage allocation
- Sale of properties

7.3 No further third-party representations have been received as a result of the re-consultation.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 Assessment

8.1 Planning Background

8.2 An application was submitted for the demolition of existing dwelling and erection of 6 houses. The reasons for refusal relating to application 18/0823/FUL are in summary that:

- 1) The proposal would be unduly dominant due to bulk and height and as the block would occupy the majority of the site together with the proposed dormers being out of keeping resulting in perceived bulk.
- 2) The proposal would result in an overbearing and enclosing impact on the rear garden of No.34 Amwell Road and with 4 windows in the SW elevation facing this property would also result in overlooking.
- 3) Unacceptably limited amount and low quality of the internal space due to their size and single outlook and no private or communal amenity space.
- 4) Lack of cycle parking and inadequate refuse and recycling provision.
- 5) Insufficient information regarding surface water run off to prove that there would be no surface water flooding.

8.3 Following the refusal, a subsequent application 18/1582/FUL was submitted for the demolition of existing bungalow and erection of three terraced houses. This was presented and approved at committee in March 2019.

8.4 To date no discharge of conditions have been submitted for this application. The following application 22/05472/FUL has been submitted as the time condition has lapsed on the previous application. Due to covid constraints the applicant did not commence the development and therefore the previously approved permission cannot be implemented.

8.5 Principle of Development

8.6 The proposal is for the redevelopment of existing residential land to provide an additional 2 dwellings. Spatial Policy 3 supports the provision of additional dwellings in and around the urban area of Cambridge. Policy 52 seeks to protect garden land and the subdivision of dwelling plots and indicates that some forms of redevelopment will continue to be a valuable additional source of housing supply and need not be inappropriate. The

proposal is for complete redevelopment which would be acceptable in principle, subject to meeting the criteria of Policy 52.

- 8.7 The criteria of Policy 52 are that the proposal to subdivide the existing residential plot will only be permitted where it is of a form, height and layout which is appropriate to the area, that sufficient garden space is retained and any existing trees are retained, amenity and privacy of existing and new properties is protected, provision is made for adequate amenity space, vehicle access and parking spaces for new and existing properties, and that there is no detrimental effect on the potential comprehensive development of the wider area.
- 8.8 The proposal is acceptable in principle in accordance with policy 3 of the Cambridge Local Plan 2018.
- 8.9 Design, Layout, Scale and Landscaping**
- 8.10 Policies 55, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.11 The context is that the property already lies within an existing residential area where there are a variety of two-storey properties including semi-detached, short terraces and small back-to-back blocks in a wholly residential estate.
- 8.12 The proposal is for the demolition of the existing one-storey dwelling and its replacement with three terraced houses, similar to what has been previously approved under application 18/1582/FUL. The proposed terraces would each have a rear garden where bin and cycle stores would be contained.
- 8.13 The proposed 3 properties would be set back from the rear edge of the public highway and would be slightly taller than existing dwellings (400mm), nonetheless, of itself, this would not be out of character in this area which is neither a Conservation Area or other designated area nor has a regulated street-scene pattern of development.
- 8.14 The proposal would include three rear dormer windows (to each of the properties). These would be relatively large and a specific feature of each new house. The dormers would be located well within the proposed eaves and outer edge and shared boundaries of the properties. While the rear dormers would be visible from Armitage Way to the rear and there are no other visible dormers in the locality, their integrated nature and, providing suitable materials are chosen, would mean that the dormers would not be out of character with the proposed properties. They would not be unduly overbearing or obtrusive. Officers consider they are therefore acceptable in this location.

- 8.15 Some properties have parking within their boundaries and others rely on the parking court areas or park on street (there are no local parking restrictions). Therefore, the lack of onsite parking for two of the properties is not out of character and is therefore considered to be acceptable in terms of the proposal's impact on visual amenities.
- 8.16 As mentioned previously, the same application was submitted and approved at committee in March 2019 (18/1582/FUL). This application is the same as the previous apart from three differences. The first difference is a slight change in the internal organisation of the rooms. The second difference is the porch roofs over the front door are now smaller than what was previously approved. The third difference is the proposed rooflights to the front of the dwelling which will serve the ensuite of bedroom 2, bedroom 2 and the stairwell to the second floor, an additional rooflight is being proposed but the overall size of the roof lights has decreased. As the proposed changes are minor and will not adversely impact the appearance of what was previously approved, officers do consider proposed development to be in keeping with the character of the area and be of acceptable appearance.
- 8.17 Like the previously approved scheme, the proposal has overcome the previous refusal reasons mainly due to the reduction in the number of dwellings from 6 to 3 and because the houses will not extend across the full width or depth of the site.
- 8.18 A hard and soft landscaping scheme condition (no.11) has been imposed to ensure positive visual amenity is produced and well-integrated into the surrounding neighbourhood.
- 8.19 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 57, 58, and 59 and the NPPF.

8.20 Carbon Reduction and Sustainable Design

- 8.21 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.22 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

8.23 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

8.24 The application is supported by limited information in relation to renewable and low carbon technologies. As per the design and access statement submitted, the applicant has confirmed high levels of fabric insulation in the walls and roof will be used and the dwellings will benefit from high specification glazing to the windows and doors. The dwellings will also benefit from efficient services such as LED lighting, programme controls and thermostats. Regarding climate change, the form of the dwellings will allow cross ventilation to prevent overheating including a rooflight to the front of the dwellings and windows to the rear of the top floor. The stairs will benefit from a rooflight to allow for summer ventilation. The dwelling will be constructed using brick and block walls will provide high levels of thermal mass and prevent overheating. To ensure water efficiency, low-flow water fittings will be installed.

8.25 However, further information as to how water efficiency and renewable energies will be incorporated is required. Officers consider these details can be achieved via conditions no. 19 and 20.

8.26 Subject to conditions, officers consider the application would address the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.27 Biodiversity

8.28 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.29 Limited information has been provided in relation to the biodiversity net gain on site. As the existing site is a bungalow and surrounded by residential properties, the existing biodiversity is likely to be very low. However, officers will impose a biodiversity net gain condition no.18 to ensure biodiversity is maintained on the site.

8.30 Subject to conditions, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

8.31 Water Management and Flood Risk

- 8.32 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.33 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.34 The applicants have commented on surface water drainage within their design and access statement. The applicant has directly contacted Anglia Water who have confirmed that the additional roof area implied by the proposed dwellings compared to the existing bungalow would be acceptable. Anglia Water confirmed that the additional water from the proposed 40m² extension could be connected to the existing drainage to the surface water sewer
- 8.35 The Council's Sustainable Drainage Engineer has advised the proposal is acceptable subject to the imposition of a condition no.7 in relation to the disposal of surface and foul water drainage. Officers consider the request of this condition to be acceptable and will be imposed.
- 8.36 Subject to conditions, the applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.37 Highway Safety and Transport Impacts

- 8.38 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.39 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.40 The proposal involves the demolition of an existing bungalow and the erection of a terrace of three dwellinghouses. As the dwellings would not have any vehicle accesses, there would be no highway safety issues arising.
- 8.41 A shared rear pedestrian access would be formed to the back of the Armitage Way parking area. This access would allow for ease of access into the rear gardens of the proposed dwellings.
- 8.42 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions.

8.43 Subject to conditions as applicable, the proposal accords with the objectives of policy 81 of the Local Plan and is compliant with NPPF advice.

8.44 Cycle and Car Parking Provision

8.45 Cycle Parking

8.46 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.47 Cycle parking is proposed in the garage to the front of plot no.1. The garage will be a communal bike store for the occupants of these properties and will be accessible to only these occupants. The existing garage is 11.5m² in size and will benefit from Sheffield stands to store the cycles, officers consider this provision of cycle storage to the front of the dwelling to be acceptable.

8.48 Car parking

8.49 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

8.50 None of the proposed dwellings will benefit from off street parking. Consequently, any vehicles associated with the properties together with their visitors and any additional vehicles associated with the dwellings would park on-street. There are no parking restrictions on street and the Highway Authority raise no objections to the proposal subject to their being no noise or disturbance issues resulting.

- 8.51 The dwellings are located an 11 minute walk to the nearest bus stop and a 16 minute bike ride from the city centre. The application site is located in a sustainable location and benefits from adequate transport links. The application site is considered to be in a suitable enough location to not require the provision of car parking.
- 8.52 The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 8.53 Amenity**
- 8.54 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.55 Neighbouring Properties
- 8.56 The proposal has been amended from the earlier refusal in 2018 to reduce the number of dwellings proposed and particularly, the depth of the building. There would be no windows in the elevation facing the adjoining occupier, No.34 Amwell Road.
- 8.57 While the proposed building would remain deeper into the plot than the adjoining semi-detached pair this reflects the line of the adjoining highway. To ensure neighbouring amenity remains unaffected officers are proposing to remove class A and E permitted development rights for these dwellings as per condition 17. Class A of the general permitted development order (GDPO) relates to extensions while class E relates to outbuildings, as the gardens of the proposed dwellings are suitable for the proposed dwellings, the addition of structure to these areas would make the gardens too small and would have the potential to impact neighbouring properties and occupants of the proposed dwellings.
- 8.58 Impact on No. 32
- 8.59 One neighbouring objection has been received. Concerns of existing drainage issues have been expressed; officers consider these elements have been addressed in the above section.
- 8.60 Concerns regarding parking have been expressed. As the dwellings are not located within a controlled parking zone and the Local Plan does not require parking to be provided as a minimum (maximum of 1), officers are unable to request spaces of this nature.
- 8.61 Given this and the reduced depth into the plot than the existing bungalow and that the proposed building would be to the north of this neighbour, officers consider that there would be no undue loss of amenities as a result of overshadowing/loss of sunlight/visual intrusion or enclosure. As

there would be no windows at first floor level, there would be no loss of privacy or overlooking resulting from the proposal.

8.62 Other properties in the locality are sufficiently distant from the application site or are across public areas such that officers consider there would be no harmful loss of residential amenities to the other nearest properties

8.63 Future Occupants

8.64 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).

8.65 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	2	3	3	79	84	+5
2	2	3	3	79	84	+5
3	2	3	3	79	84	+5

8.66 The current space standards do not extend for three storey dwellings for 2-bedroom homes. As such the maximum standard of a dwelling of this type has been applied. The proposed dwellings meet residential standards.

8.67 Garden Size(s)

8.68 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

8.69 Policy 50 requires that external space is of a reasonable size to provide for day-to-day living and for children’s place space. Gardens are provided to each of the properties, the smallest being 4.3m deep and 4.1m wide (17m²) which is considered to generally provide for the occupiers’ likely use.

8.70 The proposals would have reasonable outlook, light into rooms and a suitably sized, usable outdoor space (minimum garden size 17m²) which is not overshadowed or unreasonably overlooked. The proposed dwellings would have an acceptable level of privacy

8.71 Inclusive access

8.72 Policy 51 requires all new residential units to be of a size, configuration, and internal layout to enable Building Regulations requirement part M4(2)

accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing. Condition 16 has been imposed to ensure compliance to the regulations.

8.73 Construction and Environmental Impacts

8.74 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.75 The Council's Environmental Health team have assessed the application and recommended conditions relating to construction hours, piling and dust be imposed.

8.76 Summary

8.77 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 57 and 58.

8.78 Other Matters

8.79 Bins

8.80 It has been indicated that refuse and recycling bins are to be provided in the rear garden areas. Condition no.13 requiring details has been attached. Officers consider the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

8.81 Neighbouring properties place their bins by the parking spaces on Armitage Way. The drag distance to this location from the rear gate of plot 1 is 10m, from plot 2 is 7m and from plot 3 is 5m. In line with the RECAP Waste Management Design guide, resident should not have to move waste more than 30m to any designated storage area within the boundaries of the property to a collection point. As these distances are not further than what is deemed suitable, officers consider the bins being located to the rear of the property to be acceptable. However further information regarding the exact location is required and has been secured via condition 13.

8.82 Subject to conditions, officers consider refuse and recycling can be successfully integrated into proposals and in accordance with policy 57.

8.83 Planning Balance

8.84 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.85 The proposal would result in three additional houses which would help to meet the needs identified in the Local Plan. There would be no significant adverse impacts from the proposal in respect of residential amenity or highway safety. Officers consider that the proposal would be in character with the locality

8.86 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval.

9.0 Recommendation

9.1 **Approve** subject to: planning conditions

10.0 Planning Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3) Unless otherwise agreed in writing by the Local Planning Authority, the development, hereby permitted, shall be constructed in accordance with the materials specified within the planning application details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings)

- 4) All the proposed areas of paved surfacing be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving

does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway

- 5) All the proposed areas of paved surfacing be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety

- 6) No demolition or construction works shall commence on site until a contractors parking plan has been agreed in writing with the Planning Authority. The aim of the plan should be to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors undertaking the works.

Reason: in the interests of highway safety

- 7) Prior to commencement of development a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority. Information required to be submitted to satisfy condition above includes:

- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
- b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
- c) A site plan identifying indicative locations for sustainable drainage features;
- d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and
- e) Details of foul discharge location

Reason To reduce the risk of flooding to the proposed development and future occupants (Cambridge Local Plan policies 31 and 32)

- 8) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 9) In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to

protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

- 10) No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

- 11) No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

12) No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

13) Prior to first occupation of the dwellings, details of facilities for the covered, secure bin stores for each dwelling for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure satisfactory provision for the secure storage of bins. (Cambridge Local Plan 2018 policies 52 and 82)

14) There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

15) Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)

16) The dwellings, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

17) Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without

modification), the enlargement, improvement or other alteration of the dwellinghouse(s), and the construction of outbuildings (other than any bin stores approved by condition 13) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties and to secure the provision of an acceptable amount of private external amenity space for future occupiers of the dwellings (Cambridge Local Plan 2018 policies 50, 52, 55, and 57).

18) No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59, 69 and 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

19) No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and

b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 29, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

20) No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 of the Greater Cambridge Sustainable Design and Construction SPD 2020).

Informatives:

- 1) The granting of a planning permission does not constitute a permission or licence to a developer 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 Highway Authority for such works.
- 2) Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
- 3) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.
- 4) The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust

complaints be received. For further information please contact the Environment Planning Team.

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Agenda Item 8



Planning Committee Date	13 June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05590/FUL
Site	25 Rawlyn Road Cambridge Cambridgeshire CB5 8NL
Ward / Parish	Abbey
Proposal	Erection of 1no. detached dwelling
Applicant	Mr Laurence Haslop
Presenting Officer	Alice Young
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Character and appearance 2. Amenity 3.
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the erection of a detached dwelling in the garden of 25 Rawlyn Road. This application comes after a previous application for 3 terraced properties on a larger plot, comprising the garden of 25 Rawlyn Road and the land to the south and east, was dismissed at appeal on two grounds (21/04190/FUL); the resultant impact on the spacious and verdant character and overlooking to 25 Rawlyn Road. Since this appeal, the application site has been reduced to just the garden of 25 Rawlyn Road, the development reduced to one dwelling and the scale, massing, layout and design altered to reduce the dominance of the development on the sensitive corner location.
- 1.2 The proposed scheme, by virtue of its reduced scale and siting further away from both Stanesfield and Rawlyn Road (totalling 8.6m and 9.7m set back respectively) significantly behind both building lines, would sit comfortably adjacent to its neighbours while retaining a sizeable green setting to Stanesfield and Rawlyn Road, responding to the spacious context. The architectural detailing in the form of larger fenestration, brick patterns, and regular downpipes break up the frontage and create a vertical emphasis to balance the frontage. This detailing is on both the southern and eastern elevations creating active frontages to both roads while the corner window and decrease in massing to single storey abutting no. 25, addresses the corner location and creates a visual gap in built form akin to the gaps between semi-detached pairs within the surrounding context. While adopting a more contemporary design using vertical brick detailing, larger but proportionate glazing and a flat green roof, given the scale, massing, siting and design, the proposal would respond to the surrounding architecture while having some individuality. Officers consider that for these reasons, the proposed development responds to the surrounding context and retains the spacious and verdant character.
- 1.3 By virtue of the scale, massing and siting of the proposed dwelling, amenity for neighbouring occupiers would be preserved. The dwelling has been sited so as not to significantly reduce the daylight and sunlight levels to neighbouring habitable rooms in accordance with BRE daylight sunlight guidance or result in an oppressive overbearing impact. While it is noted that access to the rear garden for bins and bikes has been removed for no. 25, officers have recommended a condition to secure details of a cycle and bin store to the front of no. 25. Given the typical size of these stores, officers do not consider that this would significantly harm the openness which contributes to the estates character.
- 1.4 While there has been significant local opposition to the proposed dwelling with 90 third party objections received, officers have considered the merits of the scheme and conclude that the development would deliver a high-quality sustainable dwelling in highly accessible location without harming the character of the area or amenity of neighbouring residents. Therefore, officers recommend that the proposed development is approved subject to the recommended conditions.

2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The site is located on the corner of Rawlyn and Stanesfield Road, sited within the wider Whitehall Estate in Abbey Ward. The site comprises part of the garden of no. 25 Rawlyn Road, marked by existing concrete fencing and no. 25's garage. The area is predominately residential with Galfrid School located 200m to the southeast of the site. The site lies outside of the conservation area and controlled parking zone. A TPO is located approximately 4.3m south of the application site. There are no other relevant site constraints.

3.0 The Proposal

- 3.1 The proposal seeks planning permission for the erection of a detached dwelling in the garden of 25 Rawlyn Road. The dwelling would be sited to the south-west of no. 25's frontage, orientated perpendicular to no. 25 and behind the building line of no. 49 Stanesfield Road. The garden for the new unit would be north facing and abut the garden of no. 25 Rawlyn Road. Pedestrian and vehicular access is from Rawlyn Road to the north-east, with two parking spaces and a cycle store provided. A bin store is located in the garden with access via the entrance canopy.

4.0 Relevant Site History

Reference	Description	Outcome
21/04190/FUL	Erection of 3 dwellings along with off street parking, private amenity space, cycle parking/ storage and refuse storage, demolition of existing rear garage lean-to and reconfiguration of the pavement along Stanesfield Road	Appeal dismissed

- 4.1 21/04190/FUL comprised the rear garden of no. 25 Rawlyn Road and land to the south and east which is not included in the resubmission. The

previous application (which was for three dwellings, whereas the resubmission is for one) was refused for two reasons:

- The Whitehall Estate is a relatively low-density suburban estate characterised by large front gardens, open corners, wide boulevard streets and mature landscaping. The proposal is sited in a prominent corner location which significantly contributes to the spacious character of the estate. By virtue of the scale, massing, number and siting of the proposed dwellings, the proposal would result in a cramped development form contrary to the spacious character of the area. In this sensitive location, the proposal would appear overly dominant within the street scene, causing harm to the character and appearance of the area. By failing to respond to the spacious, open suburban character of the area, the proposal would not be compliant in design terms with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 59.
- Unit 2 of the proposed development, by virtue of its design and siting, would give rise to views to the rear garden of 25 Rawlyn Road. This overlooking impact would result in a loss of privacy for the occupiers of 25 Rawlyn Road, amounting to significant harm to 25's amenity. By failing to preserve the amenity of surrounding residents, the proposal would be contrary to Cambridge Local Plan (2018) policies 52, 57.

4.2 The Inspector upheld both reasons for refusal. A copy of the Inspector's Decision letter in relation to the appeal is attached at appendix 1.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 31: Integrated water management and the water cycle

Policy 35: Protection of human health and quality of life from noise and vibration

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Landscape in New Developments SPD – Adopted March 2010

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 Recommended conditions:

- Contractors parking plan

- Pedestrian visibility splays compliance
- Highway drainage
- Bound material for driveway
- Licence informative

6.3 Sustainable Drainage Officer –No Objection

6.4 The proposals have not indicated a surface water drainage strategy however as this is a minor development and there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

6.5 Recommended conditions:

- Surface water drainage
- Foul water drainage
- Long term maintenance of surface water drainage systems

6.6 Environmental Health – No Objection

6.7 Recommended conditions:

- Construction hours
- Piling
- Plant noise insulation
- Plant noise informative

7.0 Third Party Representations

7.1 90 representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
 - Stanesfield and Rawlyn Road are terraced and semi-detached properties, not detached
 - The brick detailing, panel detailing and the number of windows are not design features of the estate
 - Would appear overly dominant on this sensitive and open corner which gives a spacious identity to the estate
 - Deviates from the building lines of both Stanesfield and Rawlyn Road, contrary to the prevailing pattern of development
 - Front gardens and driveways are a feature of the estate and the proposal would be at odds with this
 - Insufficient garden space around the dwelling has been maintained. There would be a hard border between the brick wall of the proposed property and public land, uncharacteristic of the area and harming the green and open character
 - Orientation is at odds with Stanesfield Road, design is out of place

- The proposed salt-box style roof, with an offset roof apex (shown in the Rawlyn Road Elevation of the Block Plan and Site Section document), is not keeping with the established gable-style roof design of the neighbouring houses.
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
 - Overlooking from the public green space into the proposed dwelling
 - Overlooking of the green space and the windows would be intrusive and overbearing from the green space
 - Access would be past no. 25's side window which would impact on amenity
 - Impact on no. 25, lack of access to the rear for bins and bikes, diminish the size and quality of the garden.
 - Overshadowing and overbearing to no. 49 Stanesfield Road's upstairs habitable windows (bedrooms) and side window (hallway)
 - Overshadowing to Rawlyn Road and Stanesfield Road properties
 - Given the size of the garden, 50m² is not possible
- Construction impacts
 - No noise mitigation
 - HGV traffic poses a risk to school children
- Car parking and parking stress
 - Unclear on the siting of the car parking spaces, inconsistencies between the elevations and block plans
 - Additional parking stress as only 1 car parking space for a 4 bedroom property
 - Under provision of car parking
- Impact on trees / green space
 - Impact on the TPO trees adjacent to the site during construction
 - Impact of the tree on the proposed dwelling in the future
 - Impact on the wildflower meadow which will be planted under the Cambridge Environmental Improvement Programme (EIP) 2022
 - No mitigation for green space proposed
- Refuse arrangements
 - No refuse arrangements for the host dwelling
- Inaccuracies
 - The site is not a disused brownfield site
 - No provisions for the existing manhole and telecoms street cabinet

- Contends that the development matches the existing 1950s semi-detached houses – this is untrue
- The existing driveway at no. 25 can accommodate 3 cars
- Inconsistencies in the application form
- Does not show the side window of no. 25
- Inconsistencies in the drawings

8.0 Member Representations

8.1 Cllr Tong (Green Party Team Leader) has made a representation objecting to the application on the following grounds:

- Due to the scale, massing and bulk of the proposal and its unsympathetic design, the proposal would be at odds with the established character of the street scene, which is characterised by long lengths of semi-detached houses and open corners. The proposal would erode the openness, character and appearance of the area.
- The impact on the Environmental Improvement Project, a local amenity for local residents.

9.0 Local Interest Groups and Organisations

9.1 Peter Mullord from Environmental Services at the City Council has made a representation on the application on the following grounds:

- Impact on the soon to be improved local green space from construction and other traffic associated with the development.
- Any use of the local green space for parking, equipment storage, foot traffic would be significantly harmful to the appearance and biodiversity of the space.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

10.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

10.3 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding

pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

10.4 Officers consider that the proposal would adhere to this criterion and this will be discussed under the relevant headings below.

10.5 The principle of the development is acceptable and in accordance with policies 3 and 52 of the Cambridge Local Plan (2018).

10.6 Design, Layout, Scale and Landscaping

10.7 Policies 55, 56, 57 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

10.8 The Whitehall Estate is characterized by two storey semi-detached and terraced dwellings set back from the street creating space for meaningful areas of soft landscaping and mature trees. By virtue of the layout and landscaping of the estate, there are open corners which contribute to this spacious and suburban character. This interpretation of the character of the area was echoed by the Inspectors in the previous appeal decision.

10.9 The application site comprises part of the rear, side and front garden of no. 25 Rawlyn Road. The key distinction between the appeal site and the proposed site is that the site area has decreased to only include the rear, side and front garden of no. 25 Rawlyn Road, not the area to the south and east fronting Stanesfield and Rawlyn Road. By virtue of the reduction in the site area, there is an increased green frontage to Stanesfield and Rawlyn Road compared to the appeal scheme.

10.10 The Inspector concluded on the appeal scheme that the scale and massing of the terraced row of three dwellings on this spacious corner location combined with the extent of lost open space would result in a crowded incongruous addition at odds with the open spacious verdant character of the area.

10.11 The proposed scheme has reduced the number of dwellings to one, is reduced in scale and sited further away from both Stanesfield and Rawlyn Road (totalling 8.6m and 9.7m set back respectively). As such, the dwelling is set significantly behind both Rawlyn and Stanesfield Road building lines, almost in line with the ridges of both neighbouring properties. This more recessive siting creates a more comfortable relationship with its neighbours while retaining more greenspace surrounding the proposed dwelling. The eaves and ridge heights are the same as properties on Stanesfield and Rawlyn Road with the ridge parallel to Stanesfield Road. While the frontage is comparable to a semi-detached pair on either road, the larger fenestration, brick detailing, and regular

downpipes break up the frontage and create a vertical emphasis to balance the wider frontage. The depth of the dwelling would be comparable to surrounding properties, with the gable end fronting Rawlyn Road to the east with vertical brick detailing and window openings creating an active elevation fronting Rawlyn Road behind a 9.7m landscaped frontage. Adjoining this two-storey gable would be a flat roofed porch and cycle store projecting northwards, creating space between the two-storey form of the proposed dwelling and no. 25 as well as a design response to the corner location. The proposed dwelling would utilise materials used in the surrounding context (e.g. red brick and red pantile roof tiles) while adopting a more contemporary design using vertical brick detailing, larger but proportionate glazing and a flat green roof. As a result, the proposal would respond to the surrounding architecture while having some individuality.

- 10.12 In views from the south from Stanesfield and Rawlyn Road, the proposal would appear subservient as the dwelling would be of comparable scale but sited 2.8m behind Stanesfield Road and 3.7m behind the Rawlyn Road building lines. A landscaped frontage on land to the south of the application site would be retained. Therefore, in views from the south, the proposal would respond to the proportions, siting and spacious character of the estate.
- 10.13 In views from the north looking south along Rawlyn Road, the sense of openness and suburban character would be maintained as the dwelling would be set back significantly from Rawlyn Road and the form stepped down to single storey adjacent at no. 25 creating a noticeable gap between two storey form which would also be softened by the green roof proposed. On the eastern elevation, there is some vertical brick detailing and windows to activate the frontage and create an appropriate ratio of solids to voids.
- 10.14 From the Stanesfield and Rawlyn Road corner, the proposal would provide two active frontages with a step down to single storey form towards no. 25 Rawlyn Road, creating a visual gap akin to the gaps between semi-detached pairs elsewhere within the estate.
- 10.15 Therefore, by virtue of its two story scale and massing, siting behind the building lines of both Stanesfield and Rawlyn Road, proportionate yet contemporary design features and appropriate materials, the proposal would not be out of character with the spacious and suburban context.
- 10.16 To ensure a high-quality development with appropriate landscaping which increases the visual amenity of the area, officers consider it reasonable and necessary to require the submission and approval of a hard and soft landscaping scheme and details of the boundary treatments proposed.
- 10.17 To ensure the design is not compromised by unsympathetic alterations, officers recommend conditions removing permitted development rights for extensions and dormer extensions.

10.18 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59 and the NPPF.

10.19 Trees

10.20 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.

10.21 The site does not contain any trees. A tree which recently received TPO status falls 4.4m to the south of the application site. This tree alongside a tree sited east are considered to contribute to the character and amenity of the area. As these trees are fledgling and are located some distance from the proposed development, officers consider that the built form proposed is unlikely to impact upon the health of the trees. However, to ensure that these trees are not harmed during the construction of the development, officers recommend a condition to secure tree protection measures.

10.22 Subject to conditions as appropriate, the proposal would accord with policies 52, 59 and 71 of the Local Plan.

10.23 Carbon Reduction and Sustainable Design

10.24 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

10.25 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

10.26 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

10.27 No detailed information has been submitted to demonstrate compliance to this. It is considered that water efficiency and carbon reduction could be

achieved on site and therefore, this detailed information could be secured via condition.

- 10.28 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.29 Biodiversity

- 10.30 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 10.31 Given the nature of the site (amenity grassland), its proximity to county wildlife sites and large areas of open space, officers are satisfied that the proposal is unlikely to harm protected habitats or species. Nonetheless, officers consider it reasonable to require bird and bat nesting boxes which will be secured via condition. For the same reasons, officers consider that biodiversity net gain is achievable on site and its delivery can be secured via condition.
- 10.32 Subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.33 Water Management and Flood Risk

- 10.34 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.35 The site falls outside of the flood zone and is not an area classified as at risk of surface water flooding.
- 10.36 The Council's Sustainable Drainage Engineer has advised that the development is acceptable subject to conditions requiring submission and approval of a surface water and foul water drainage scheme and a condition requiring a plan for the long-term maintenance of the surface drainage solutions. Both conditions regarding the surface water drainage scheme and its ongoing maintenance are considered reasonable and necessary. The foul water drainage condition recommended by the

drainage officer is considered to be unnecessary as Building Regulations requires appropriate foul water arrangements. Therefore, a compliance condition to ensure the development proceeds in accordance with Building Regulations is considered reasonable and necessary.

- 10.37 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.38 Highway Safety and Transport Impacts

- 10.39 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

- 10.40 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 10.41 A vehicular access to the site would be via Rawlyn Road. The Highway Authority are supportive of the application subject to conditions including details of contractor parking and ensuring pedestrian visibility splays are provided, the driveway is a bound material and excess water does not drain onto the highway. These conditions are reasonable and necessary to impose. Taking this into account, officers consider that the proposed development would not compromise the safe operation of the highway.

- 10.42 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.43 Cycle and Car Parking Provision

- 10.44 Cycle Parking

- 10.45 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms.

- 10.46 Cycle parking is provided in a purpose-built integrated cycle store located adjacent to the entrance of the proposed dwelling. This cycle store is proposed to be 2m by 2.3m which is considered adequate size to accommodate the required number of cycles (4). Given the location and quality of the cycle store, officers consider that the proposal would

promote active travel measures to and from the site and that cycling would be as convenient as car as a transport mode.

- 10.47 It is noted that access to the rear garden for no. 25 has been removed. To ensure that there is a safe, convenient and covered place for cycles, officers recommend a condition to secure details of a cycle and bin store to the front of no. 25. Given the typical size of these stores, officers do not consider that this would significantly harm the openness which contributes to the estates character.
- 10.48 Car parking
- 10.49 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.
- 10.50 The proposal provides two car parking spaces, one for the proposed dwelling and one for no. 25. The site is in a relatively sustainable location, with easy access to public transport and cycle links to the railway stations, into and outside of the city. Given this, alongside the scale of the dwellings, two bedrooms, it is considered that the provision of one per dwelling is acceptable and in accordance with policy 82 and the maximum standards detailed in appendix L as well as policy 80 which aims to prioritize sustainable transport modes. A site visit has been undertaken both at school pick up time and earlier on in the day. It was noted that while car parking pressure increased at school pick up (and drop off), the proposal, as only one dwelling is proposed and the availability of sustainable transport links is high, is not considered to result in a significant increase in car parking stress on surrounding streets.
- 10.51 Several third-party objections have raised concerns regarding the consequent impact on parking pressure due to the under provision of car parking on site. As explained above, the site is in a highly sustainable location in terms of bus and cycle infrastructure with local services within a short walking distance on Barnwell Road. Therefore, the need for a car is lessened. It is also noted that parking pressure is not acute in the area throughout the day. For these reasons, officers consider that the car parking provision is acceptable and would not result in a significant increase in parking pressure.
- 10.52 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking. Therefore, a condition to secure EV charging for the proposed dwelling is recommended to comply with the SPD.

10.53 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.54 Amenity

10.55 Policy 35, 50, 52 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

10.56 Neighbouring Properties

No. 25 Rawlyn Road

10.57 25 Rawlyn Road is located to the north of the application site and is orientated to the east. The proposed development would be located south of no. 25. No. 25 has two side openings, a hallway window and a kitchen single door, which the development would abut, on the south. Given the size and layout of the kitchen, the kitchen is not considered a habitable room. This kitchen is also served by a window to the rear (west) which is the rooms primary outlook. A hallway also is not considered a habitable room so the impact here is not considered to be harmful to the amenity of no. 25. The open plan dining/ living room is dual aspect but served by the rear conservatory and a window to the front. Given the orientation, separation distance and scale of the proposed dwelling in relation to no. 25's rear dining/ living room opening, officers do not consider that a harmful level of overbearing or overshadowing would result from the proposal. In line with BRE daylight sunlight guidance, as the proposed dwelling would not protrude beyond the 45-degree line from the midpoint of the rear (westerly) habitable room at no. 25 (dining/ living room), the proposed development would maintain an adequate level of daylight / sunlight to no. 25's living/ dining room. In terms of outlook, officers are satisfied that the development would be sited far enough away from the rear living / dining room doors for the scale proposed not to be oppressive or overbearing.

10.58 The proposed dwelling would be sited 4.8m from the common boundary with no. 25. Given the orientation of the proposed dwelling (a side to rear relationship), the siting significantly off the common boundary with no. 25 and the scale and massing proposed, officers are satisfied that the rear garden of no. 25 would not experience a significant sense of enclosure as a result of the development. The dwelling would be south of no. 25's garden. However, given the scale of the dwelling, its pitched roof and siting, officers consider that the overshadowing caused by the development would not be significant enough to warrant refusal of the application.

10.59 The dwelling on its northern elevation contains two first floor windows which are obscure glazed, serving bathrooms and an angled projecting

window which faces east. By virtue of the design interventions, officers are satisfied that the proposal would not result in surrounding properties being overlooked. A condition is recommended to ensure that the obscure glazed windows are not openable above 1.8m from the finished floor level.

No. 49 Stanesfield Road

- 10.60 No. 49 Stanesfield Road is located to the west of the application site and is sited off the common boundary by 3.3m, 3.8m from the proposed dwelling. No. 49 has two windows on the side elevation, both of which serve non-habitable rooms. Habitable windows are on the front and rear. By virtue of the siting of the proposed dwelling in relation to no. 49, its scale and massing, the proposal would not result in a significant overbearing or overshadowing impact to no. 49's rear habitable rooms or rear garden. In terms of overlooking, the western elevation of the proposed dwelling includes a window at ground floor. Views from this window would be obscured by the existing boundary fence and thus no overlooking would result from the development.
- 10.61 To preserve both the amenity of surrounding and future occupants, officers recommend a boundary treatment condition. This is also required to ensure the development is high quality and utilizes appropriate materials.
- 10.62 Future Occupants
- 10.63 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015). Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 10.64 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	4	8	2	124	172	+48

- 10.65 The dwelling would comply with the internal space standards as detailed above. All rooms would receive good amounts of daylight and sunlight and a pleasant outlook. The rear garden would be approximately 50m² and is considered to be proportionate to the number of occupiers. To ensure the rear garden is not significantly reduced under permitted development reducing the amenity value, officers recommend conditions removing permitted development rights for extensions and outbuildings.

- 10.66 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing. Compliance will be secured via condition.
- 10.67 Construction and Environmental Impacts
- 10.68 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 10.69 The Council's Environmental Health team are supportive of the application and recommend several conditions to protect residential amenity including details of the plant proposed, details of piling if required and restrictions on construction hours. These conditions are considered reasonable and necessary to protect surrounding and proposed amenity.
- 10.70 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 57 and 58.

10.71 Third Party Representations

- 10.72 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
<i>Character</i>	
Stanesfield and Rawlyn Road are terraced and semi-detached properties, not detached	While detached properties are not the prevailing house type in the area, the design as discussed in paragraphs 10.3-10.12 is considered contextually appropriate. The house type on its own does not result in a proposal being out of character.
Orientation is at odds with Stanesfield Road.	The proposed development provides an active frontage to Stanesfield Road so while the front door is not fronting Stanesfield Road, officers consider that the design adequately addresses both street frontages.
Deviates from the building lines of both Stanesfield and Rawlyn Road, contrary to the	The proposal does sit behind the building lines of both Stanesfield and Rawlyn Road to reduce the dominance of the dwelling in the street scene and maintain a larger landscaped frontage / corner which significantly contributes to the spacious

prevailing pattern of development	character of the area. Therefore, officers consider this siting, which does not adopt the same building line as Stanesfield and Rawlyn Road, is acceptable.
Front gardens and driveways are a feature of the estate and the proposal would be at odds with this	Areas of landscaping to the front of properties whether they are gardens or driveways are characteristic of this area. The proposal retains a landscaped frontage to comply with the spatial layout of the area.
<i>Inaccuracies</i>	
The site is not a disused brownfield site	Officers agree that the site is not brownfield land, it is no. 25's garden land as stated throughout this report.
No provisions for the existing manhole and telecoms street cabinet	The is separate legislation which covers these issues. It falls outside of the remit of the Local Planning Authority.
Does not show the side window of no. 25	This has been taken into account in the assessment of the application.

10.73 Other Matters

10.74 Bins

10.75 Policy 57 requires refuse and recycling to be successfully integrated into proposals. A bin store is proposed in the garden of the proposed dwelling with sufficient space to navigate to the roadside for collection. It is noted that access to the rear garden has been removed for no. 25 which may be where the property keeps its bins. Officers therefore recommend a condition to secure details of a bin store to the front of no. 25. Given the typical size of a bin store, officers do not consider that this would significantly harm the openness which contributes to the estates character.

10.76 Planning Balance

10.77 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.78 Summary of harm

10.79 The harm previously identified by the Inspector has been addressed and no further harm has been introduced. Therefore, officers conclude that no significant harm arises from the development.

10.80 Summary of benefits

10.81 The scheme provides a number of benefits. The proposed development would make efficient use of land and contribute to housing supply by providing a high-quality sustainable home in a sustainable location. In doing so, officers have concluded that the spacious character of the area

will be maintained, and the design standard raised in the area through the use of high-quality materials, architectural detailing and sustainable design and construction measures. The dwelling would provide a high standard of amenity for future occupiers while not resulting in a significant adverse impact on the amenity of neighbouring properties.

- 10.82 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

11.0 Recommendation

- 11.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

12.0 Planning Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

- 4 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved

through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 6 No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies,

another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

- 7 No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

- 8 No development above ground level shall commence until a scheme for the provision of bird and bat nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

- 9 Prior to commencement of development, including demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and agreed in writing by the local planning authority before any tree works are carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees

from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To ensure that trees will be protected from damage during any construction activity, including demolition. (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990)

- 10 No demolition or construction work shall commence on site until a contractor parking plan has been submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policies 64 and 81).

- 11 No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and

b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 12 No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan

2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 13 No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 14 In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

- 15 The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

- 16 The development, hereby permitted, shall not be occupied or brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No [INSERT]. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

- 17 Notwithstanding the approved plans, the building hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

- 18 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 19 Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 20 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 21 Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for 1 active charge point for 3 Fen Road. The active charge points should have a minimum power rating output of 3.5kW.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

- 22 The development, hereby permitted, shall not be occupied until the proposed first floor windows in the northern elevation of the development, labelled as obscure glazed, have, apart from any top hung vent, been

fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

- 23 No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

- 24 The development shall not be occupied or the permitted use commenced, until details of facilities for refuse and the covered, secure parking of cycles for both the development and the occupiers of no. 25 Rawlyn Road have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the refuse and cycle stores. A store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The refuse and cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

INFORMATIVES

- 1 The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 2 The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise

insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

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.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs



Appeal Decision

Site visit made on 30 August 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2022

Appeal Ref: APP/Q0505/W/22/3298579

Land adjacent 25 Rawlyn Road, Cambridge, Cambridgeshire CB5 8NL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Laurence Haslop of Hasroom Ltd against the decision of Cambridge City Council.
 - The application Ref 21/04190/, dated 15 September 2021, was refused by notice dated 10 February 2022.
 - The development proposed is erection of 3 dwellings along with off street parking, private amenity space, cycle parking/ storage and refuse storage, demolition of existing rear garage lean to and reconfiguration of the pavement along Stanesfield Road.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have used the description of development contained in the Council's decision letter and the appeal form as it succinctly summarises the development proposed.

Main Issues

3. The main issues are:
 - The effect on the character and appearance of the area.
 - The effect on the living conditions of the occupants of No 25 Rawlyn Road with regards privacy.

Reasons

4. Located on the corner of Rawlyn Road and Stanesfield Road, the site is situated within a housing estate characterised by 2 storey semi-detached and terraced dwellings set back from the road by front gardens and driveways. Whilst some front gardens have been lost to off street parking, grass verges adjacent to paths along with larger areas of grassed open space on road corners and street trees create an open spacious verdant character.
5. The 3 proposed 2 storey terraced dwellings would front onto Stanesfield Road, filling much of the width of the plot. The side of plot 3 would front onto Rawlyn Road and extend beyond the building line of the nearest neighbour, No 25. Irrespective of any graduation in the building line on Rawlyn Road, the currently extensive area of open space would be replaced by a grassed narrow

- strip. The scale and massing of the terraced row in that location combined with the extent of lost open space would result in a crowded incongruous addition at odds with the open spacious verdant character of the area. Design features such as materials to match neighbouring properties and hipped roofs would do little to ameliorate the harm.
6. The appellant has referenced other developments in the locality in support of their case which I observed as part of my site visit. The scale and massing of development, location and extent to which open space influences the character of the sites identified differ to the case before me and therefore are not directly comparable. In any event, each case is determined on its own merits and my assessment is based on the information before me.
 7. The appellant says that the corner plot is currently distracting from the quality of the street scene due to litter and fly tipping. This is not something I observed on my site visit. There was nothing to indicate that the site generates a threat to community safety or a perceived threat of crime, as suggested by the appellant.
 8. The development would harm the character and appearance of the area and as such would conflict with Policies 52, 55, 56, 57 and 59 of the Cambridge Local Plan 2018 (Local Plan). Amongst other things these policies require new development to be appropriate to the surrounding pattern of development and character of the area and ensure sufficient space around dwellings is retained.

Living Conditions

9. The first floor rear window of plot 2 of the proposal would provide views into the garden of No 25 causing harm to the privacy of the occupants given the close proximity of the proposal. The appellant has proposed an alternative layout to overcome the issue. However, the appeal process is not the place to further a scheme. My assessment is based on the plans the Council used to determine the planning application and which interested parties have had an opportunity to comment on.
10. The proposal would harm the living conditions of the occupants of the neighbouring property in terms of privacy and as such would conflict with the part of Policy 52 of the Local Plan which requires new development to protect the amenity and privacy of neighbouring properties.

Other Matters

11. The appellant has identified elements of the scheme that they consider would meet the needs of occupants of the dwellings. They include refuse and recycling, bicycle and car parking and unobtrusive meter boxes. However, these are standard requirements within a development and therefore not a benefit of the scheme. I consequently give the inclusion of these design features neutral weight. The appellant has said that the scheme would increase biodiversity on the site. Even if this were the case it would not outweigh the harm I have identified.

Conclusion

12. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford INSPECTOR

Agenda Item 9



Planning Committee Date	13 th June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/01791/FUL
Site	Land Rear of 190 Green End Road, Cambridge
Ward / Parish	East Chesterton
Proposal	Construction of a 1 bed bungalow
Applicant	Mr Athinodorou
Presenting Officer	Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Neighbour amenity for proposed dwelling and neighbouring dwellings2. Design/Visual impact3. Car and cycle parking/access
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application is for full planning permission for the construction of a 1 bed bungalow. The bungalow is to be 3.7m in height where the building is to be partially set into the ground. The building is to be 7m wide and 7.6m long.
- 1.2 The application was previously deferred at Planning Committee on the 20th April 2022 due to the lack of detail regarding the potential impact of the proposed development upon the amenity of the existing flats of No. 190 Green End Road.
- 1.3 The Site Plan has been amended to show the area designated as amenity space for the existing flat to the rear of No. 190 Green End Road, is clearly labelled on the plan (drawing no. P02 Rev D). A condition is recommended to secure the boundary treatment of this amenity area to provide sense of privacy.
- 1.4 In addition, the cycle parking has been relocated from the rear garden area to the front of the proposed dwelling, to allow easier access and usability for future occupants. Officers consider these changes to be satisfactory and recommend approval.
- 1.5 A re-consultation period has been undertaken on these amendments.
- 1.6 Officers recommend that the Planning Committee approve the application, subject to the recommended conditions listed below.

2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site comprises of an area of land that is accessed from Green End Road to the north-west of the site. The access to the site is between no.190 Green End Road (dwelling) and no.192 Green End Road (retail). The site abuts the boundary with the following dwellings no. 188, 186, 200, 202 and 204 Green End Road.

2.2 The site contains an area of unused land that contains building material, rubble and unused material.

3.0 The Proposal

3.1 This application is for full planning permission for the construction of a 1 bed bungalow.

3.2 There is to be one bedroom and associated living space. There is to be an area of hard standing to the front of the site and an amenity space to the rear. There is landscaping proposed around the site and close board fences proposed as the boundary treatments.

3.3 The application was previously deferred by members due to the lack of evidence demonstrating the impact upon the amenity areas serving the existing flats at No. 190 Green End Road. The Planning Officer has undertaken a site visit to explore this potential impact which will be discussed within the Residential Amenity section within the report.

3.4 The application has been amended to reflect these details on the proposed Site Plan (drawing no. P02 Rev D), which clearly labels the private amenity area serving the existing flat to the rear of No. 190. In addition, the cycle parking has been relocated from the rear garden area to the front of the dwelling.

4.0 Relevant Site History

Reference	Description	Outcome
09/0474/FUL	Erection of 2 storey residential unit	Refused
10/0304/FUL	Erection of bungalow	Refused
11/0127/FUL	Change of use from residential ground floor flat to A2 (financial and professional services).	Refused
13/1706/FUL	Change of use from flat to office use. Demolition of existing garages and 1 x 1 bed flat to rear of site	Approved
20/03102/FUL	Construction of 2no. 1 bedroom studio apartments	Refused

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 70: Protection of priority species and habitats

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Cycle Parking Guide for New Residential Developments (2010)

6.0 Consultations

6.1 County Highways Development Management

6.2 No objections subject to conditions regarding a Traffic Management Plan (TMP) and the construction of the access.

6.3 Sustainable Drainage Officer

6.4 No objections subject to conditions regarding a surface water drainage scheme and a foul water drainage scheme, as well as a maintenance plan for the long term maintenance of proposed SuDs.

6.5 Landscape Officer

6.6 No comments

6.7 Environmental Health

6.8 No objections subject to conditions regarding a time restriction on construction hours and deliveries, noise assessment and mitigation of plant and piling methods adopted.

7.0 Third Party Representations

7.1 In addition to the previous two objections, another four representations of objection have been received, following the re-consultation. Their comments are summarised below:

- Character, appearance and scale
- Overdevelopment
- Residential amenity impact (impacts on privacy, noise and disturbance, overlooking)
- Construction Impact
- Highway safety
- Car parking
- Cycle parking provision
- Loss of biodiversity
- Occupancy restriction
- Proposed conifer/hedgerows having an impact upon the neighbouring property
- Bin storage – it is unclear which bins are to serve the proposed dwelling
- Plans are not to scale and have inaccurate labelling
- The amenity area would not serve all of the flats at 190 Green End Road and the changes would not account for a change in ownership and does

not state that access rights for No. 188 Green End Road – further clarification is required

- Inadequate access width
- Flooding
- No views into the rear garden
- Previous application should not be considered as a baseline to accept this
- Conditions regarding storage of materials in the garden, the lack of a MOT on any car parking within the site, and that no businesses are allowed to operate should be imposed
- The boundary treatment around the amenity area for the flat would cause an obstruction to cars using the site

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Planning Background

8.2 As mentioned above, this application was deferred at Planning Committee on the 20th April 2022 due to the lack of information in respect of the relationship between the development and its potential impact upon the amenity of the existing flat at No. 190 Green End Road.

8.3 Principle of Development

8.4 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

8.5 Policy 52 of the Cambridge Local Plan 2018 states that development in the rear gardens where it meets the criteria of the policy will be supported. This is to be considered below in the design and amenity sections of the report.

8.6 The application site is located in an area defined as a Neighbourhood Centre by Policy 72 of the Local Plan. As this application is not to change one of the retail units it is considered that there would be no impact on the wider Neighbourhood Centre.

8.7 The principle of the development is acceptable and in accordance with policies 3, 52 and 72 of the Cambridge Local Plan, subject to the below considerations.

8.8 Design, Layout, Scale and Landscaping

- 8.9 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.10 This application is for a bungalow set to the rear of two storey dwellings and to the rear of residential gardens where there are associated out buildings and structures that relate to their respective dwellings.
- 8.11 It is considered that the design of the proposed dwelling is acceptable. The proposed structure is small in its nature and will not dominate the site. The proposed dwelling is to have its own curtilage and landscaping. The proposal is to be set into the site to ensure that the height of the structure is similar to that of the neighbouring outbuildings. The height of the proposal is also to be similar to that of the permission that has been previously approved (13/1706/FUL).
- 8.12 Landscaping is proposed on the site and it is recommended that this is conditioned as part of the application to ensure that it is retained and maintained on the site prior to the occupation of the dwelling.
- 8.13 Overall, subject to a condition requesting the development to be carried out in accordance with the proposed materials, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59 and the NPPF.
- 8.14 Carbon Reduction and Sustainable Design**
- 8.15 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.16 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.17 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

- 8.18 Conditions are recommended which require submission of a Carbon Reduction Statement to meet part L of Building Regulations, and water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations.
- 8.19 In addition, an informative shall be attached to ensure the development complies with Part O and F of the Building Regulations, in respect of energy efficiency.
- 8.20 Subject to the above conditions, the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.21 Biodiversity

- 8.22 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.23 Conditions are recommended requesting ecological enhancements to be integrated within the design and development of the site, as well as the submission of details demonstrating a Biodiversity Net Gain.
- 8.24 Subject to the above conditions, Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species, and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with policies 57 and 70 of the Cambridge Local Plan (2018).

8.25 Water Management and Flood Risk

- 8.26 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.27 The Council's Sustainable Drainage Engineer has not raised any objections, subject to conditions requesting a surface water drainage and foul water drainage schemes, as well as a long term maintenance plan for to ensure that the development does not result in any flooding upon neighbouring sites. These conditions are recommended and are considered necessary and reasonable.

8.28 Subject to the above conditions addressing the issues of water management and flood risk, the proposal is in accordance with Local Plan policies 31 and 32 and the NPPF advice.

8.29 Highway Safety and Transport Impacts

8.30 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

8.31 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.32 The Local Highway Authority has raised no objection to the proposals on the grounds of Highway Safety, subject to conditions requesting a TMP and for the access to be constructed of a permeable material for the first 5m and the falls and levels to be constructed to prevent private water from draining across the site or onto the adopted highway. These conditions are considered to be necessary and reasonable and are recommended. Therefore, on that basis it is considered that the application is acceptable on this matter.

8.33 There are concerns raised regarding the inadequate width of the access. Despite the access only measuring 3m in width, the proposal does not propose any car parking and therefore no vehicles shall be accessing the site, which will be enforced via a condition, as recommended.

8.34 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal subject to the above conditions. As such, Officers are confident that the proposed access arrangements are acceptable to accommodate a car using the site, without resulting in any impact upon the safe and effective operation of the highway.

8.35 Subject to conditions applicable, the proposal accords with the objectives of Policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.36 Cycle and Car Parking Provision

Cycle Parking

8.37 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3

bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 8.38 The Site Plan has been amended to relocate the cycle parking from the rear garden to the front of the dwelling. This is to make the cycle store more easily accessible for future occupants to use, in line with the guidance stated within the Cycle Parking for New Residential Development SPD.
- 8.39 Despite the label stating, 'Covered Bin Store', it clearly shows a cycle store showing four cycles being parked. A condition is recommended to secure details of the cycle store prior to occupation, to ensure the cycle store is of an adequate size to accommodate four cycles.
- 8.40 As such, this amendment is considered to improve the scheme and is acceptable, subject to the above condition. The application is therefore in accordance with Policy 82 of the Cambridge Local Plan (2018) and the cycle parking standards as set out within appendix L.

Car Parking

- 8.41 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. The site falls outside of any designated Controlled Parking Zone, where the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility.
- 8.42 The application does not propose any car parking as part of the scheme. The site is considered to benefit from high public transport accessibility and good access to facilities, and given the small scale of the proposed unit, it is not likely to result in additional on street parking to a degree that would result in a significant adverse impact on residential amenity.
- 8.43 A condition is recommended for the hard standing to the front of the site to ensure that it is not used for parking and it is to remain as a landscaped area, for the lifetime of the development. This condition is considered to be reasonable and necessary to prevent any impact upon the amenities of neighbouring properties, and to encourage more sustainable modes of transport.
- 8.44 Subject to the above condition, the proposal is considered to accord with policy 82 of the Local Plan and the standards set out under Appendix L.

8.45 Amenity

8.46 Policy 35, 50, 52, and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Impact upon Neighbouring Properties

8.47 Officers consider that the proposed development has been designed in such a way as to mitigate any significant overlooking impacts towards neighbouring properties.

8.48 The submitted plans show a bungalow with windows and doors that face north east towards the common boundary with no.186 Green End Road and north west towards the rear boundary with no.190 Green End Road. There are roof lights to the south east towards no.204 Green End Road.

8.49 It is considered that there would be no significant overlooking towards these properties as there is a boundary treatment that is to remain in place towards no's 186 Green End Road and 190 Green End Road. As this dwelling is for a bungalow there would be no views over these boundary treatments.

8.50 Concerns have been raised about the boundary treatments and how these are to be maintained and retained and the impact that it would have on the neighbouring property. Therefore, it is recommended that a condition is applied to the application to ensure that the boundary treatments are agreed prior to occupation and the landscaping is to be retained.

8.51 In regards of the rooflights there would be no overlooking as these are over 1.7m from the internal floor level and there would be no direct views out of them.

8.52 In regards of concerns regarding overshadowing and enclosure on the neighbouring properties, these impacts are considered to be minimal as the proposal is for a bungalow which, the main bulk of the proposal does not exceed the current boundary treatments. Also the proposed dwelling is set back from the boundaries of the neighbours, this includes no.186 Green End Road, where its garden is located close to the proposed dwelling.

8.53 The application was presented to members at Planning Committee on the 20th April 2022 where the application was deferred by members due to the lack of information regarding the impact upon the existing flats at No. 190 in respect of their respective external amenity areas.

- 8.54 A site visit has been conducted to explore this potential impact. It can be confirmed that the existing flats at No. 190 has no external amenity areas and the area within which the proposed dwelling would be situated, is currently used for storage purposes which can be seen from the site photos uploaded to the application file. It can be confirmed that the existing flats at No. 190 has no external amenity areas.
- 8.55 The area directly to the rear of No. 190 serves an external amenity area for the ground floor flat, with associated cycle storage. Given the close proximity of this rear amenity area being set directly adjacent to the proposed dwelling, Officers consider it necessary to retain this area for external amenity space for the occupiers of the flat. This area has been clearly labelled as 'Private Amenity for Flat behind 190 Green End Road' on the amended Site Plan (drawing no. P02 Rev D). A condition is recommended to secure the boundary treatment details around the perimeter of this amenity area, to ensure sufficient treatment is implemented prior to occupation of the proposed dwelling and to safeguard the amenity of this neighbouring property from noise and disturbance, as well as overlooking impacts.
- 8.56 The other flats within No. 190 Green End Road have never benefitted from external amenity areas prior to the submission of this application and therefore it would be unreasonable to refuse the application on grounds of amenity impact when the amenity areas do not exist at present.
- 8.57 Therefore, in the view of Officers and subject to the above condition, the proposed dwelling would not result in the loss of any external amenity areas serving the flats at No. 190, and would not result in any significant impact upon the amenity area serving the ground floor flat. As such, the proposed development would comply with Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.

Future Occupants

- 8.58 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 8.59 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	1	1	37	43	+6

8.60 As illustrated in the above table, the proposal would comply with Nationally Described Space Standards and is in compliance with Policy 50 of the Cambridge Local Plan 2018.

8.61 Moreover, with regards to the outlook of the future residents, it is considered that this would be acceptable, and it would not overlook the amenity of the neighbouring dwellings. The dwelling is to be hard to the common boundary with south east, there are to be roof lights to facilitate these rooms, which is to be a kitchen/living/dining room and bathroom. Along the northern elevation of the dwelling there is to be a window and door, also a window on the north west elevation. This will allow an adequate level of light into the kitchen/living/dining room. For the bedroom there is to be a window on the south west elevation. This would provide an acceptable outlook and level of privacy and amenity for future occupants.

Garden Size

8.62 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

8.63 A sizeable rear garden area would serve the dwelling and provide a good level of external amenity space for future occupiers to enjoy.

Accessibility

8.64 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.

8.65 The dwelling is set into the ground by 0.35m, to reduce the height of the proposal. Therefore, a ramp has therefore been provided to the front of the site to be able to accommodate a level access to the building.

8.66 Officers consider that the layout and configuration enables inclusive access and future proofing. A condition is recommended to ensure the dwelling is constructed to comply with Building Regulations requirement M4 (2) and M4(3), in accordance with Policy 51 of the Cambridge Local Plan 2018.

Construction and Environmental Impacts

8.67 Policy 35 of the Cambridge Local Plan 2018 safeguards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during

construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.68 The Council's Environmental Health team has been consulted and has no objection to the proposed development subject to conditions relating to demolition/construction hours piling, demolition and construction collection, delivery hours and airborne dust. These conditions are recommended to safeguard the amenities of neighbouring properties and therefore the application is in accordance with Policy 35 of the Cambridge Local Plan 2018.

Summary

8.69 Overall, it is considered that for the above reasons the proposed development would result in a satisfactory standard of amenity for the future occupants of the dwelling, and would comply with Policies 35, 50, 51 and 56 of the Cambridge Local Plan 2018 and Paragraph 130 of the NPPF 2021.

8.70 Third Party Representations

8.71 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.
Building control	Concerns have been raised regarding the building works. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure works are safe, structurally sound, water and fire protected.
Ownership	No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served.

8.72 Other Matters

8.73 There is a comment referring to insufficient details regarding the refuse storage to serve the dwelling. No details have been included within the application however there is sufficient space within the site to

accommodate a separate refuse store. As such, Officers consider a condition is sufficient to secure these details prior to occupation, to ensure there is a sufficient refuse store to serve the dwelling, in accordance with Policy 57 of the Cambridge Local Plan 2018.

8.74 Furthermore, there is a comment raised regarding the imposition of a condition too prevent the storage of materials, the operation of a business and cars parking within the site without a valid MOT. The application proposes a single dwelling with a rear garden area and no car parking. Officers therefore consider this request to be unreasonable and not necessary, given the nature of the application. The comment referring to the MOT is not a material planning consideration.

8.75 Planning Balance

8.76 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.77 The application proposes a new dwelling within a sustainable location which would contribute to the housing provision within Cambridge. The scale is modest in proportions and is appropriate in size relative to the plot, and is in keeping with prevailing character of the local area. Subject to appropriate conditions, the dwelling is not considered to result in any significant harm upon the amenities of the neighbouring properties and the proposal enhances the amenity area serving the flat to the rear of No. 190 Green End Road.

8.78 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval, subject to the conditions set out below.

9.0 Recommendation

9.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended development hereby Permitted shall be begun before the expiration of three years from the

date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings)).

4. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

5. No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

6. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in

full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

7. Part A: Prior to the commencement of development works a noise report that includes the provisions of British Standard (BS) 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound, which considers the impact of noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Part B: Following the submission of a noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use shall be submitted to and approved in writing by the local planning authority.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area Cambridge Local Plan 2018 policy 35.

8. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority (using the guidance document below as a framework). The principal areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: To ensure the safe and effective operation of the adopted highway, in accordance with paragraph 111 of the NPPF.

9. The development, hereby permitted, shall not be occupied or used until the approved approach to meet a 19% reduction in carbon emissions compared to Part L 2013 has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the

local planning authority before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting a 19% reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

11. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

12. If unexpected land contamination is encountered during the development works, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The Phase 3 Remediation Strategy shall be implemented in full.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

13. The proposed drive way be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: To ensure the safe and effective operation of the adopted highway, in accordance with paragraph 111 of the NPPF.

14. The proposed drive be constructed using a bound material for at least the first 5m into the site from the boundary of the adopted public highway to prevent debris spreading onto the adopted public highway.

Reason: To ensure the safe and effective operation of the adopted highway, in accordance with paragraph 111 of the NPPF.

15. The area shown as red brick paving is not to be used for the parking of vehicles at any time, and shall be retained as such for the lifetime of the development.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

16. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) hard surfacing materials, refuse or other storage units;
- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;
- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected, including gaps for hedgehogs

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed,

another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

17. No development above slab level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority. It shall include the consideration of native planting,

hedgehog habitat and connectivity and the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other associated enhancements. The development shall be carried out in accordance with the approved details.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 70, NPPF 2021 para.170).

18. Notwithstanding the approved plans, the building hereby permitted, shall be constructed to meet the requirements of Part M4(2) and M(4)3 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51).

19. The dwelling shall not be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

20. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;

ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;

iii) Identification of the existing habitats and their condition on-site and within receptor site(s);

iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;

v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning Authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

21. Prior to the occupation of the dwelling hereby approved, details of the the boundary treatment around the perimeter of the amenity area serving the flat to the rear of No. 190 Green End Road, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of this neighbouring property, in accordance with Policy 35 of the Cambridge Local Plan 2018.

22. Prior to the occupation of the dwelling hereby approved, details of the cycle store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the cycle parking is secure and easily accessible, in accordance with Policy 82 of the Cambridge Local Plan 2018.

23. Notwithstanding the approved plans, prior to the occupation of the dwelling hereby approved, details and the location of the refuse store to serve the dwelling, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure sufficient bin storage is in place to serve the dwelling, in accordance with Policy 57 of the Cambridge Local Plan 2018.

11.0 Informatives

1. To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than

or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

If noise sensitive premises are located within the site boundary, then the glazing of the premises and/or amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (LA90).

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the application boundary having regard to neighbouring premises.

Whilst our requirements are for the rating level not to exceed the background sound level at the application site boundary, if the plant is roof mounted and nearby noise sensitive receivers are in closer proximity than the site boundary and / or the site boundary is afforded shielding from the application building parapet, the nearest noise sensitive receiver would be the required assessment location.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, frequency spectrums, directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full acoustic calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

The granting of a planning permission does not constitute a permission or licence to a developer 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 Highway Authority for such works.

2. Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.
3. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

4. Cambridge City Council recommends the use of low NO_x boilers i.e. appliances that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
5. In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.
6. The granting of a planning permission does not constitute a permission or licence to a developer 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 Highway Authority for such works.

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.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs



Planning Committee Date	13 th June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04538/FUL
Site	52 Alpha Road, Cambridge, CB4 3DG
Ward / Parish	Castle and Victoria
Proposal	Erection of 1 No. new detached dwelling on land adjacent to 52 Alpha Road. Demolition of existing double garage, brick shed and concrete shelter. Off-street car parking for the new dwelling and for no.52 Alpha Road. Extension of an existing dropped kerb for vehicular access. Associated hard and soft landscaping.
Applicant	Sir/Madam Ladds
Presenting Officer	Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Scale/Visual Impact2. Neighbour amenity for proposed dwelling and neighbouring dwellings3. Access/Parking Arrangements4. Trees5. Biodiversity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application is for full planning permission for the construction of a new dwelling, following the demolition of the existing double garage, brick shelter and concrete shelter which are no longer in use.
- 1.2 The drawings have been amended during the application process to remove the car parking proposed within the site, to accommodate cycle parking being set closer to the frontage. The on street car parking is to be retained but moved to the north west, to accommodate the car parking space alongside No. 52 and associated dropped kerb.
- 1.3 The site is located within the Castle and Victoria Conservation Area. The proposed scale, form and design is considered to be in keeping with the Conservation Area and is supported.
- 1.4 The representations raised by third parties will be addressed within this report and/or by conditions recommended.
- 1.5 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	x	Local Nature Reserve	
Listed Building		Flood Zone 1 (Low Flood Risk)	x
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	x
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The site is currently occupied by a double garage and ancillary structures which served No. 52 Alpha Road. These structures are no longer in use and will be demolished as part of the application to accommodate the new dwelling.
- 2.2 The neighbouring dwellings along Alpha Road comprise brick materials with hipped and gable roof forms, with a mix of semi detached, detached and terraced housing.
- 2.3 All car parking arrangements are on street, with the frontages of dwellings set up hard against the footpath in most instances.

3.0 The Proposal

- 3.1 The application seeks the following: 'Erection of 1 No. new detached dwelling on land adjacent to 52 Alpha Road. Demolition of existing double garage, brick shed and concrete shelter. Off-street car parking for the new dwelling and for no.52 Alpha Road. Extension of an existing dropped kerb for vehicular access. Associated hard and soft landscaping'.
- 3.2 The new dwelling would sit comfortably within the plot and accommodate sufficient space around it to accommodate cycle storage, refuse storage, side access and a rear garden area.
- 3.3 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

- 4.1 No relevant site history.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009

5.4 Other Guidance

Castle and Victoria Road Conservation Area

6.0 Consultations

6.1 County Highways Development Management – Object / No Objection

6.2 No objections subject to a pre commencement condition requiring a Traffic Regulation Order (TRO); a time limit on the entry and exiting of construction vehicles with excess weight of 3.5 tonnes; visibility compliance and an informative regarding works carried out within the adopted highway.

6.3 Conservation Team

6.4 No objection subject to a condition requesting details of proposed materials.

6.5 **Tree Officer**

6.6 No objections subject to pre commencement conditions requesting an Arboricultural method Statement (AMS) and Tree Protection Plan (TPP), as well a compliance and implementation condition to ensure the works are carried out in accordance with the approved details.

6.7 **Environmental Health**

6.8 No objections subject to conditions restricting construction/delivery times and methods for piling if required.

6.9 **Drainage Officer**

6.10 No objections subject to conditions requesting schemes for surface water drainage and foul water drainage.

7.0 Third Party Representations

7.1 5 representations raising objections have been received.

7.2 These have raised the following issues:

- Principle of development
- Overdevelopment
- Scale and Massing
- Residential amenity impact (Overlooking Impact)
- Loss of Trees/retention of trees close to new dwelling
- Highway safety
- Car parking and parking stress – loss of on street car parking
- Impact upon local wildlife
- The demolition of the existing brick shed at the rear of the site will result in the collapse of the boundary wall which runs along the rear boundary
- The connectivity of habitats should be incorporated into the proposed development
- Loss of biodiversity

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Planning Background

8.2 Although the site has no relevant planning history, the applicant has engaged with the LPA at pre application, where the LPA was generally supportive subject to further details being submitted.

Principle of Development

- 8.3 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

Design, Layout, Scale and Landscaping

- 8.4 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.5 The proposed dwelling would comprise two storeys in height, with a roof extension creating further bedroom space. The scale and proportions of the dwelling would resemble a similar scale to neighbouring dwellings along this stretch of Alpha Road and is therefore considered to be in keeping with the character and appearance of the local area.
- 8.6 The proposed dwelling would sit comfortably within the plot and allow for sufficient space around it to accommodate cycle parking, refuse storage, a side access and a sizeable rear garden area. The plans have been amended during the application process to accommodate these features and remove the car parking.
- 8.7 The form and appearance of the dwelling would resemble some characteristics of neighbouring dwellings, such as narrow width and steep roof pitch with a roof extension and bay windows at ground and first floor on the front elevations. Although the proposed dwelling would appear more modern in design and appearance compared to neighbouring dwellings, the design is simple and not overly complex, which is appropriate within the locality.
- 8.8 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

Trees

- 8.9 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.10 There are existing trees on site which have statutory protection through the designation of the Conservation Area. It is proposed to remove some

of these trees due to their poor condition and close relationship with the proposed dwelling, as advised by the arboriculturist within the submitted AMS. The removal of these trees is not considered to result in any detrimental impact upon the character and appearance of the Conservation Area, as supported by the Tree Officer.

- 8.11 The proposal does intend to replace these trees with new trees which the Tree Officer has supported. The other trees will be pruned where necessary but will be retained for aesthetic purposes, and a pre commencement condition is recommended which requests the submission of an AMS and TPP to ensure these trees are protected and retained during construction works and for the lifetime of the development.
- 8.12 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

Heritage Assets

- 8.13 The application falls with the Castle and Victoria Conservation Area.
- 8.14 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.15 Para. 199 of the NPPF set out that 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, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.16 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 8.17 The Conservation Officer has been consulted on the application and has raised no objections subject to a condition requesting details of the proposed materials. This condition is considered necessary and reasonable, to ensure the development enhances the character and appearance of the Conservation Area and is therefore recommended.
- 8.18 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area. The proposal would not give rise to any harmful impact on the

identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan Policy 61.

Carbon Reduction and Sustainable Design

- 8.19 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.20 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.21 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.22 The application is not supported by any energy performance report or renewable energy statement. Therefore, to ensure the development is sustainable, conditions relating to carbon reduction technologies and water efficiency are recommended.
- 8.23 Furthermore, an informative is attached to ensure the development complies with parts F and O of Building Regulations, in respect of energy efficiency.
- 8.24 Subject to conditions, the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 8.25 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

- 8.26 No ecological information has been submitted with the application. There are concerns raised amongst the representations received in respect to the loss of habitat and potential impact upon species, with particular reference to birds and bats.
- 8.27 Given the location of the site being located within an urbanised area with a high density, it is considered that the potential of the development harming protected species is relatively low risk in this instance. A condition is recommended requesting ecological enhancements to be provided on site, which will involve the provision of bat/bird boxes and hedgehog gaps in the boundary treatments to enhance and safeguard species from harm. As such, Officers consider the recommended condition would overcome the potential risk to local species.
- 8.28 Furthermore, a condition requesting the applicant to provide a biodiversity net gain on site, is considered reasonable and necessary to ensure the development safeguards and enhances biodiversity.
- 8.29 Subject to these conditions, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57 and 70 of the Cambridge Local Plan (2018), as well as the Biodiversity SPD.

Water Management and Flood Risk

- 8.30 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.31 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.32 The Council's Sustainable Drainage Engineer has raised no objections subject to conditions requesting a surface water and foul water scheme which are considered appropriate to ensure the development does not result in flooding of the adjacent neighbouring properties.
- 8.33 Moreover, a condition ensuring the proposed green roof on the single storey rear extension is fully implemented and retained for the lifetime of the development.
- 8.34 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Highway Safety and Transport Impacts

- 8.35 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states

that developments will only be permitted where they do not have an unacceptable transport impact.

- 8.36 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.37 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal subject to a pre commencement condition requesting the applicant to apply to the Highway Authority to alter the existing on street car parking arrangements, as the proposal would require an alteration to the existing Traffic Regulation Order (TRO). A single driveway car parking space is now proposed for No.52, rather than the previous two tandem car parking spaces. This allows No. 52's new gate and fence to move towards Alpha Road, which will retain an on street car parking space albeit the existing vehicle crossover has moved north-west to serve No.52's repositioned driveway. The red line has been amended to reflect this change, and a reconsultation has been undertaken for 21 days.
- 8.38 The applicant is fully aware of their duty to engage with the Highway Authority on this reconfiguration and has declared their understanding of the TRO within their Design and Access Statement. The condition is considered necessary and is therefore recommended by Officers.
- 8.39 Other conditions refer to a time restriction on the entry and exit of construction vehicles with a weight in excess of 3.5 tonnes and a compliance condition ensuring that the visibility splays as illustrated on the Site Plan remain in situ and free from any obstructions measuring above 0.6m in height. These conditions are necessary and reasonable to ensure the development does not result in any significant impact upon the safe and effective functioning of the adopted highway.
- 8.40 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

Cycle and Car Parking Provision

Cycle Parking

- 8.41 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking

provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.42 The plans were amended during the application process to accommodate cycle parking being set to the front of the site, to promote easier access and usability for future occupants.

8.43 The proposed cycle store would comprise modest proportions and accommodate four cycles, in accordance with the standards set out under appendix L. As such, the cycle parking is acceptable.

Car Parking

8.44 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Inside the Controlled Parking Zones, the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.

8.45 The removal of car parking is considered to be acceptable in this location, given the close proximity of the site in relation to the city centre and nearby amenities, which are within walking and cycling distance.

8.46 The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

8.47 Policy 35 and 50 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Impact on No. 52 Alpha Road

8.48 No. 52 is located directly to the north of the site. Although the single storey extension would extend along the boundary of this neighbouring property, the single storey nature of the proposal would limit any significant overbearing impact. Furthermore, the first storey would terminate in line with the rear elevation of No. 52, reducing any potential overbearing impact upon this neighbour.

8.49 Given the set back of the first floor, the dwelling is not considered to result in any significant overshadowing impact upon the rear garden of this property. In addition, given the separation between No. 52 and the proposed dwelling, no loss of light will occur upon any side windows.

8.50 The rear windows at first floor and second floor in the roof extension on the rear elevation will serve bedrooms however, given the oblique angle at which these windows are set, no direct views will be afforded upon the rear garden area of No. 52.

Impact on No. 48 Alpha Road

8.51 No.48 Alpha Road is located to the south of the site. Again, given the separation distance from the proposed dwelling, no significant overbearing impact will arise upon this neighbour.

8.52 Given the orientation of the site and that the proposed dwelling would be located north of this neighbour, no overshadowing or loss of light impact would occur upon this neighbouring property.

8.53 There is a first floor side window on the south elevation of the proposed dwelling however this will serve a bathroom which is not classed as a habitable space and therefore no significant overlooking impact will arise. Notwithstanding this, Officers recommend an obscure glazing condition to ensure this window is fitted with obscure glass and is not operable from 45 degrees from the plane of the window to prevent direct overlooking and safeguard privacy.

8.54 The rear windows at first floor and second floor on the rear elevation will serve bedrooms however, given the oblique angle at which these windows are set in relation to the rear garden area serving no. 48, no direct views will be afforded upon the rear garden area of No. 52.

Impact on No. 71 Carlyle Road

8.55 No. 71 is located to the north east of the site. The first floor element of the proposed dwelling would be located 15m from the rear boundary of the site which is a sufficient distance away to not result in any significant overbearing impact or overlooking impact.

8.56 Given the separation distance, the proposal would not result in any significant overshadowing or loss of light impacts.

Future Occupants

8.57 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

8.58 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	4	3	90	110	+20

8.59 A shown in the above table, the proposal would comply with the Government's Technical Housing Standards – Nationally Described Space Standards (2015) and Policy 50 of the Cambridge Local Plan (2018).

Garden Size(s)

8.60 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers. The proposed garden area is of a sufficient size to serve the future occupants and provide them with a good level of external amenity.

8.61 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. A condition is recommended to ensure the dwelling is constructed to meet these standards internally so can be used by all users.

Construction and Environmental Impacts

8.62 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.63 The Council's Environmental Health team have assessed the application and have raised no objections subject to conditions restricting times of construction to mor sociable hours and piling methods, should piling be used. In order to protect the amenities of neighbouring properties, these conditions are considered necessary and reasonable, and are recommended as such.

8.64 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 55, 56 and 57.

Third Party Representations

8.65 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Building control/unstable rear boundary wall	<p>Concerns have been raised regarding the building works, in particular the removal of a brick shed to the rear of the site. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure works are safe, structurally sound, water and fire protected. A Demolition Notice shall be served prior to any demolition works being undertaken.</p> <p>It is also noted on the proposed Site Plan that the rear wall is to be repaired.</p>

Other Matters

8.66 Bin storage is directly located to the rear of the cycle store and therefore will not be in views from the street which is acceptable.

Planning Balance

8.67 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.68 The proposed dwelling would provide an additional dwelling within a sustainable location. The design and scale of the dwelling is in keeping with the neighbouring dwellings along Alpha Road, subject to a condition to secure details of the proposed materials. The dwelling would sit comfortably within the plot and the layout allows for sufficient internal and external space to provide a good level of amenity for future occupiers, whilst respecting the amenities of neighbouring properties.

8.69 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to the below conditions.

9.0 Recommendation

9.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Prior to the commencement of development, hereby approved, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval. This will be completed before any tree works are carried out and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping. The development shall be carried out in accordance with the approved details.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

4. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with the approved tree protection plan(s), and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

5. No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 and 61).

6. The dwelling shall not be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and

- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

7. The dwelling shall not be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

8. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
 - i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
 - iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

9. No development above ground level shall take place until a scheme of ecological enhancement has been 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 occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

10. Notwithstanding the approved plans, the flat roof of the extension hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.
- b) With suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the extension and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: greenrooforganisation.org

11. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

12. No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

13. Prior to the commencement of the development hereby approved, (including demolition), the applicant is required to apply to the Local Highway Authority for an amendment to the existing Traffic Regulation Order (TRO). The approved details of this application will be submitted to

and approved by the Local Planning Authority, and the changes to the TRO will be advertised and implemented in full before proceeding with the works. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the safe and effective functioning of the adopted highway, in accordance with paragraph 111 of the NPPF and Policy 80 and 81 of the Cambridge Local Plan 2018.

14. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: To ensure the safe and effective functioning of the adopted highway, in accordance with paragraph 111 of the NPPF and Policy 81 of the Cambridge Local Plan 2018.

15. The pedestrian visibility splays as shown on drawing number 103/011 Rev PL2, shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

Reason: To ensure the safe and effective functioning of the adopted highway, in accordance with paragraph 111 of the NPPF and Policy 81 of the Cambridge Local Plan 2018.

- 16.1 The development, hereby permitted, shall not be occupied until the proposed first floor window in the side (south) elevation of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

17. Notwithstanding the approved plans, the building hereby permitted, shall be constructed to meet the requirements of Part M4(2) and M4(3) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

18. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, In the event of piling, no development shall commence until a

method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35) unless otherwise previously agreed in writing with the Local Planning Authority.

19. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

11.0 Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
2. Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.
3. 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.

4. To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.

 5. In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.
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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.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

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Planning Committee Date	13 th of June
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05304/FUL
Site	286 Cherry Hinton Road
Ward / Parish	Coleridge
Proposal	Demolition of existing dwelling and erection of 1 No. replacement two storey dwelling.
Applicant	Sam Bose and T K Sandhu
Presenting Officer	Laurence Moore
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Character 2. Loss of Light
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks the demolition of existing dwelling and erection of 1 No. replacement two storey dwelling.
- 1.2 The proposed development utilises a contemporary design appropriate for the street scene. Despite its larger scale, the replacement dwelling presents a similar scale and mass to the front of the property when compared with the scale and mass of the existing property to be demolished. The larger additions are primarily to the rear of the site, and are obscured from view of the public realm, meaning there is no adverse impacts on the character of the immediate context.
- 1.3 Concerns raised by neighbouring occupiers have been addressed. The assessments conducted throughout the course of assessment have alluded to negligible degree of overshadowing and overbearing, neither of which are sufficient to warrant a refusal.
- 1.4 Bikes and bins are situated to the front of the property as required by policy.
- 1.5 Standard conditions are recommended to account for Biodiversity Enhancement, surface water drainage, sustainability matters and to limit highways impact and environmental concerns in the interest of protecting the residential amenity of neighbouring occupiers.
- 1.6 Officers recommend that the Planning Committee approve this application subject to conditions.

2.0 Site Description and Context

None-relevant	x
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*X indicates relevance

- 2.1 The application site consists of an existing two-storey detached dwelling fronting Cherry Hinton Road. The site is not situated within a conservation area or the controlled parking zone and front a classified road. The site is currently accustomed to 1no. Off street parking space.
- 2.2 North of the site consists of Cherry Hinton Road, a classified C Class Road primarily serving residential properties. East of the site consists of neighbouring property 294 Cherry Hinton Road, whereas further east consists of Lilac Court, a residential street. South of the application site consists of residential gardens serving the host dwelling and adjacent neighbours. West of the site consists of neighbouring property 284 Cherry Hinton Road, whereas further west of the site consists of Hinton Avenue, a residential Street.

3.0 The Proposal

- 3.1 The application seeks the Demolition of existing dwelling and erection of 1 No. replacement two storey dwelling.
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate. The second storey

extended element situated along the east side of the proposed dwelling was reduced in depth by circa 4m to reduce overbearing impacts on neighbouring property 294 Cherry Hinton Road. The proposed widening of the dropped kerb has been removed from the proposals.

3.3 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:

- Daylight/Sunlight Impact Study (Amended)

4.0 Relevant Site History

Reference	Description	Outcome
21/05321/HFUL	Two storey side extension, part single, part two storey rear extension, loft extension and additional drop kerb.	WDN
21/02769/HFUL	Two storey side and rear extensions, single storey rear extension and loft extension.	WDN

4.1 The application site has been subject to two applications since the initial pre-application advice provided in January 2021.

4.2 The two previous applications were withdrawn following concerns raised by officers regarding loss of light impacts.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: : Protection of human health and quality of life from noise and vibration

Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and the subdivision of existing dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 Other Guidance

N/A

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 Subject to conditions/informatives outlined below:

- Traffic Management Plan
- Demolition/Construction Vehicles
- Visibility Splays
- Driveway levels
- Driveway Materials
- License of Works

6.3 Environmental Health – No Objection

6.4 Subject to conditions outlined below:

- Construction Hours
- Piling
- Dust

6.5 Drainage Officer – No Objection

6.6 Subject to conditions outlined below:

- Foul Water Drainage
- Surface Water Drainage
- Flood Risk Assessment

6.7 Ecology Officer – No Objection (Received within surgery)

6.8 Subject to conditions outlined below:

- Biodiversity Net Gain
- Bird/Bat Nest Boxes.

6.9 Tree Officer

6.10 No Response

7.0 Third Party Representations

7.1 15 representations have been received from a total of 3 addresses.

7.2 2 Neighbouring properties have raised the following concerns:

- -Character, appearance and scale
- -Density and overdevelopment
- -Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- -Construction impacts
- -Highway safety
- -Loss of biodiversity

7.3 2 Neighbouring properties have cited the following reasons in support of the proposed development:

- Plot has been vacant for over 2 years
- Character/design is appropriate
- Current house is derelict

8.0 Member Representations

Not applicable

9.0 Assessment

9.1 Planning Background

9.2 The previous applications sought to extend the existing property, however, due to the constraints of the site and limited internal arrangements of the existing dwelling, this application is to demolish the dwelling and rebuild. The design and scale has changed to that of the extensions previously submitted.

9.3 Principle of Development

9.4 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would allow for a vacant site to contribute to housing supply and thus would be compliant with policy 3.

9.5 The principle of the development is acceptable and in accordance with policy 3 of the local plan.

9.6 Design, Layout, Scale and Landscaping

9.7 Policies 55, 56, 57 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

9.8 Concerns have been raised from neighbouring occupiers with regards to the adverse impacts the proposals would have on the character of the street. Further concerns have been raised with regards to the scale/massing of the proposed development. These concerns will be addressed below.

9.9 The dwelling proposed is larger than the existing house to be demolished however, from the proposed frontage the scale appears similar to the existing. The plans provided show that from the front of the property, the scale of development on site will appear similar to the existing building This is due to the proposals utilising a lower ridge than that of the existing dwelling, and the stepping back element of the scheme used to create a two storey side extension and the majority of the bulk of the dwelling being situated to the rear, meaning the increased scale of development will have limited impact on the street scene.

9.10 The development proposes to utilise a larger footprint than that of the existing dwelling. The new dwelling is to extend into the site (to the south) and will be a similar depth to that of the neighbouring properties 294 and 282.

9.11 The replacement dwelling proposed utilises a contemporary style and modern material pallet which is sympathetic to the existing streetscape. The existing building utilises a more classically designed exterior. The modern design is reflective of existing buildings within the area, drawing on similar characteristics of dwellings in proximity to the site such as 279 and 281 Cherry Hinton Road in an enhanced, contemporary fashion. The stand-alone dwelling is considered to successfully contribute to the site and surrounding area.

9.12 The landscaping plans provided show a sufficient level of green additions to both the front and rear of the property, which is considered an improvement when compared with the current landscaping features present at the application site. The increase in the level of vegetation on site is considered to enhance the character of the site in line with the requirements of policy 55 of the local plan which is supported. The proposed biodiversity enhancements and boundary treatments will be secured via condition.

9.13 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 and the NPPF.

9.14 Carbon Reduction and Sustainable Design

9.15 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise

their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

- 9.16 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 9.17 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 9.18 The proposed solar technologies are welcomed and express the applicant's intentions to ensure carbon reduction is achieved in line with the requirements of policies 28 and 29.
- 9.19 The application is supported and will be subject to conditions relating to carbon reduction technologies and water efficiency.
- 9.20 The proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020, subject to conditions.
- 9.21 Biodiversity**
- 9.22 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 9.23 Concerns have been raised by neighbouring occupiers regarding the lack of biodiversity benefits and the removal of a significant amount of vegetation to the rear of the site prior to the commencement of the application.
- 9.24 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 9.25 The suggested conditions relate to biodiversity net gain, with baseline figures drawn from the level of biodiversity features on site prior to site clearance, and the provision of bird & bat nest boxes.

9.26 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018), subject to conditions.

9.27 Water Management and Flood Risk

9.28 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

9.29 The EA's Extent of flooding from surface water map indicates that there are surface water flood risk issues that require more detailed analysis. A site specific Flood Risk Assessment (FRA) is required. Taking into the existing use of the site, this information can be obtained by way of condition. The proposals have not indicated a detailed surface water or a foul drainage scheme however, it would also be acceptable to obtain this information by way of conditions. The drainage officer shares this view.

9.30 Conditions will be added to any permission granted requiring the submission of surface water drainage details, a flood risk assessment and to require the implementation.

9.31 The application proposes a flat roof, which is proposed as a green/biodiverse roof. A condition will be applied to any permission granted requiring the proposed green roof to be constructed and maintained in accordance with the green roof code for the lifetime of the development. To ensure compliance with policy 31 of the local plan.

9.32 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

9.33 Highway Safety and Transport Impacts

9.34 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

9.35 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

9.36 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions.

9.37 The requested Traffic Management Plan, Demolition/Construction Hours, visibility splays and driveway materials/levels conditions are considered necessary for highway safety throughout the demolition/construction of the development proposed, as the adjacent highway; Cherry Hinton Road, is a

classified road. The requested TMP condition is considered acceptable and will be applied to any permission granted.

- 9.38 The application has been amended to remove the proposed widening of the existing dropped kerb.
- 9.39 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 9.40 Cycle and Car Parking Provision**
- 9.41 Cycle Parking
- 9.42 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 9.43 The application proposes the inclusion of a single bike store to be situated to the front of the replacement dwelling. The bike store can sufficiently accommodate 4no. cycles and is situated to the front of the property so is considered as accessible as the car with regards to the situation of parking spaces. The proposed cycle store will be ensured via condition, which will require the use of a green/biodiverse roof, and so the application is in accordance with policy 82 and appendix L of the local plan, subject to conditions.
- 9.44 Car parking
- 9.45 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 9.46 The application proposes 2no. off-street parking space to the front of the replacement dwelling. This is within the maximum requirements for a 3-bedroom dwelling as outlined within policy 82 of the local plan and is acceptable. A condition will be added to any permission granted restricting the total amount of car parking spaces on site, to ensure the application is in line with policy 82 of the local plan and to ensure future occupiers are not over reliant on the use of the car.

- 9.47 It should be noted that the development is considered to be situated within a sustainable location, in proximity to suitable public transport connections and ample active travel arrangements, and so a car-free scheme would be supported.
- 9.48 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 9.49 The application will be subject to conditions requiring the implementation of EV Charge points to the front of the property.
- 9.50 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 9.51 Amenity**
- 9.52 Policy 35, 50, 52 and 53 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 9.53 Neighbouring Properties
- 9.54 Concerns have been raised by neighbouring occupiers with regards to loss of light, overbearing and overlooking.
- 9.55 The concerns relating to the use of the flat roof of the single storey element of the scheme being used as a balcony will be mitigated via conditions restricting the use of the flat roof of the single storey element of the scheme to maintenance purposes only. In the interest of protecting the privacy of neighbouring occupiers.
- 9.56 The proposed first-floor side (west) facing windows are considered to grant overlooking opportunities posing a threat to the privacy of the amenity space serving 282 Cherry Hinton Road. Therefore, the identified windows will be obscure glaze via condition, in the interest of protecting the privacy of neighbouring occupiers. A condition will be added to this affect.
- 9.57 Impact on No. 294 Cherry Hinton Road
- 9.58 The comments provided from no.294 Cherry Hinton Road object to the development on several grounds, with the main issue relating to loss of light to no.1 side facing window which serves a habitable room. The applicants have provided a full sunlight daylight impact assessment, which shows the light to this window is considered to pass the requirements of the BRE guidance. A site visit has been undertaken and given the outcome of the daylight impact assessments provided, the development proposed is not considered to have an adverse impact on the level of light achieved by this side facing window at 294.

- 9.59 The comments from 294 also state issues with overbearing and the neighbour has objected to the east elevation of the property on site moving closer to the boundary with 294. The east elevation of the proposed dwelling will be closer to the boundary shared with 294 Cherry Hinton Road than the existing dwelling on site, with a 3m shift in proximity to the boundary at first floor level. Whilst the application will allow for the east elevation of the property to be closer than existing, the proposals seek to retain approximately 1.5m between the proposed east elevation and the shared boundary with 294 Cherry Hinton Road. This will allow for roughly 5m of space between the proposed east elevation and existing west elevation of 294 Cherry Hinton Road which is considered sufficient to avoid any issues with overbearing to the windows within the west elevation of 294 Cherry Hinton Road. The proposed dwelling is not considered to detract from the amenity of neighbouring occupier 294 Cherry Hinton Road with regards to overbearing.
- 9.60 The primary two storey elements of the proposals are within the footprint of the existing two-storey building, and so are not considered to allow for adverse effects to neighbours when compared with the current building on site. The aspects of the scheme which are considered within proximity to any amenity spaces will sit 1.3m from the boundary at single storey, and 4.6m from the boundary at first floor, which is not considered to overbear the adjacent property at 294 Cherry Hinton Road, which is to the east of the site. The existing dwelling was situated 4m from the boundary, and whilst the proposed residential unit may be approximately 3m closer to the boundary than the existing dwelling, any potential increase in overbearing to 294 would be negligible and not significant enough to warrant a refusal.
- 9.61 The overlooking concerns are due to the large windows along the rear elevation of the proposed dwelling. The proposed first-floor rear facing windows are considered to be similarly located to the rear facing first-floor windows of the existing property which served habitable rooms, and so are not considered to detract from the privacy of neighbouring occupiers when compared with the overlooking opportunities already present on site.
- 9.62 Impact on No. 282 Cherry Hinton Road
- 9.63 Comments received from no.282 raise concerns of loss of light to the rear conservatory. The officer has conducted a 25-degree and a 45-degree overshadowing assessment for the conservatory, rooflights and all side facing windows at 282 Cherry Hinton Road. The property has a single storey rear extension with rooflights, a conservatory and has 3no. windows in the side (east) elevation of the property fronting the application site. From the assessment conducted, the positioning of the property (south facing) and the site visit undertaken, the conservatory is not considered to be subject to loss of light concerns. The rooflights serving the rear extension allow for a significant amount of light to both the rear living room and kitchen and will not be overshadowed by the proposed scheme. Two of the existing side facing windows at 282 serve the kitchen. Both are already overshadowed by the existing property, and so the proposed development is not considered to adversely affect the level of light to this primarily functional room, as the windows in which the room is served by are already subject to a significant level of overshadowing.

- 9.64 No.1 side facing window will be adversely affected by the development with regards to loss of light, however, the window serves a toilet which is not considered habitable space, and so the loss of light concern is not considered to have a material impact on the value of the existing property's amenity.
- 9.65 The increase in overbearing to 2no. side (east) facing windows at 282 Cherry Hinton Road is not considered to have adverse impacts on the current occupants, due to the current proximity of the existing dwelling to these windows. From the site visit undertaken, the existing property is already significantly close to the 2no. windows serving the functional kitchen, and the proposed development, whilst closer to the boundary with 282 Cherry Hinton Road by circa 0.5m, is not considered to adversely affect the amenity of 282 with regards to overbearing or detract from any beneficial outlook. Furthermore, the kitchen is considered a functional room, and not habitable space.
- 9.66 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 56 and 35.
- 9.67 Future Occupants
- 9.68 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 9.69 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	4	2	84	307	+ 223

- 9.70 Garden Size = 482sqm
- 9.71 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 9.72 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing.
- 9.73 Construction and Environmental Impacts
- 9.74 Policy 35 guards against development leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance

during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

9.75 The Council’s Environmental Health team have assessed the application and recommended 3no. standard conditions relating to construction hours, dust and piling. The officer shared the opinions of the environmental health officer, and the conditions will be applied to any permission granted to ensure the application is respectful of neighbours throughout construction. The development proposed is compliant with policy 35 of the local plan, subject to conditions.

9.76 Summary

9.77 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53 and 57.

9.78 Third Party Representations

9.79 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Right to light	A right to light is a civil matter between different landowners and a planning permission would not interfere with a right of light. The local planning authority has no jurisdiction in checking or enforcing a right to light. This is not a material planning consideration.

9.80 Other Matters

9.81 Bins

9.82 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

9.83 The application proposes to include a bin store to the side/west elevation of the property. The bin store will be obscured from view of the public realm due to its siting behind the proposed boundary treatments and is considered to be suitably integrated within the scheme. A condition will be added to any permission granted requiring the bin store to be implemented with a green/biodiverse roof prior to the occupation of the dwelling and to be maintained for the lifetime of the development.

9.84 The proposed bin store is compliant with policy 57 subject to conditions and is considered acceptable.

9.85 Planning Balance

9.86 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2))

of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

9.87 Summary of harm

9.88 The contemporary design of the scheme is contrary to the prevailing character of the existing dwelling, however, is considered similar to existing properties within the street scene such as 279 and 281 Cherry Hinton Road

9.89 Objections have been received in regards of the increased scale of development. The scale/massing increase is primarily to the rear of the site, and the increase in scale will not be perceived from the front of the property or surrounding public realm.

9.90 The assessments conducted have shown a negligible level of harm to the residential amenity of neighbouring occupiers. The loss of light, overbearing and overlooking concerns raised by neighbouring occupiers are not considered sufficient to warrant a refusal, as per paragraphs 9.53-9.66 of this report.

9.91 The lack of information submitted regarding flood risk, drainage concerns, sustainability matters and biodiversity enhancement can be resolved via condition as suggested by relevant consultees.

9.92 Summary of benefits

9.93 The proposed development is considered to enhance the site by allowing an aged property with limited internal space to be replaced by a successfully designed contemporary property with much greater levels of internal space, greater provisions for biodiversity and renewable technologies.

9.94 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site.

9.95 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

10.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 Notwithstanding the details shown on the submitted plans, no demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

- 4 No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the OBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above- referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- i) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development. (Cambridge Local Plan 2018 policies 31 and 32).

- 5 No development shall commence until a Flood Risk Assessment has been submitted to and approved in writing with the Local Planning Authority. The Flood Risk Assessment (FRA) should consider the flood risk at the site and requirement for any flood resilient measures to be incorporated into the development. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants (Cambridge Local Plan 2018 policies 31 and 32).

- 6 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate;
- vi) a baseline figure which responds to the level of biodiversity features on site prior to site clearance.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 7 Prior to development above ground, an adequate system of drainage constructed in accordance with approved Building Regulations document H1 shall be provided on site to carry foul water - which comprises or includes waste from a sanitary convenience, bidet, appliance used for washing receptables and/or water which has been used for food preparation, cooking or washing - from appliances within the building to one of the following, listed in order of priority:

The completed measures shall thereafter be retained in accordance with approved Building Regulations document H1, for the lifetime of the development.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

- 8 No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

- 9 No development above ground level shall commence until a scheme for the provision of Bird and Bat nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

- 10 No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations.

Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design.

The proposed renewable or low carbon energy technologies shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

Reason: In the interests of reducing carbon dioxide emissions does not give rise to unacceptable pollution. (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 11 No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

- 12 The development, hereby permitted, shall not be occupied or

brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No PR-152 Rev B. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

- 13 No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 14 The flat roof, single storey element of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted/ seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.
- b) With suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the extension and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: greenrooforganisation.org

- 15 The flat roofed single storey element of the development hereby approved shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that

behalf.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 57).

- 16 All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice.

The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing.

The maintenance shall be carried out in accordance with the approved schedule.

Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

- 17 In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

- 18 The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a

bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

- 19 The 2no. parking spaces proposed will be equipped with EV charge points in line with the requirements of building regulations approved document S prior to the occupation of the dwelling hereby approved and shall be maintained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

- 20 No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 21 The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31

and 82).

- 22 Notwithstanding the approved plans, the building hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

- 23 The development, hereby permitted, shall not be occupied until the proposed first floor windows in the west elevation of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

- 24 **Informative – Highways**
The granting of planning permission does not constitute a permission or license to a developer 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 highway authority for such works.

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.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs



Planning Committee Date	13/06/2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/00184/S73
Site	85 Coleridge Road
Ward / Parish	Coleridge
Proposal	S73 to remove condition 3 of ref: 22/04988/HFUL (single storey rear extension).
Applicant	Ms L Fahey
Presenting Officer	Laurence Moore
Reason Reported to Committee	Called-in by Cllr Anna Smith
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. All flat roofs require green/biodiverse roof condition.2. Applicant would not be able to maintain/afford costs of green roof due to disability.3. Diverge from policies within the local plan
Recommendation	REFUSE

1.0 Executive Summary

- 1.1 The application seeks the removal of condition 3 (green/biodiverse roof) of planning permission 22/04988/HFUL.
- 1.2 Planning permission was granted on the 9th January 2022 for a single storey rear extension at 85 Coleridge Road. The single storey rear extension approved utilised a flat roof design, and therefore a condition was applied for a green/biodiverse roof which is required by policy 31.
- 1.3 This application has made no changes to the plans approved, the roof of the extension remains flat.
- 1.4 The applicant has provided no further justification that the green roof condition should not be applied to the development.
- 1.5 Officers recommend that the Planning Committee Refuse this application.

2.0 Site Description and Context

None-relevant	x
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*X indicates relevance

- 2.1 The site consists of a two-storey semi-detached property fronting Coleridge Road.
- 2.2 The site is not situated within a conservation area or controlled parking zone.

3.0 The Proposal

- 3.1 S73 to remove condition 3 of ref: 22/04988/HFUL (single storey rear extension). The original application was granted on the 9th January 2022.
- 3.2 Policy 31 of the local plan requires all flat roofs to be green/biodiverse roofs. Condition 3 was applied to this effect and is outlined below for clarity.

Notwithstanding the approved plans, the flat roof of the extension hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.*
- b) With suitable access for maintenance.*
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.*

The green biodiverse roof(s) shall be implemented in full prior to the use of the extension and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: greenrooforganisation.org

4.0 Relevant Site History

Reference	Description	Outcome
22/04988/HFUL	Single Storey Rear Extension	PERM

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Equalities Act 2010

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 31: Integrated water management and the water cycle

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 Other Guidance

N/A

6.0 Consultations

6.1 N/A

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Member Representations

8.1 Cllr Anna Smith has made a representation objecting to the officer recommendation on the following grounds:

Challenging the recommendation on equality grounds. The resident requires an extension to set up a home dialysis machine, and as an amputee, she would not be able to maintain the required green roof. The alternative suggested is much more expensive and out of her price range. Not having this extension will mean she has to travel several times a week to the hospital, rather than being able to have dialysis in her own home.

9.0 Assessment

9.1 Principle of Development

9.2 The development constitutes a single storey rear extension.

9.3 The principle of the development of the extension is acceptable and in accordance with policy 58 of the local plan.

9.4 The proposals seek the removal of a green/biodiverse roof conditions from planning permission reference 22/04988/HFUL which sought approval for a single storey rear extension, with a flat roof.

9.5 Policy 31 of the local plan states that any flat roof shall be a green/biodiverse roof.

9.6 The proposed scheme makes no alterations to the plans approved, and the roof of the extension approved remains flat.

9.7 The applicant has provided no justification in planning terms that the green roof condition should not be applied.

9.8 The proposal is therefore considered contrary to policy 31 of the local plan and the principle of this application is considered unacceptable.

9.9 Design, Layout, Scale and Landscaping

- 9.10 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 9.11 The application proposes no alterations to the plans approved. The application seeks to remove condition 3 (Green/Biodiverse Roof), from the approved application reference 22/04988/HFUL. The development approved under application reference 22/04988/HFUL sought approval for a single storey extension, with a flat roof.
- 9.12 Policy 31 of the Cambridge Local Plan 2018 requires all flat roofs within the city of Cambridge to be green/biodiverse roofs, to ensure development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity.
- 9.13 The current application seeks the removal of condition 3 (Green/Biodiverse Roof), however, no design changes have been proposed, and the proposed drawings remain the same as those approved under the parent application, with the roof of the proposed extension remaining flat.
- 9.14 For the removal of the condition to be appropriate, the proposed extension must utilise a roof form with a pitch of above 10 degrees. By altering the roof form to the details specified above, the roof would no longer be considered a flat roof, and so the requirements of policy 31 regarding green/biodiverse roofs would no longer apply.
- 9.15 The covering letter, which has accompanied this application, has paid reference to the health of the current residents of 85 Coleridge Road. The letter states that due to the health of the residents, they would not be able to maintain a green/biodiverse roof without extensive additional costs to pay for a green roof maintenance service. The concerns of the applicant are noted, and the cost affiliated with the need to maintain a green roof is understood, however, given there are methods to avoid the addition of a green roof/biodiverse roof conditions, such as the suggestions outlined in section 9.14 of this report which refer to pitching the roof, the local planning authority feel it is necessary to avoid diverging from the requirements of the local plan, when there are appropriate alternatives available.
- 9.16 From the details submitted as part of this application, it is considered that the applicant has not explored the alternatives available and has not provided further justification for the removal of the green roof condition which can be consideration within a planning application. As the proposed drawings still show a flat roof, and policy 31 requires all flat roofs to be green/biodiverse roofs, it would be incongruous for the local planning authority to dismiss the need for a green/biodiverse roof, and the condition should stand.

9.17 Therefore, this application made under s73 of the planning act for the proposed removal of condition 3 (Green/Biodiverse Roof) from planning permission reference 22/04988/HFUL, is contrary to policy 31 of the Cambridge Local Plan and is recommended for refusal.

10.0 Planning Balance

10.1 The application seeks the removal of condition 3 (Green/Biodiverse Roofs) from approved application reference 22/04988/HFUL.

10.2 The need for the condition stems from the flat roof of the extension approved. Policy 31 of the local plan requires all flat roofs to be green/biodiverse roofs.

10.3 Despite advice provided by the local planning authority, the applicant has not provided further justification on the alternative options available to them which would avoid the need for the green/biodiverse roof to be applied. The concerns with the applicant's health are noted, however, are not considered an applicable planning consideration and is not considered as justification for the removal of the green roof condition in planning terms.

10.4 As the proposed drawings still show a flat roof, and policy 31 requires all flat roofs to be green/biodiverse roofs, it would be incongruous for the local planning authority to dismiss the need for a green/biodiverse roof, and the condition should stand.

10.5 The proposal is contrary to policy 31 of the Cambridge City Local Plan (2018) and is recommended for refusal.

11.0 Recommendation

Refuse for the following reasons:

1. The proposed development of a single storey rear extension utilises a flat roof, therefore policy 31 of the Cambridge Local Plan 2018 requires the development to be constructed with a green/biodiverse roof. There is limited justification in planning terms as to why this cannot be achieved or why the different options that have been considered to overcome the requirement for the green/biodiverse roof cannot be used.

The proposed removal of condition 3 (green/Biodiverse Roof) is therefore contrary to policy 31 of the Cambridge City Local Plan 2018 and is recommended for refusal on that basis.



Planning Committee Date	13 June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04718/FUL
Site	34 Cherry Hinton Road
Ward	Coleridge
Proposal	Change of use of garage to laundry facility and associated store room together with minor external changes to the unit.
Applicant	St Andrew's College
Presenting Officer	Phoebe Carter
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Location of Laundry Facility
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks the change of use of a garage building to laundry facility (Sui Generis) and associated store room to be used by St Andrews College, with minor external alterations to the unit. The application is being brought to the Planning Committee due to neighbour comments which cannot be conditioned.
- 1.2 Officers consider that the proposal is acceptable as additional information regarding noise impact which has been assessed by the Environmental Health Officers.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

None-relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site is a single storey detached garage, with a floor area of approx. 40 sq metres, which is situated to the rear (south) of 34 Cherry Hinton Road, a large scale House of Multiple Occupation. The existing boundary treatment for the HMO does not enclose the garage and the car parking space. The application site is accessed off a shared private driveway, to the south of the site, between number 34 and 36 Cherry Hinton Road, which leads to rear site and access to 34A Cherry Hinton Road and the rear amenity areas of Cherry Hinton Road and Rathmore Road. Access to 34A Cherry Hinton Road and beyond is separated by a gate. Whilst Cherry Hinton Road is comprised of a combination of residential and commercial properties, the surrounding properties to the garage are residential. There are no constraints on the site.
- 2.2 A single storey bungalow is sited to the south of the garage. To the west and east of the site are rear gardens of residential dwellings.

3.0 The Proposal

- 3.1 The application seeks planning permission for the change of use of garage to laundry facility and associated store room together with minor external changes to the unit.
- 3.2 The application has been amended to include additional information regarding the noise and mitigation, further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
17/1112/FUL	Proposed change of use from 14 bedroom large HMO (sui generis) to 15 bedroom student HMO (sui generis) with housekeepers flat. Rendering of side and rear elevations, increase in height of single-storey lean-to, alterations to fenestration and landscaping works	Permitted
15/0960/FUL	Retrospective change of use of property from a Guest House (Use Class C1) to a large House in Multiple Occupation (Sui Generis)	Permitted
06/0049/FUL	Installation of 2 velux roof lights to loft storage area, south side of bungalow - amendment to consent C/01/0086/FP	Permitted
C/01/0086	Erection of one 2 bedroom bungalow.	Permitted

- 4.1 The single storey bungalow, now known as No. 34A Cherry Hinton Road, approved in 2001 has been built out and is located to the south of the garage and application site. The bungalow is accessed via the same access.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 40: Development and expansion of business space

Policy 50: Residential Space Standards

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 53: Flat Conversions

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing New Buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing Landscape and the Public Realm

Policy 69: Protection of sites of Biodiversity and Geodiversity

Policy 70: Protection of priority species and habitats

Policy 74: Educational Facilities

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 **Consultations**

6.1 **County Highways Development Management – No Objection**

6.2 No objections subject to the proposed laundry being operated as per the Management Plan.

6.3 **Environmental Health – No Objection**

6.4 Original Comments: Further information is required concerning the extraction unit type and the proposed noise levels to ensure local amenity is protected.

- 6.5 Steam generated from the use of the tumble dryers is also a concern due to the close proximity of nearby receptors, especially 34A Cherry Hinton Road located directly behind the proposed laundry. Due to the reasonable amount of washing / drying required for the proposed number of beds, it is likely that significant amounts of steam would be produced. Steam from tumble dryers / condenser boilers has been known to cause statutory nuisance and therefore requires careful consideration.
- 6.6 Revised Comments on Amendment: The proposed development is acceptable subject to conditions regarding compliance with the plant, noise insulation and mitigation

7.0 Third Party Representations

- 7.1 6 representations have been received.
- 7.2 Those in objection have raised the following issues:
- Lane is private and for residents and visitors only
 - Lane is closed one day annually to remain private
 - Lane is maintained by Cherry Hinton and Rathmore Roads Residents Association (CHRRRA)
 - Increase in volume of traffic.
 - Impact of expansion
 - Inappropriate development for the site within a residential area
 - Steam, noise and odour impacts
 - Fire Hazard
 - Measures to ensure they meet the requirements of the use and hours of opening
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Principle of Development

- 8.2 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.
- 8.3 Policy 74 (Educational Facilities) of the Local Plan states that new or enhanced education facilities will be permitted if they meet the criteria. The proposed change of use, whilst not directly an educational facility, would improve the schools management and ensure the washing of the laundry associated with the boarding houses. The scale of the proposal is considered acceptable for the overall use of the educational college and is

located in the area that they are expected to serve. The proposal is considered to mitigate the impact on residential development which is set out below in the assessment. Officers are therefore satisfied that the proposal is in accordance with Policy 74 of the Local Plan 2018.

8.4 **Design, Layout, Scale and Landscaping**

8.5 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.6 The application site is a garage to the rear garden of 34 Cherry Hinton Road, a large scale House of Multiple Occupation (HMO) (Use Class Sui Generis). The existing garage is not functional as a garage due to the configuration of the access, on the north elevation fronting the HMO, and existing boundary treatments to the rear of the HMO. The application proposes removing the existing garage door and replacement with a patio door and the installation of a wall ventilation extract on the front elevation. The proposed external works are considered to be acceptable and would not harm the character or appearance of the building within the wider streetscene. No alterations are proposed to the existing boundary treatments of the HMO.

8.7 Whilst the laundry is proposed to be located in a predominantly residential area the use is limited to St Andrews College, which is linked to the HMO on site. Details have been provided as to the proposed machines in use which will be residential grade machines and not those of a Laundromat. Officers are therefore satisfied that whilst a public commercial laundry would be unacceptable in this location due to increase of movement to and from the site, and noise impact, the proposed scale and use in connection with St Andrews College is acceptable and a condition will be attached to any permission granted to ensure this is maintained.

8.8 Overall, the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and the NPPF.

8.9 **Biodiversity**

8.10 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

- 8.11 Subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).
- 8.12 **Highway Safety and Transport Impacts**
- 8.13 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.14 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.15 The application is supported by a Management Plan.
- 8.16 Access to the site would be via a shared private access road to the east of No. 34 Cherry Hinton Road. The access track leads to the existing garage, 34A Cherry Hinton Road and the rear amenity areas of Cherry Hinton Road and Rathmore Road. Access to 34A Cherry Hinton and beyond can be separated by an existing gate. From comments received this gate is occasionally shut to ensure this remains private.
- 8.17 The Local Highways Authority have reviewed the application and have raised no objection to the proposal. The Management Plan states that no additional parking to be provided other than a drop off point to both collect and drop off laundry from the boarding houses to the proposed laundry. An additional car parking space also falls within the curtilage of the proposal. Deliveries would be approximately 3 times a week with a transit van. The transit van that will be used is an existing van that the College uses, and which already moves between the College boarding houses, in connection with the day to day running and management of the boarding house. The transit van is proposed to collect the laundry from the boarding house, whose laundry is being washed and deliver it to the laundry facility which will avoid multiple trips.
- 8.18 Given the low level of single vehicle movements that the proposal is likely to generate, the effect of the proposed development upon the public highway should be mitigated subject to a condition ensuring the proposed laundry shall be operated as per the Management Plan and any changes agreed by the LPA.
- 8.19 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions setting out the details within the Management plan.

- 8.20 Subject to conditions, the proposal accords with the objectives of policy 81 of the Local Plan and is compliant with NPPF advice.
- 8.21 **Cycle and Car Parking Provision**
- 8.22 Cycle Parking
- 8.23 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision.
- 8.24 Car parking
- 8.25 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Appendix L sets out that 1 space is required per 50sq metres of Gross Floor Area.
- 8.26 The proposal requires no additional parking to be provided to meet the requirements of Appendix L. A drop off point is provided for the van which would both collect and drop off laundry from the boarding houses to the proposed laundry. An existing car parking space falls within the curtilage of the proposal which will be retained. Appendix L sets out that outside controlled parking zone 1 space for every 50sq m Gross Floor Area, including disabled car parking, for Non-food retail use. However, given that this is proposed for use solely for the use of St Andrew's College the car parking arrangements are considered satisfactory.
- 8.27 Officers note the comments submitted in regard to the access and use. The existing building is a garage and the applicants have existing access and parking to the rear of the site. The access over the shared driveway would still be in use for the College and the owners of No. 34 Cherry Hinton Road. Given the Management Plan submitted Officers are satisfied that the proposal would not significantly increase movements to and from the site that the garage and parking space could provide.
- 8.28 No cycle parking is proposed within the plan as the use requires the van to drop off and return the laundry to the different sites and therefore limited cycle parking is necessary. However, for the laundry for the 34 Cherry Hinton Road Officers consider that the van would not necessarily be required and cycle parking should be available. Therefore, a condition will be imposed to ensure covered secure cycle parking should be conditioned in accordance with Appendix L.
- 8.29 The proposal is compliant with Cambridge City Local Plan (2018) policy 82 and Appendix L.

- 8.30 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging which sets out 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.
- 8.31 Officers therefore consider that the introduction of EV charging point necessary. Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 8.32 **Amenity**
- 8.33 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.34 Neighbouring Properties
- 8.35 The application proposes minor external alterations to the existing building by changing the existing garage doors to solid doors. Therefore, the proposal would not impact adjacent properties in regards to overbearing impact, loss of light or loss of privacy.
- 8.36 The rear amenity area of the HMO is to be unchanged. The garage area sits outside of the existing boundary of the HMO which provides an amenity area and cycle parking for the HMO. Officers are therefore satisfied that the proposal would not alter the existing arrangement.
- 8.37 Construction and Environmental Impacts
- 8.38 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 8.39 The Council's Environmental Health team have assessed the application and initially the proposed change of use from a garage to a laundry could give rise to a harmful impact on the surrounding residential properties in regard to the extraction unit type and proposed noise levels to ensure local amenity it protected. In response to the initial comments provided by the Environmental Health Officers, details of the proposed acoustic plasterboard will be installed within the application building to minimise noise transmission.
- 8.40 Stream generated from the use of the tumble dryers is also a concern due to the close proximity of nearby receptors, especially 34A Cherry Hinton

Road, located directly behind the proposed laundry. Steam from tumble dryers/condenser boilers has been known to cause a statutory nuisance and therefore requires consideration. Following the recommendation from the Environmental Health Officers, condensing dryers are to be installed. Specification details have been included detailing the condenser dryers.

- 8.41 The additional information provided has addressed the Environmental Health Officers concerns. Officers are therefore satisfied that subject to the imposition of conditions, regarding the submitted mitigation, are implemented to ensure that the amenity of the neighbouring properties is protected.
- 8.42 The proposed opening hours, as set out on the form and management plan, are 09:00 to 17:00 Monday to Friday. The proposed opening hours are considered to be reasonable in a residential area and would not give rise to harm. A condition will be imposed to ensure that the hours are implemented.
- 8.43 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 56, 58 and 35.
- 8.44 Summary
- 8.45 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58#.
- 8.46 **Third Party Representations**
- 8.47 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Expansion of Laundry	Comments have been submitted in regard to the expansion of the laundry. Conditions will be imposed on any application permitted to ensure that any expansion to the site and opening hours would require a further planning permission to be submitted.
Fire Risk	Concerns have been raised regarding an increased fire risk. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure works are safe, structurally sound, water and fire protected. The representations are noted, but it is not for the local planning authority to determine such matters

Ownership	No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served.
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8.48 **Other Matters**

8.49 Bins

8.50 Policy 57 requires refuse and recycling to be successfully integrated into proposals. Whilst it is noted that limited waste will be generated by the proposal a bin store will be required to be provided. Officers consider that the proposal can accommodate a bin store on site and therefore a condition will be imposed to ensure waste storage is sufficient.

8.51 **Planning Balance**

8.52 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

9.0 Recommendation

9.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The operational hours of the laundry unit shall be the following hours: 0800 hours and 1700 hours on Monday to Friday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties in accordance with Policy 58 of the South Cambridgeshire Local Plan 2018.

4. The proposed laundry shall be operated as per the Management Plan, by DWD Property and Planning reference 16404, submitted by the applicant and that any changes thereto must be agreed in writing with the Planning Authority.

Reason: To maintain the low level of use of the access in the interests of highway safety.

5. Prior to use as a laundry the acoustic plaster board, washing machines and tumble dryers, as detailed in the email dated 07 March 2023 and specification sheet Miele PDR 308 HP (EL) and PRIMUS FX range shall be fully installed and operational before final occupation and shall be retained thereafter.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

6. The use, hereby permitted, shall be carried on only so long as the residential HMO property 34 Cherry Hinton Road is occupied by St Andrew's College.

Reason: To protect the residential amenities enjoyed by the occupiers of 34 Cherry Hinton Road and adjacent property due to the proximity of that property to the application premises (Cambridge Local Plan 2018 policy 35).

7. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
 - i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
 - iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate. The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

8. The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in

accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

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