



Cambridge City Council Planning

Date: Wednesday, 27 March 2024

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

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
- **Part Three**
General and Enforcement Items

There will be a forty-five 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 whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

Part 1: Major Planning Applications

4 23-04686-FUL Fanshawe Road (Pages 5 - 76)

5 23-03653-S73- Aylesborough Close (Pages 77 - 98)

6 23-03519-FUL Tyndale House, 36 Selwyn Gardens (Pages 99 - 138)

Part 2: Minor/Other Planning Applications

7 23-03068-FUL 163-167 Mill Road (Pages 139 - 164)

Part 3: General and Enforcement Items

8 Appeals Information (Pages 165 - 168)

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

Alternates: Flaubert, Gilderdale, Howard, Nestor and Nethsingha

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Planning Committee Date	27 March 24
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/04686/FUL
Site	12 - 34 Fanshawe Road Cambridge Cambridgeshire CB1 3QY
Ward / Parish	Coleridge
Proposal	Demolition of the existing buildings, garages and hardstanding and the erection of 84 residential units, car parking, landscaping and associated works.
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Third party representations have been received which are contrary to the officer recommendation; Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Design and scale of the development2. Residential amenity3. Brownfield site in a sustainable location.

1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition of the existing buildings and hardstanding and the erection of 84 homes, landscaping and associated works.
- 1.2 The development would increase the amount of affordable housing that helps to meet an identified demand within the local area.
- 1.3 The proposed development would provide a high quality, sustainable development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers.
- 1.4 Officers recommend that the Planning Committee grants planning permission subject to the conditions as set out in this report and the completion of a S106 legal agreement.

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	X
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site comprises 1.23 hectares in area. The site is located in the Coleridge ward. The site is outside of all designated conservation areas and there are no listed buildings within close proximity to the site. The site currently consists of three large blocks of flats (32 units) and garage buildings. The surrounding area is residential in character. To the north of the site is Coleridge recreation ground and to the north west are the Fanshawe Road allotments. In terms of site constraints part of the site is designated as Protected Open Space. The site is within Flood Zone 1 (low risk). A small part of the site to the north is located in an area at a medium risk of surface water flooding. There are a number of trees within the site boundary, none of the trees within the site are subject to tree protection orders, however, a number of the trees are category A (high quality and value) / B (moderate quality and value) trees.

3.0 The Proposal

- 3.1 The application proposes to demolish the existing 30 homes on the site (which fall below current nationally described space standards, have very low thermal efficiency, are in poor condition with structural issues) and replace these with the 84 new homes (45 affordable homes, 39 market homes).
- 3.2 The proposal consists of six separate blocks of residential accommodation (E1,E2,E3 and W1,W2,W3).
- 3.3 E1 consists of 17 apartments (16 x 2 bed 4 person and 1 x 1 bed 2 person) which are proposed at 4 storeys in height, located to the east of the site. This block is proposed to step up to 5 storeys in height towards the central landscaped area.
- 3.4 E2 consists of 17 apartments (4x 1 bed 2 person, 8 x 2 bed 4 person and 5 x 3 bed 5 person) which are 3 storeys in height and proposed to the east and south of the site with the block stepping up to 4 storeys in height towards the central landscape area.
- 3.5 E3 consists of 5 terrace properties (3bed 5 person) proposed at 2 storeys in height.
- 3.6 W1 consists of 28 units (19 x 1 bed 2 person, 5 x 2 bed 4 person, 4 x 3 bed 5 person). The entire block is proposed to be 5 storeys in height.
- 3.7 W2 consists of 14 units of accommodation (1 x 1 bed 2 person and 13 x 2 bed 4 person). This block is proposed to be 4 storeys in height.
- 3.8 W3 consists of 3 terrace properties (3 bed 5 person) at 2 storeys in height.
- 3.9 The application is accompanied by the following supporting information:
- Drawings
 - Energy Assessment, Overheating Assessment and Sustainability Statement.
 - Daylight, Sunlight and Overshadowing Assessment;
 - Design and Access Statement;
 - Landscape design statement;
 - Flood Risk Assessment and Drainage Strategy Report;
 - Phase 1 and 2 Geo-Environmental Assessment;
 - Planning Statement;
 - Preliminary Ecological Appraisal and BNG Assessment/ Plan;
 - Statement of Community Involvement;
 - Transport Assessment;
 - Tree Survey and Arboricultural Impact Assessment;
 - Plant and Noise report
 - Tier 1 and 2 Geo-Environmental Assessment
 - Townscape Visual Impact Assessment
 - Daylight, Sunlight Assessment and Shadow study.

4.0 Relevant Site History

4.1 C/63/0564- Erection of 14 garages for Cambridge City Council

5.0 Policy

5.1 National

National Planning Policy Framework 2023
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)
Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 Regulation 33

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 8: Setting of the City
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 45: Affordable 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
Policy 67: Protected open space
Policy 65: Visual pollution
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

4.4 **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

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.4 **Other Guidance**

Cycle Parking Guide for New Residential Developments (2010)

6.0 **Consultations**

6.1 **County Highways Development Management**

6.2 No objection subject to conditions relating to falls and levels, construction vehicles weight/ time limits and traffic management plan.

6.3 **County Transport Assessment Team**

6.4 No objection subject to a mitigation package. The proposed development will increase the pedestrian and cycle flows along the Chisholm Trail route. Therefore, a contribution of £359,000.00 is requested towards the cost of this project. A submitted travel plan is acceptable and no monitoring is required. The application must submit a travel welcome pack for approval prior to occupation and this shall be distributed to the new residents.

6.5 **County Growth Officer**

6.6 The County Council education and Section 106 officers have assessed the proposal and advised that there is sufficient capacity within primary and secondary schools in the surrounding area to accommodate the number of additional children expected from the development. Therefore, no education contributions are sought. A contribution of £1950 towards library infrastructure is requested towards Rock Road library.

6.7 **County Archaeology Officer**

6.8 No objection subject to a condition securing a Written Scheme of Investigation.

6.9 **Urban Design Officer**

- 6.10 The Council's Urban Design Officer has been involved in extensive pre-application discussions on this site.
- 6.11 As submitted the officer advised that minor changes and clarifications were required. The applicant has reviewed and responded to the requested minor alterations. The development is considered acceptable in urban design terms subject to conditions securing material details and sample panels.
- 6.12 **Landscape Officer**
- 6.13 The Council's Landscape Architect has been involved in extensive pre application discussions and supports the proposed development subject to conditions securing the following information: hard/ soft landscape details, retention of existing vegetation, groundworks, tree pits and green roof details.
- 6.14 **Tree Officer**
- 6.15 The Council's Tree Officer has been involved in extensive pre application discussions and has no objection to the application.
- The trees of high value have been retained, there is space for significant replacement planting and the trees proposed to be removed help to achieve a scheme that satisfies good urban design principles. Conditions required to secure details of: AMS, TPP, site meeting and replacement planting.
- 6.16 **Local Lead Flood Authority (LLFA)**
- 6.17 The LLFA had issued an objection to the proposal, and sought clarification on a number of points. The applicant provided additional information and the LLFA Officer has subsequently removed their objection subject to the imposition of conditions.
- 6.18 **Sustainability Officer**
- 6.19 No objection subject to conditions securing compliance with the carbon reduction statement and water efficiency measures.
- 6.20 **Environmental Health Officer**
- 6.21 No objection subject to conditions relating to contaminated land, dust, noise/ vibration, lighting, construction and delivery hours.
- 6.22 **Affordable Housing Officer**
- 6.23 Raised some concerns with the clustering of affordable housing proposed, which exceeds policy guidance. However, support was expressed for the proposed mix, and the overprovision of affordable homes is welcomed.

6.24 **Development Contributions Monitoring Officer**

6.25 A list of contributions required to mitigate the impact of the proposal are set out below:

Community facilities: £143,416.00 towards improving community facilities and or equipment at Coleridge Recreation ground.

Indoor sports: £55,312.00 towards indoor sports

Outdoor sports: £48,938.00 towards outdoor sports facilities at Coleridge Recreation Ground.

Informal open space: £49,761.00 towards provision of informal open space facilities and equipment at Coleridge Recreation Ground.

Play: Provided on site.

Waste receptacles for the benefit of the new development: £8,640.00

S106 monitoring fee: £2200.00

£500 per obligation that requires written confirmation of obligation discharged.

6.26 **Ecology Officer**

6.27 No objection subject to conditions securing a Construction Ecological Management Plan (which will include details of the temporary swift boxes to be provided during construction), ecologically sensitive lighting, bird and bat box provision, BNG condition to secure on site net gain and 30 years management.

6.28 **Anglian Water**

6.29 No objection raised.

6.30 **NHS**

6.31 No objection subject to financial contributions towards expanding the local GP capacity.

6.32 **Designing out crime officer**

6.33 No objection- standard advice in relation to lighting, natural surveillance, boundary treatments, cycle parking and footpath locations.

6.34 **Access officer**

6.35 Very pleased with the design of the scheme and the disability panel showed their appreciation for this proposed development. Advisory

comments have been made in relation to the internal arrangements of the M4(2) and M4(3) units.

6.36 Greater Cambridge Shared Waste Service

6.37 Acceptable subject to a condition which ensures the low growing flower bed on the western side of the development will not conflict with the waste collection strategy.

6.38 Cambridgeshire Fire and Rescue

6.39 Asks for provision to be made for fire hydrants.

6.40 Design Review Panel Meeting of 7th March 2023 (Please refer to Appendix 1)

-Consider a reduction of amount of stepping within blocks W1 and W2 will create a better building design.

-An east west connection between blocks W1 and W2 should be tested.

-General concerns with the scale and massing of the buildings proposed. Particularly the overall bulk of W1/W2.

-Passivhaus standards should apply to all new homes not only the affordable.

-Higher biodiversity net gain should be targeted.

-Clearer pedestrian routes need to be established through the site.

6.41 Disability Consultative Panel Review Meeting of 30th January 2024 (Please refer to Appendix 2)

-Very pleased with the space for wheelchairs in the communal areas and asked if the seating will have a mixture of heights and handrails/non handrails.

-Content with the inclusivity of the indicative play equipment and its suitability for a range of children with different needs. The final detail to be secured by condition at the detailed design stage.

- The Chair queried the surface of the paths through to the recreation ground. It was confirmed that it will be a resin bound gravel, which is smooth and a light colour.

7.0 Summary of design changes made through the pre application process and following the Greater Cambridge Design Review panel

7.1 The design and proposed layout of the development has evolved throughout the pre-application process following on from a number of pre

application meetings and workshops with the LPA and as a result of feedback of the presentation of the scheme to the Greater Cambridge Design Review Panel meeting. The main areas of change are summarised below.

- 7.2 A significant change made as a result of the Design Review Panel involved a detailed review of the scale and massing of the western apartments which was originally proposed as one large block. Following the review this apartment block was separated into two separate buildings which resulted in a reduction in the number of units but improved the scheme by achieving an acceptable design in terms of scale and mass. Breaking the block down into two separate buildings led to a further benefit of a clear east- west connection between the apartment blocks across the site and to the central open space.
- 7.3 Through the pre application process and as a result of the design review panel comments various alterations were also made to the layout of the central open space to create more legible footpath connections to improve the permeability across the site and provide enhanced routes to Coleridge recreation ground. Other amendments included a reduction and relocation of some of the car parking to minimise the amount of hard surfacing and visual impact of parked cars on the streetscene. The design and appearance of each of the apartment blocks were frequently discussed at the pre application workshops. Additional detailing and material choices were made to add architectural interest of these buildings.
- 7.4 Throughout the design process the applicants considered and presented various options, building forms, heights and arrangements. As a result of various pre application workshops and discussions with officers the scheme submitted has responded appropriately to the comments of both officers and the design review panel.

8.0 Third Party Representations

8.1 Representations have been received from 26 addresses.

8.2 Those in objection have raised the following issues:

- Density is too high and is an overdevelopment of the site.
- Buildings are too tall and out of context for the area.
- Insufficient car parking is provided.
- Increase in traffic, particularly during construction.
- Impact on local services (NHS and Schools).
- More affordable homes should be provided.
- Overshadowing impact on the recreation ground and allotments.
- Loss of habitat for bats and swifts.
- Concerned by the lack of affordable homes.

9.0 Member Representations

9.1 None received.

10.0 Local Interest Groups and Organisations

Cambridge Cycling Campaign

10.1 Raises concern as an excessive amount of the site is allocated to car parking. The development should be a car free scheme. If a significant amount of car parking is to be provided this should be located within a belowground car park. Camcyle acknowledges the scheme exceeds the amount of cycle parking required by policy standards but considers there to be a need for additional spaces for the smaller properties. Clarification is also sought in respect of the location of the over sized cycle parking within the development.

10.2 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.

11.0 Assessment

11.1 Principle of Development

11.2 Policy 3 of the Cambridge Local Plan 2018 relates to new residential development in the city and is of relevance in determining the acceptability of the principle of this development proposal.

11.3 Policy 3 seeks to ensure that new residential development is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities. The application site is in a location which has other residential uses in close proximity, has good transport accessibility and is on land which already has a residential use.

11.4 With the above in mind, it is considered that the proposal is in accordance with policy 3.

Protected Open Space

11.5 Policy 67 of the Cambridge Local Plan 2018 is relevant in the assessment of this application as the policies Map 2018 identifies part of the application site as protected open space (A07 and AGS32) within the Open Space and Recreation Strategy (2011). These spaces are considered to be of recreational and environmental importance. A07 runs along the northern boundary of the site to the east of the allotments and consists of private grass amenity areas to the rear of the Fanshawe Road properties, this space has a quality rating of 62.22%. AGS32 is a publicly accessible space which fronts onto Fanshawe Road and this space has a quality rating of 36.84%.

- 11.6 Cambridge Local Plan (2018) policy 67 aims to protect designated open space of environmental and recreational importance. The local plan states that development proposals which would lead to the loss of protected open space will not be permitted unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost.
- 11.7 Policy 67 states that “Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:
- a. the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and
 - b. the re-provision is located within a short walk (400m) of the original site.”
- 11.8 The applicants have carried out an analysis of the existing site and calculated the total amount of protected open space within the site boundaries to be 0.448ha. The application proposal seeks to introduce a total of 0.4861ha of enhanced open space within the development, this demonstrates an increase in the amount of protected open space.
- 11.9 In terms of the quality of the open space, the proposals seeks to enhance the existing open space provision. The proposed open spaces will introduce new play spaces, include biodiversity enhancements, landscape improvements and enhanced permeability between Fanshawe Road and the Coleridge Recreation ground through the introduction of new footpaths across the site. The proposed new open spaces will be publicly accessible.
- 11.10 The proposed development is considered to comply with the requirements of policy 67 of the Cambridge Local Plan 2018.
- 11.11 **Affordable Housing Provision**
- 11.12 Policy 45 of the Cambridge Local Plan requires for a scheme of this size 40% of dwellings to be affordable. The proposed development includes 45 affordable homes which exceeds the policy requirement by delivering 54% of the development as affordable.
- 11.13 Policy 45 and the Housing SPD requires that developments should include a balanced mix of dwelling sizes, types and tenures to meet projected future household needs within Cambridge.
- 11.14 In respect of dwelling sizes the scheme includes a mix of 1,2 and 3 bedroom properties. This includes the delivery of 9x three bed five person affordable homes. The application is considered to introduce an acceptable mix of dwelling sizes which responds to the local need for affordable homes.

- 11.15 In terms of the affordable housing tenure proposed, 75% is proposed as affordable rent (capped at 60% of market rent) and 25% is proposed as intermediate (capped at 80% of market rent). This is considered acceptable and in accordance with policy. Each affordable block will also provide a mixture of affordable and intermediate rented accommodation, ensuring a mixed and balanced community is provided in each of the blocks.
- 11.16 In terms of clustering the application proposes 28 affordable units within block W1 and 17 affordable units within block E2. It is noted that the Council's policy seeks to ensure that affordable housing provision is not clustered in one location. However, given that the scheme proposes an above policy provision of affordable homes it is considered that in this instance exceeding the clustering policy requirement is acceptable. Moreover, the external appearance and design of the affordable homes is tenure blind with no discernible difference in quality between private sale and council rented units which is in accordance with policy and is supported.
- 11.17 Overall, officers are satisfied that the proposed development accords with the Cambridge Local Plan 2018 policy 45.

Design, Layout, Scale and Landscaping

- 11.18 Policies 55, 56, 57, 58, 59 and 60 of the Local Plan 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 treatments.
- 11.19 The application has been the subject of a Design Review Panel, a Disability Consultative Panel and extensive pre application discussions with officers.
- 11.20 The immediate area around Fanshawe Road and Coleridge Recreation ground is residential in use and the homes are generally two storey detached and semi-detached houses. Further to the west of the site (approximately 180m) is the Flamsteed Close development (to the west of Rustat Road) which reaches 5 storeys in height. The existing housing on the application site, which is proposed to be demolished, consists of three blocks of accommodation. These are arranged in a semi-circular position, with a centrally positioned long block of approximately 66 metres flanked by two shorter blocks of 22 metres. All blocks are three storeys tall with a pitched roof. The blocks are of shallow depth which means that despite being significantly longer and taller than surrounding houses, they retain a domestic scale and proportion.
- 11.21 A key priority throughout the pre application process was to ensure the scheme delivered an equal or increased amount of protected open space within the application site. As a result of this priority along with the need to increase the number of dwellings on site and make efficient use of the

brownfield site, the pre application proposals consisted of various iterations of apartment blocks within the landscape instead of a street based approach. Notwithstanding this, the existing blocks of accommodation on the site are considered to be at odds with the prevailing character along Fanshawe Road and therefore, the addition of buildings of a larger scale/mass into the site was considered to be acceptable in principle subject to an appropriate design and layout being achieved.

- 11.22 The application proposes 84 homes across the 1.23 hectare site which equates to approximately 68 dwellings per hectare which is considered an appropriate density for the application site and would not be an overdevelopment of the site.
- 11.23 Given the overall size of the site, the sustainable location and the opportunity to introduce a larger enhanced open space within the centre of the site, it is considered to be an appropriate location to introduce taller buildings and a denser form of development that make efficient use of the land.
- 11.24 Along the north east and west boundaries of the site two blocks of two storey terraces are proposed which relate positively to the scale of the surrounding residential buildings along Fanshawe Road. These terrace properties will be accessed via two new access roads which will be well overlooked by both the existing and proposed properties.
- 11.25 Policy 60 (Tall Buildings) of the Cambridge Local Plan 2018 requires the submission of a visual assessment where a structure breaks the existing skyline and/ or is taller than the surrounding built form. The applicants have worked with the Councils urban design and landscape officers to identify the viewpoints that need to be included within the visual impact assessment and the outcome of the assessment has helped to develop the design through pre application discussions (this led to a reduction in massing which was achieved by breaking blocks W1 and W2 into separate blocks of accommodation).
- 11.26 Blocks E2 and W2 are proposed to front onto Fanshawe Road and these views will be the most impactful on the streetscape. The proposed increase in scale and massing has been mitigated along Fanshawe Road by limiting the heights of these blocks to three stories for the elements closest to the street and the inclusion of slipped blocks which have helped create an overall more slender appearance. The buildings are proposed to remain set back from Fanshawe Road and to step up in height further to the north of the site, this has led to the most valuable trees being retained along Fanshawe Road which maintains a street lined street and helps to soften the visual impact of the proposed development when viewed from the surrounding streets.
- 11.27 The tallest buildings within the proposed development are Blocks E1 and W1 which are predominantly 5 storeys in height (16.3m to the top of the parapet). These buildings are proposed to be set against the edge of the Coleridge recreation ground. Each of the blocks have been designed to

include slipped building forms which help reduce the overall massing of the blocks. As shown in the majority of the viewpoints the visibility of the blocks will be limited when trees are in leaf but it is likely the blocks would be visible during the winter months. Officers consider the most impactful view is across Coleridge Recreation ground (VP05). It is acknowledged VP05 demonstrates that blocks W1 and E1 will be taller and more visible than the existing buildings on site when viewed from this location. Viewpoint 05 demonstrates that the site is capable of accommodating the addition of these larger and taller buildings without having a detrimental impact on the character of the recreation ground or having an adverse impact on the Cambridge skyline. The scale, height and massing proposed is supported by the Council's Urban Design and Landscape officers.

- 11.28 The proposed open space offers a larger, more accessible and legible landscaped environment which will be well integrated into the proposed development. The landscaped space will run north- south between Fanshawe Road and Coleridge recreation ground and provide clearer pedestrian routes which will benefit existing local and future residents. The development will successfully integrate new planting, biodiversity enhancements and play features within the scheme.
- 11.29 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, 59 and 60 and the NPPF subject to conditions as recommended by Urban Design and Landscape officers.

Trees

- 11.30 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. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 11.31 The application is accompanied by a tree survey and arboricultural impact assessment.
- 11.32 The submitted Arboricultural Impact Assessment identifies that proposed development would result in the loss of seven category B trees and a number of category C groups and hedges are proposed to be removed to the north of the site. However, all category A trees along Fanshawe Road are proposed to be retained.
- 11.33 The Cambridge City Council tree officer has been consulted on the application and has raised no formal objection from the tree team. The tree officer has acknowledged that the loss of category B and C trees will have a detrimental impact on public amenity. However, the retention of the highest value trees along Fanshawe Road as well as sufficient space for strategic replacement planting within the central open space has resulted in an acceptable scheme.

- 11.34 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

Carbon Reduction and Sustainable Design

Sustainable Design and Construction

- 11.35 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.
- 11.36 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.
- 11.37 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.
- 11.38 The application is supported by a Sustainability statement and Energy statement which assesses the proposed development and design in the context of sustainability.
- 11.39 The scheme is proposed to be gas free and will make use of air source heat pumps. All of the proposed affordable homes will all be designed in line with Passivhaus principles to reduce the space heating demand of the properties. For the proposed market housing a fabric first approach is also followed. The proposed development will reduce carbon emissions by 73% site wide compared to the Part L baseline, which significantly exceeds the Local Plan policy requirement. The proposed development will also achieve a maximum water consumption of 99 litres per person per day which exceeds the policy requirement of 110 litres per person per day. The proposed maximum water usage is secured by condition 24). All flat roofs are proposed to have green roofs. The application proposes for all car parking spaces to include active EV charging points.
- 11.40 The information submitted has been assessed by the Councils Sustainability officer and considered the development to be acceptable subject to a condition which ensures the scheme is carried out in accordance with the submitted energy statement and a water efficiency implementation condition to ensure compliance with the maximum water usage of 99litres per person per day is achieved.

Overheating and Ventilation

- 11.41 Twelve of the proposed dwellings provided will be single aspect, however, none of these would be north facing properties. Through the pre application process the applicants have worked to design out and reduce the number of single aspect dwellings where possible.
- 11.42 The application has been subject to formal consultation with the Council's Sustainability Officer who has reviewed the information submitted, including the thermal modelling report. The Council's Sustainability officer has confirmed that all units achieve compliance with the Part O of the Building regulation requirements and this has been achieved through the design of mitigation measures including glazing specifications, depth of window reveals and provision of external shading.
- 11.43 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.

Biodiversity

- 11.44 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.
- 11.45 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG).
- 11.46 The PEA identifies a number of ecological enhancements including bird, bat box provision and hedgehog friendly boundaries. The Council's Ecology officer is content with the submission and the proposals are acceptable subject to conditions securing a Construction Ecological Management Plan (which will include details of the temporary swift boxes to be provided during construction), ecologically sensitive lighting, bird and bat box provision.
- 11.47 In respect of Biodiversity Net Gain, the proposed landscape scheme has demonstrated that a net gain of 35.83% is deliverable on site which exceeds the mandatory 10% net gain. A condition which secures the delivery of this net gain and the 30 years management will be imposed.
- 11.48 Overall, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority

species and the scheme will 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).

Water Management and Flood Risk

- 11.49 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. 165 – 175 of the NPPF are relevant.
- 11.50 The site is located within Flood Zone 1, indicating a low level risk of flooding. The site is also at low risk of sewage flooding and surface water flooding.
- 11.51 The applicants have submitted a Flood Risk and Drainage Strategy Report.
- 11.52 The Local Lead Flood Authority had originally raised some concerns, and sought clarification on a number of matters including the overall amount of impermeable areas and hydraulic calculations. During the course of the application the applicant provided additional information and clarification, and the LLFA have advised that the strategy provided is acceptable subject to conditions securing full details of the drainage strategy, maintenance arrangement and management of surface water during construction.
- 11.53 Anglian Water has raised no objections to the proposal.
- 11.54 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.

Refuse Arrangements

- 11.55 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 11.56 The proposed refuse storage arrangements are shown to be of a logical layout, with underground 'iceberg' bin stores located on both the east and west side of the development to serve all of the residential properties across the site. The applicant has engaged positively with the Greater Cambridge Shared waste team through various pre application meetings to agree the waste capacity calculations, the underground refuse vehicle tracking and the drag distances. The applicants have included a standalone waste strategy document within the submission which has been reviewed by the shared waste officers. Following a review of the application the waste team have raised no objection to the development subject to conditions which secure the specification of the underground bins prior to installation and details which demonstrate there is no conflict between the low growing flower bed on the western side of the development and the iceberg bins during collection.

- 11.57 For the reasons given above officers consider the proposals to be in accordance with Cambridge Local Plan (2018) policy 57.

Highway Safety and Transport Impacts

- 11.58 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.
- 11.59 Para. 115 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.
- 11.60 The application is supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which shows safe use by the Greater Cambridge Shared Waste service refuse trucks is possible within and around the site. A Transport assessment has also been submitted. The Cambridgeshire County Council's Local Highway Authority has been consulted as part of the application and has confirmed the development is acceptable subject to conditions relating to falls and levels, construction vehicles weight/ time limits and a traffic management plan.
- 11.61 The County Transport Assessment team has also assessed the application and confirmed they raise no objection to the proposed development subject to a mitigation package which secures a contribution towards the Greater Cambridge Partnership Chisholm Trail project. As originally submitted the County requested a contribution of £359,000.00. However, officers are currently reviewing this contribution request and the calculation methodology. An update on the contribution amount requested will be provided via the amendment sheet ahead of the planning committee meeting.
- 11.62 Subject to the conditions and an appropriate mitigation package being agreed it is considered that the proposals are in accordance with Cambridge Local Plan (2018) policies 80 and 81.

Cycle and Car Parking Provision

- 11.63 Cycle Parking
- 11.64 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 and encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 11.65 Each of the four apartment blocks are proposed to have a secure internal cycle store on the ground floor of the apartment blocks. 145 cycle parking spaces are proposed for the apartment blocks which exceeds the policy requirements by 10 cycle parking spaces. The cycle parking provision is proposed in the form of Sheffield stands and provision has been made for the storage of cargo bikes within all of the apartment blocks. The provision is acceptable and in accordance with the requirements of Policy 82 and appendix L of the Cambridge Local Plan 2018
- 11.66 A further 11 visitor cycle parking spaces are proposed externally which have been conveniently located at the entrances to the apartment blocks.
- 11.67 In respect of the cycle parking provision for the terrace properties (blocks E3 and W3). The proposed site layout has incorporated sufficient space within the frontage of these dwellings for cycle stores. A condition will be imposed to secure the detailed design and appearance of the cycle stores.
- 11.68 Subject to condition the proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 82 and appendix L.

Car parking

- 11.69 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 Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped developments are 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.
- 11.70 The application site is located inside the controlled parking zone (Coleridge West) with residents only parking between 10am and 6pm which ensures that only residents are able to park in this area during these hours. The proposal provides a total of 49 car parking spaces to serve the 84 new dwellings – this equates to a ratio of 0.54 spaces per dwelling for the apartments and 1 space per unit for the houses. Four of these spaces would be disabled parking bays and these would be allocated to the M4(3) units. All car parking spaces are to be allocated.
- 11.71 The amount of car parking proposed is considered acceptable as the site is located in a sustainable location, in close proximity of bus stops, railway stations and local amenities. The level of parking provided is considered to adhere to the objectives of national and local planning policy which seek to minimise the use of the private motor vehicles and encourage the shift towards more sustainable transport modes. The amount of car parking proposed is therefore considered acceptable in this instance.

- 11.72 The applicant has submitted a parking survey which has been carried out in accordance with the widely used Lambeth Methodology. The surveys were undertaken at night when the residential owner / occupier parking in the local area would be at it's busiest. The results found there to be capacity on surrounding streets. Notwithstanding this, the occupants of the new development will not quality for residents parking permits within the existing on street parking schemes and as such the future occupants of this development will not have any impact on the existing on street parking capacities along Fanshawe Road or any streets surrounding the development within the controlled parking zone.
- 11.73 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. The proposal exceeds policy requirements as the development proposed 100% of spaces to have EV charging points. This is secured by condition 40.
- 11.74 Subject to conditions including provision of the parking spaces before units are occupied and the provision of EV charging points, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

Impact on amenity of neighbouring properties

- 11.75 The application site is adjacent to existing residential properties along Fanshawe Road. Policy 35, 50, 52, 53 and 58 seeks 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.
- 11.76 *Impact on No's 32 and 34 Fanshawe Road*
- 11.77 The design of the scheme has been developed to reflect the site's context, including the relationship with existing residential properties nearby. The proposal involves the redevelopment of the rear garden spaces of nos.32 and 34 Fanshawe Road, which become part of the proposed terrace block W3. The front elevation of no.32 Fanshawe Road faces east towards the open space, and diagonally across from the proposed southernmost dwelling within proposed terrace properties of W3. It is acknowledged that the positioning of the proposed terrace properties introduces windows which are adjacent to the front elevation of number 32 Fanshawe Road. However, the views between these properties would be very oblique and at such a tight angle it is not considered to be detrimental to the amenity of existing or future occupants in terms of loss of privacy. Moreover, inter-looking between front elevations of properties is not considered to be as sensitive

as views into the rear elevations of residential units. Furthermore, there is an existing public footpath which passes the front elevations of this property and views into the ground floor windows are already possible from the public realm as existing. Therefore, the proposed relationship between the south facing terrace property within block W3 and number 32 Fanshawe Road is considered acceptable.

11.78 In respect of number 34 Fanshawe Road the proposed windows of the terrace properties within block W3 have been positioned to minimise overlooking towards the rear elevation and garden space of this existing property. During the course of the application an upper floor bedroom window has been removed to ensure a separation distance of approximately 18.5m is achieved between the nearest window upper floor window and the rear of number 34. Moreover, any views between these properties will be oblique views and the impact on the residential amenity of this property is considered acceptable.

11.79 *Impact on number 10 Fanshawe Road*

11.80 The proposed east elevation of block E2 faces the side elevation of no.10 Fanshawe Road. The existing property is proposed to be separated from apartment block E2 by a landscape verge with tree planting and the eastern access road. The separation distance between block E2 and the boundary of number 10 Fanshawe Road is 22 metres. It is acknowledged that the design of the scheme includes the addition of windows and two balconies on the west elevation of block E2 which inevitably will result in an element of overlooking towards the property and rear garden space of number 10 Fanshawe Road. However, the application site is in an urban area where an element of mutual overlooking between the properties is often expected. Moreover, the relationship between the existing block of flats and number 10 Fanshawe Road already involves direct views from the existing flats towards the garden space of this property at a distance of approximately 15 metres and therefore, the proposal is not considered to result in further loss of privacy for this property and the proposed relationship is considered acceptable.

11.81 In terms of overbearingness and overshadowing it is considered that the massing of the apartment Block E2 is successfully broken up and achieves a scheme that does not create an overbearing impact on the adjacent properties to the east of the application site. The applicant has submitted a Daylight, Sunlight and Overshadowing Assessment and this demonstrates that the proposal would have an acceptable impact on the daylight and sunlight receipt of existing properties, as well as an acceptable impact with regard to overshadowing.

11.82 Overall, 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 35, 55 and 56.

11.83 Future occupants

11.84 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).

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

W1 (Affordable Block)

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
1	1	2	1	50	79	+29
2	1	2	1	50	69	+19
3	1	2	1	50	50	0
4	2	4	1	70	89	+19
5	3	5	1	86	87	+1
6	1	2	1	50	50	0
7	1	2	1	50	50	0
8	2	4	1	70	72	+2
9	1	2	1	50	52	+2
10	1	2	1	50	51	+1
11	3	5	1	86	87	+1
12	1	2	1	50	50	0
13	1	2	1	50	50	0
14	2	4	1	70	72	+2
15	1	2	1	50	52	+2
16	1	2	1	50	51	+1
17	3	5	1	86	87	+1
18	1	2	1	50	50	0
19	1	2	1	50	50	0
20	2	4	1	70	72	+2
21	1	2	1	50	52	+2
22	1	2	1	50	51	+1
23	3	5	1	86	87	+1
24	1	2	1	50	50	0
25	1	2	1	50	50	0
26	2	4	1	70	72	+2
27	1	2	1	50	52	+2
28	1	2	1	50	51	+1

E1 (Market Block)

Unit	Number of bedrooms	Number of bed spaces	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
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		(persons)				
1	1	2	1	50	52	+2
2	2	4	1	70	74	+4
3	2	4	1	70	70	0
4	2	4	1	70	74	+4
5	2	4	1	70	70	0
6	2	4	1	70	70	0
7	2	4	1	70	73	+3
8	2	4	1	70	73	+3
9	2	4	1	70	70	0
10	2	4	1	70	70	0
11	2	4	1	70	73	+3
12	2	4	1	70	73	+3
13	2	4	1	70	70	0
14	2	4	1	70	70	0
15	2	4	1	70	73	+3
16	2	4	1	70	74	+4
17	2	4	1	70	73	+3

E2 (Affordable Block)

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
1	3	5	1	86	109	+23
2	2	4	1	70	73	+3
3	1	2	1	50	55	+5
4	2	4	1	70	72	+2
5	3	5	1	86	94	+8
6	2	4	1	70	73	+3
7	1	2	1	50	55	+5
8	2	4	1	70	72	+2
9	3	5	1	86	91	+5
10	3	5	1	86	91	+5
11	2	4	1	70	72	+2
12	1	2	1	50	55	+5
13	2	4	1	70	73	+3
14	3	5	1	86	94	+8
15	2	4	1	70	73	+3
16	1	2	1	50	55	+5

17	2	4	1	70	72	+2
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W2 (Market Block)

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
1	2	4	1	70	74	+4
2	2	4	1	70	70	0
3	1	2	1	50	52	+2
4	2	4	1	70	74	+4
5	2	4	1	70	70	0
6	2	4	1	70	70	0
7	2	4	1	70	76	+6
8	2	4	1	70	74	+4
9	2	4	1	70	70	0
10	2	4	1	70	70	0
11	2	4	1	70	76	+6
12	2	4	1	70	74	+4
13	2	4	1	70	70	0
14	2	4	1	70	76	+6

W3 (Market Block)

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
1	3	5	2	93	98	+5
2	3	5	2	93	98	+5
3	3	5	2	93	98	+5

E3 (Market Block)

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
1	3	5	2	93	98	+5
2	3	5	2	93	98	+5
3	3	5	2	93	98	+5
4	3	5	2	93	98	+5
5	3	5	2	93	98	+5

- 11.86 All of the proposed units comply with the size requirements for internal space standards under Policy 50 of the Local Plan.
- 11.87 Amenity Space
- 11.88 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. All of the proposed flats would have private external amenity space in the form of a ground floor terrace area or a balcony. The sizes of the gardens for the 3 bedroom houses are considered to be generous in size and offer future occupants a high quality usable private external space.
- 11.89 As well as the private amenity spaces, the development benefits from direct access into the hard and soft landscaped areas that are proposed.
- 11.90 The development has been assessed to ensure compliance with Policy 51 is achieved. All of the proposed dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure this. Policy 51 seeks to secure 5 per cent of the affordable housing component as M4(3) dwellings. The application proposes to exceed this policy requirement by providing 9% (4 affordable homes) as M4(3) compliant homes. All four of the M4(3) units will have an allocated accessible car parking space which have been conveniently located in close proximity to the entrances of the apartment blocks.
- 11.91 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.

Third Party Representations

- 11.92 The table below sets out officers' responses to the third party representations and the relevant paragraphs within the report where these matters are addressed.

Third Party Comment	Officer Response
Density is too high and is an overdevelopment of the site.	Please refer to paragraphs 10.18-10.29
Buildings are too tall and out of context for the area.	Please refer to paragraphs 10.18-10.29
Insufficient car parking is provided.	Please refer to paragraphs 10.69-10.75

Increase in traffic, particularly during construction.	The development would be subject to conditions (Traffic Management Plan, Construction Hours and Construction vehicle size/ hours restrictions). The Cambridgeshire County Council Local Highway Authority and Cambridge City Council Environmental Health officers have reviewed the application and have no objection subject to conditions.
Impact on local services (NHS and Schools).	Please refer to paragraphs 6.5 and 6.30. Contributions are sought from relevant consultees which would serve to mitigate the impact of the development on local services.
More affordable homes should be provided.	The proposal includes 54 per cent of the development as affordable homes equating to 45no. affordable dwellings. The proposal exceeds the amount of affordable homes required by Policy 45 of the Local Plan which requires 40 per cent of the total number of dwellings be provided as affordable housing on sites of 11 dwellings or more. The affordable provision consists of a tenure split of 75% affordable rented and 25% intermediate homes.
Overshadowing impact on the recreation ground and allotments.	A Sun Path Study has been provided to demonstrate the impact of the proposals on the neighbouring allotments and Coleridge Recreation Ground. The evidence submitted demonstrates there will be a slight loss of early morning sunlight in September, December and March but this will not be significant. The evidence also demonstrates there will not be any impact on the amount of light to the allotments during the growing season. The relationship with the allotments and recreation ground is considered acceptable.
Loss of habitat for bats and swifts.	Please refer to paragraphs 10.44-10.48.

Planning Obligations (S106)

The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (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.

11.93 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

11.94 Policy 85 of the Cambridge Local Plan 2018 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

11.95 It is noted that the proposal would result in an increased demand on local facilities and service by virtue of an increase in population. Where these provisions have not been provided on site and where there is not existing capacity to serve the population of the proposed development, the applicants have been asked for a contributions to mitigate the impact of the development. The applicants have agreed to each of the contributions as requested.

Heads of Terms

11.96 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Heads of Terms	Summary	Status
City Council Infrastructure		
Provision for children and teenagers	Play equipment to be provided on site	-
Indoor sports	£55,312.00 towards the provision of indoor sports facilities at Coleridge recreation ground.	Agreed subject to the contribution being allocated to a specific project which complies with the CIL regulations.
Outdoor sports	£48,938 towards Outdoor Sports at Coleridge Recreation Ground.	Agreed subject to the contribution being allocated to a specific project which complies with the CIL regulations.
Informal Open Space	£49,761 towards informal open space and equipment at Coleridge recreation ground.	Agreed subject to the contribution being allocated to a specific project which

		complies with the CIL regulations.
Community facilities	£143,416 towards improvement of facilities at Coleridge Recreation Ground.	Agreed subject to the contribution being allocated to a specific project which complies with the CIL regulations.
Affordable housing	Provided on site	-
Monitoring	£2,200 towards the administration and monitoring of the section 106 agreement, and a further fee of £500 <u>for each obligation</u> where the Council is required to confirm compliance of an obligation	Agreed
County Council – Education / Refuse/ Transport		
Chisholm Trail	Financial contribution towards the Chisholm Trail project. Amount requested to be confirmed.	TBC
Early years	No contributions sought	-
Primary School	No contributions sought	-
Secondary School	No contributions sought	-
Life Long Learning (Libraries)	£1960.00 towards Rock Road library facilities.	Agreed
Strategic waste	£8640 for waste receptacles	Agreed
NHS		
GP services	Contribution towards additional floorspace at Cornford House Surgery and Mill Road Surgery of £70,834.18	Agreed

- 11.97 The planning obligations listed above are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in are in accordance with policy 85 of the Cambridge Local Plan (2018).
- 11.98 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and the provision of affordable housing,

officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policies 45 and 68 and the Planning Obligation Strategy 2010.

11.99 **Other Matters**

The Environmental Health Officers have recommended various construction related conditions in order to protect the residential amenity of the nearby occupiers during the construction. Officers accept this recommendation and would add them to any consent granted. This could be in the above section.

The Cambridgeshire County Council Historic Environment Team (Archaeological Officers) have recommended a condition to ensure no development approved by this application takes place until a programme of archaeological works and written scheme of investigation has been submitted and approved in writing by the Local Planning Authority. This is secured by condition 3.

The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 42 has been imposed to secure these details prior to the occupation of the development.

Planning Balance

- 11.100 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).
- 11.101 In terms of harm, officers acknowledge the development will involve the addition of taller and more visible buildings which will have an impact from short distance public viewpoints from Fanshawe Road and across Coleridge Recreation ground. However, the site is not in a Conservation Area, close to any listed buildings, and the proposals are not visible from sensitive long distance views of the Cambridge skyline (as demonstrated by the submitted VP24). Overall, the development is considered to comply with policy 60 of the Cambridge Local Plan 2018.
- 11.102 Officers also acknowledge that the proposal would involve the loss of some existing trees on site. Whilst some weight should be given to the loss of these trees the development proposals have prioritised the retention of the trees of the highest value and quality (category A) and also proposes the planting of 47 new trees.
- 11.103 In terms of environmental benefits, the proposal would result in the development of an existing brownfield site. The proposal involves the replacement of the existing properties (low thermal efficiency and structural issues) with low carbon and environmentally sustainable homes, this should be afforded a moderate degree of weight as an environmental benefit. The proposal has also demonstrated an uplift (35%) in biodiversity net gain on

the site goes significantly above the 20% aspiration sought in the Biodiversity SPD and should also be afforded moderate weight as a benefit.

- 11.104 The proposal would result in economic and social benefits through an increase in affordable housing in the City and the addition of a large publicly accessible open space which will provide new connections to the recreation ground. The development will also promote sustainable forms of transport. These benefits should all be given moderate to significant weight.
- 11.105 Overall, the proposed development will bring significant economic, environmental and social public benefits that accord with the three dimensions of sustainable development as set out in the NPPF. The balance of these benefits is considered to outweigh the harm of the loss of the trees.
- 11.106 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 and the prior completion of a S106 agreement.

11.107 **Recommendation**

11.108 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with delegated authority to officers to agree the final contribution amounts and minor amendments to the Heads of Terms.

Planning Conditions

Standard time

- 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 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 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.

Written scheme of investigation

3. Unless an alternative trigger is agreed in writing by the local planning authority, no demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- a. the statement of significance and research objectives;
 - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c. The timetable for the field investigation as part of the development programme; and
 - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2023).

M4(2) compliance

- 4 Notwithstanding the plans hereby approved, all dwellings 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, Policies 50 and 51).

M4(3) dwellings

- 5 Notwithstanding the plans hereby approved, four dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

Levels

- 6 The proposed access 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.

Reason: for the safe and effective operation of the highway

3.5 tonnes construction vehicles hours

- 7 Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09:00hours-16:00hours, Monday to Friday.

Reason: in the interests of highway safety.

Traffic management plan

- 8 No demolition or construction works shall commence until a traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway where practical);
 - ii. Contractor parking; providing details and quantum of the proposed car parking and methods of preventing on-street car parking;
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway where practical);
 - iv. Control of dust, mud and debris, in relation to the operation of the adopted public highway.

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

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

Travel Welcome Pack

- 9 Prior to the first occupation of the development a Travel Plan Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority, and such arrangements shall be implemented in accordance with agreed details and in accordance with an agreed programme.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

Materials and sample panel

- 10 Prior to the commencement of the development hereby approved, with the exception of demolition and below ground works, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as proposed

brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rain water goods, edge junction and coping details; colours and surface finishes, shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details.

Sample panels (minimum of 1.5x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 57).

Hard and Soft Landscaping

- 11 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 (including gaps for hedgehogs)

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and play spaces.

e) Notwithstanding the approved plans the low growing flower bed as shown on page 4 of the waste strategy statement uploaded 4th March 2024 shall be reduced in size to ensure the waste collection process can take place without conflict with the soft landscaping.

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).

Groundworks (landscape condition)

- 12 No development shall take place, including archaeology, until the details of all groundworks and soil movement relating to the development are submitted to and approved in writing by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

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' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Tree pit details

- 13 No development shall take place until full details of all tree pits, 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. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

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).

Green roof details

14. Prior to the commencement of any superstructure works the details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. 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) Where solar panels are proposed, bio-solar 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,
- d) A management/maintenance plan
- e) 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. (Cambridge Local Plan 2018; Policy 31).

Public Art delivery

15. Unless an alternative trigger is agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/ utility diversion works, 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;

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).

AMS and TPP

- 16 Prior to commencement 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, before any tree works are carried 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.
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: Trees.

Site meeting trees

- 17 Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

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: Trees.

Tree protection compliance

- 18 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 approved tree protection plans, 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: Trees.

Replacement planting

- 19 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Surface water drainage strategy

- 20 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Limited (ref: JE/VL/P22- 2768/01) dated 9th February 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 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 an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;

- f) 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;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Permissions to connect to a receiving watercourse or sewer;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Drainage management and maintenance

- 21 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 dwellings 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 169 and 173 of the National Planning Policy Framework.

Surface water management during construction

- 22 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Energy statement compliance

- 23 No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in Energy Statement, Qoda, 5/12/2023 Version P05 has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details. 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 the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

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).

Water efficiency

- 24 Water efficiency measures for the scheme shall be implemented in line with the water efficiency targets as set out in the Sustainability Statement, Qoda, 5/12/2023 Revision P04. Prior to the occupation of the development hereby permitted the final water efficiency specifications shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate achievements of these design standards and to respond to the serious water stress facing the area and ensure that 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).

Contamination remediation phase 3

- 25 No development (or phase of) shall commence until a Phase 3 Remediation Strategy based upon the findings of the Tier 2 Geoenvironmental Assessment (Revision P01) by Sweco (ref: 65207740-SWE-XX-XX-T-GE-0002, dated 2nd March 2023), has been submitted to and approved in writing by the Local Planning Authority.

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

Contamination remediation phase 3 (compliance)

- 26 The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

Contamination verification report

- 27 The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

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

Unexpected contamination

- 28 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).

Material Management Plan

- 29 No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) 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 MMP.

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).

Dust management

- 30 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).

Noise and vibration

- 31 No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

Construction hours

- 32 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).

Collections and deliveries

- 33 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).

Plant noise

- 34 The plant / equipment as approved shall be installed and operated in accordance with the principles, design and specifications (including operational noise levels, attenuation / mitigation and the results of the BS4142-type assessment) contained within the submitted Technical Note “Plant and Substation Noise”; Reference BD/VL/P22-2768/02TN, prepared by Create and dated September 2023.

The plant / equipment as approved shall be maintained and retained thereafter.

Reason: To protect the amenity of nearby properties and future occupiers (Cambridge Local Plan 2018 policy 35).

Artificial lighting

- 35 Prior to the installation of any external artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development 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 - GN01/21 (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 of nearby properties and future occupiers (Cambridge Local Plan 2018 policy 34).

Biodiversity enhancements

- 36 Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the number, location and specifications of the bird and bat boxes to be installed, hedgehog connectivity, habitat provision and other biodiversity enhancements. The approved scheme shall be fully implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan 2018 policies 59 and 60, Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

Swifts (Construction Ecological Management Plan)

- 37 No development shall take place (including demolition and ground work) until a construction environmental management plan (CEMP: Swifts) has been submitted to and approved in writing by the local planning authority. The CEMP (Swifts) shall include the following:

- a) Risk assessment of potentially damaging construction activities on the known swift nest sites
- b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). Including details of temporary nest site provision, to include a minimum of seven temporary swift boxes.
- c) The location and timing of sensitive works to avoid disturbance to breeding swifts
- d) The times during construction when specialist ecologists need to be present on site to oversee works.
- e) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- f) Use of any necessary protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan 2018 policies 59 and 60, Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

Ecological lighting strategy

38

Prior to the occupation of the development hereby permitted an ecological sensitive lighting strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive to light disturbance for bats and invertebrates
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory
- c) Demonstrate through building design, material and lighting specification that internal lighting spill from the new development will not adversely impact the areas / features identified as sensitive.

All lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure ecological interests will be fully conserved and enhanced. (Cambridge Local Plan 2018 policy 57).

Biodiversity Net Gain

39

No development shall commence, apart from below ground works and demolition, until an updated Biodiversity Net Gain (BNG) Plan (based on the details submitted within the Biodiversity Metric Calculation and Biodiversity Net Gain Plan dated January 2024 produced by MKA

Ecology) has been submitted to and approved in writing by the local planning authority. The BNG Plan shall demonstrate how a minimum biodiversity net gain of 10% will be achieved.

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, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

EV car parking charging scheme

- 40 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 active charge point(s) for each car parking space. 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 development.

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).

Underground bin specification

- 41 Prior to the installation of the underground 'iceberg' bins the specification of the underground bins shall be submitted to and approved in writing by the local planning authority. The underground bin specification shall be compatible with the Greater Cambridge Shared Waste Service underground refuse vehicle.

Reason: to ensure an effective and efficient refuse collection strategy is achieved in accordance with Cambridge Local Plan 2018 policy 57.

Fire hydrants

- 42 Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

Cycle parking stores

- 43 The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the terrace properties within blocks E3 and W3 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 cycle store. A cycle 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 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, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Energy consumption monitoring

- 44 Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the

contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28)

Letter boxes

45. All letter boxes for the proposed residential apartments shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority due to individual building layout constraints.

Reason: In the interests of good design and security (Cambridge Local Plan 2018 policy 55)

Footpath connections

46. Prior to any works above slab level the detailed design of the proposed footpath connections along the northern boundary and to the allotments shall be submitted to and approved in writing by the Local Planning Authority. The agreed design shall then be fully implemented to the satisfaction of the Planning Authority prior to the first occupation of any residential unit.

Reason: In the interest of good design and connectivity (Cambridge Local Plan 2018 policy 55 and 59).

INFORMATIVES:

1. Residents parking scheme

Following implementation of any permission issued by the Local Planning Authority neither the existing residents of the site, nor future residents, will qualify for Residents Permits within the existing Residents Parking Schemes operating in surrounding streets.

2. Highway works

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.

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. Water efficiency

In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, the Council seeks to encourage all applicants to achieve a design standard of water use of no more than 100 litres/person/day.

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The Greater Cambridge Design Review Panel



Fanshawe Road, Cambridge (21/50252/PREAPP)

7th March 2023

Confidential

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 [Greater Cambridge Design Review Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Attendees

Panel Members:

Maggie Baddeley (Chair) - Planner and Chartered Surveyor

Paul Bourgeois (Character, Climate) - Industrial Innovation Lead at Anglia Ruskin University

Vanessa Ross (Character, Landscape) – Chartered Landscape Architect, Director, arc Landscape Design and Planning Ltd

Georgina Bignold (Character, Architecture) – Director, Proctor & Matthews Architects

Helen Goodwin (Character, Community) - Head of Programmes, Design South East

Dr Deb Upadhyaya (Character, Urban Design) – Director at Atkins

Applicant Team:

Susie Newman (Architect)

Ian Bramwell (Architect)

Mike Martin (Landscape architect)

Belton, Paul (Planning Consultant)

John Mason (Planning Consultant)

Jake Smith (Client)

Simone Marsberg (Development Manager)

LPA Officers:

Joanne Preston –Design Review Panel Manager

Katie Roberts – Panel Support Officer

Aaron Coe – Planning Case Officer

Helen Sayers - Principal Landscape Architect

Anne-marie de Boom – Consultant Urban Designer (CIP Sites)

Scheme Description and Background

The Scheme involves the demolition of 3 existing apartment blocks (32 flats) and garages and provision of 84 new houses and apartments.

The Site

The site is in Cambridge city, within the Coleridge ward. The site is outside of all designated conservation areas and there are no listed buildings within close proximity to the site. The site currently consists of three large blocks of flats (32 dwellings in total) and garage buildings. The surrounding area is residential in character. To the north of the site is Coleridge recreation ground.

The site has the following constraints:

- The site's garden and landscaped area fronting Fanshawe Road is designated as Protected Open Space.
- The site is within Flood Zone 1 (low risk). A small part of the site to the north is an area at a medium risk of surface water flooding.
- There is a number of trees within the site boundary; none of the trees within the site are subject to tree protection orders.

Planning History

The site does not fall within a designated conservation area. The site is already in residential use and the principle of a residential re-development of this site is therefore considered acceptable.

Cambridge Local Plan (2018) policy 67 states that proposals will not be permitted which would lead to the loss of open space which is of environmental and/ or recreational importance unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard. The applicant is required to demonstrate that the quantum of protected open space is not being reduced, the quality is enhanced, and the public accessibility is improved. As existing, there is 0.46 hectares of protected open space within the site boundary; the

proposal involves a total 0.49 hectares of reprovided, enhanced open space which is more accessible to the public and is therefore considered to comply with policy 67.

There have been six pre-application meetings to date for this site. The design and layout of the scheme has evolved through engagement with the Council's planning officer, urban designer and landscape architect.

The Proposal

The proposal involves the demolition of the existing 32 affordable dwellings on the site and erection of 84 homes (45 affordable apartments, 39 market houses/ apartments). The scheme comprises 53% affordable. The current proposal consists of six separate blocks of residential accommodation (E1,E2,E3 and W1,W2,W3).

E1 consists of 17 x 2 bedroom (4-person) apartments, 4 storeys in height proposed to the east of the site, stepping up to 5 storeys in height towards the central landscaped area.

E2 consists of 17 apartments (4x 1 bed 2-person, 8 x 2-bed 4-person and 5 x 3-bed 5-person apartments). 3 storeys in height are proposed to the east of the site, stepping up to 4 storeys in height towards the central landscaped area.

E3 consists of 5 terraced house properties (3-bed, 5 person) at 2 storeys in height. W1 and 2 consists of 28 apartments (18 x 1-bed 2-person, 5 x 2-bed 4-person, 5 x 3-bed, 5-person). The entire block is proposed to be 5 storeys in height. W3 comprises 3 terraced house properties (3-bed, 5 person).

Declarations of Interest

There are no conflicts of interest.

Previous Panel Reviews

This is the first time the scheme has been reviewed by the Panel.

Greater Cambridge Design Review Panel views

Summary

The panel is of the clear view that the Fanshawe Road project is a good scheme that could be pushed a lot harder to become a CIP exemplar project; it has the potential to be beautiful, and at least match or at best exceed the design quality of other recent CIP developments, such as the Ironworks and Colville Road.

The Fanshawe Road site is in a highly accessible location and although it is a difficult site in some regards, the design team has helped to understand its constraints and done well to describe the options. But by creating a landscape-led, specifically 84-home proposal that is founded on the intention to create a new, almost entirely public open space that connects the site with the Coleridge recreation ground, matters of public/ private space delineation are unresolved and impact on all other aspects of the project. This new space instead needs to be an attractive, manageable and maintainable space in itself, one that is primarily designed to help create, and serve the site's new residential community well.

The issues that arise from the current design of the open space have led to the panel having consequential concerns around the proposed scale, bulk, massing and design of the proposed apartment buildings within and in relation to the new landscape – particularly those concerns relate to block W1 and 2.

Recommendations are therefore made in relation to redefining and finessing the purposes and design of the open space, and rearranging heights, redistributing massing and revising the design of buildings to respond better to their immediate and wider neighbourhood settings.

The Panel otherwise acknowledges and accepts that it has only been possible for the applicant team in the review to present limited information on energy, services and the related choices being made.

The key sustainability recommendations are that all of the new homes should be built to Passivhaus standards, and the ambition should be for a stretched target of biodiversity net gain.

Climate

Sustainability

The Panel accepts that it has only been possible for the design team in the review to present limited information on energy services and the related choices being made. The team is nonetheless commended for the sustainability intentions summarised in the review, and advised by the panel to set stretched targets. The panel assumes that the design team is well-aware of the 4 steps of the Buro Happold report (Cambridge City Council – [Sustainable Housing Design Guide](#), May 2021), and how to push boundaries; many Cambridge projects are doing just that. It is unclear to the panel however why the entire project has not been specifically promoted from the outset as a Passivhaus project by CIP.

In noting that all of the affordable housing is designed to meet Passivhaus standards, including block W2 (market apartments) which will share construction methods with W1, the panel is disappointed that all of the other market dwellings will only be built to comply with Building Regulations. Analysis particularly of form factor and fenestration is showing that the E1 market apartments could 'easily reach' the Passivhaus standards, and the terraced homes in blocks E3 and W3 will be 'very close' to Passivhaus; according to the CIP as client, it has not been possible to date in market sale properties to find a way to recover the value of Passivhaus standards. The significant differences between construction methods are noted by the Panel but the underlying reason for the disparity is unclear. The panel's knowledge of saleability is contrary to that of CIP; the market is perceived to have shifted and much greater value is placed on low energy, market dwellings. Many developers and housebuilders are offering solar PV and battery storage as market sale options, with the market itself dictating this approach. Even swapping in triple glazing achieves appreciable improvements.

The panel agrees that it is appropriate for the dwellings to all have Mechanical Ventilation with Heat Recovery (MVHR), that will also give better air quality in buildings.

The applicant team having a consultant onboard now is commended; the panel recommends that the energy strategy and in-use performance analysis now take into account solar PVs and battery storage, potentially community for either or both. Noting that there are 49 car parking spaces on-site, all should have charging points; the cycle storage rooms should likewise have facilities for electric bike charging.

Consideration should be given to using off-site, modular construction as part of the project's sustainability strategy. This size of site is also ideal for setting a target relating to creating a local supply chain, which could extend to up to 80 or 100 miles and still be effective. Likewise, the re-use and recycling of materials throughout the delivery phase should be factored into the strategy, e.g. with leftover construction materials being given to local communities to use as part of wider circular economy objectives.

Creating a sustainable landscape

Sustainability concerns around climate resilience arise from the current landscape proposals for the site. Whilst the design of the central public open space works quite well as shown, a great many layers now need to be added, to ensure its longevity. For example, the site masterplan shows a 'flexible lawn with slight form', with incidental play and a play area for younger children. The panel supports the idea of articulating this space and it not just being a horizontal plane but from a biodiversity and climate resilience perspective, a key discussion needs to be about moving away from proposing any sizeable lawn areas. As a principle, they are to be avoided, apart from for sports pitches. The panel therefore suggests that the consideration of future levels should be an integral part of the sustainable drainage strategy (SuDS) for the site. SuDS can be a driver of character and a positive asset with regard to biodiversity, water quality, creating visual interest and being part of play too; the panel supports the design team being mindful of, and considering how a swale might best be incorporated. Specifically with regard to the children's play area, potential structures are shown in the presentation - yet the area of the site where is it currently

positioned is the one area with no shade. As a design principle, providing some form of shade and shelter will clearly enhance the site's overall climate resilience.

The applicant team has rightly begun to consider how the project will achieve biodiversity net gain (BNG), being aware that planning policy in Cambridge is for a 20% uplift. The stated project intention is to achieve this level of uplift primarily by retaining as many on-site trees as possible, and planting new native species, together with woodland and meadow flora and native hedges around the car parking areas. Also, bio-solar, green and biodiverse roofs are proposed (especially where stepped roofs mean that residents will look out onto them).

In part because of timing - the design team is just about to engage with the project ecologist - the panel considers that this specialist input should be obtained as soon as possible. The project should aim to be more aspirational, by seeking to achieve more than 20% BNG. Accepting that the national standard is 10%, the panel considers that aiming for a 30 or even 40% BNG on-site would be appropriate here. In order to do so, the design team needs to gain a full understanding of the existing position on-site and second, use that research and analysis to drive design from now onwards. To achieve an acceptable level of BNG using the Natural England metrics, the panel considers that the relationships between biodiversity and people's future use of the landscape will require careful analysis and thought here, as a key input to the overall process. In addition, not only the recreation ground needs to be taken into consideration but how the site will knit together with the existing green infrastructure in the wider area; looking beyond the red line site boundary could be key.

It is the panel's overall conclusion that the outcomes of a full BNG analysis and devising a SuDS strategy are likely to have a major impact on project design, alongside and consistent with the other comments made on landscape during the review itself, as summarised below.

Community

Public/ private open space

The panel agrees that the site is in a highly sustainable location, and is very much part of an attractive, low-density neighbourhood. What is missing from the current proposal however is a real sense and understanding of what kind of a place this project will create, and what kind of a place it will be for the development's future residents. The panel perceives these deficiencies as deriving from the current conditions on-site and some of the design drivers being misdirected. While there is currently 0.46ha. of 'protected open space' on-site, much is for private use and under-utilised. The public open space within the site and fronting Fanshawe Road is accepted as not well-used: no-one sits out or plays there and it is considered to be more of a visual amenity. There is no real sense of ownership at present. The panel understands too, that the same is more or less true for the communal garden with its washing lines to the rear of the existing buildings. Again, there is little or no sense of ownership, apart from the ground floor apartments that currently have small private gardens.

The current redevelopment proposal for open space on-site is for it to be entirely reconfigured and increased to 0.49ha., almost all of which will be publicly accessible. The dynamic of the defined space will therefore be almost entirely changed; as currently proposed, the only private open spaces will be the gardens of the terraced houses, and small, defined areas serving ground floor apartments. This is the intention, despite the applicant team not being aware of whether there is a deficiency of open space in the local area, or not. More clarity is therefore sought by the panel around the reasoning underlying the applicant team's creation of an open space that is not just for the new residents but for everyone – yet existing residents already have the recreation ground.

In principle, the panel endorses the design team starting the landscape design process by having identified aspirations around biodiversity, bringing the community together and opening up the site to create views through to the recreation ground. It is clear too that the proposal has been through quite a journey and that providing additional, public open space has been a key design driver. But with regard to the

exploration of options for defining boundaries and the quantum of what will be public or private open space, it is not clear that such optioneering has taken place. While the panel understands the intention of creating a public open space linking physically and visually with the Coleridge recreation ground, there is a strong concern that the replacement open space may simply feel private, despite the intention for it to be public. There is alternatively a concern that for the site's residents, they will feel that they are living in a (public) park; section CC in the presentation highlights the extensive (46m) width of parkland between blocks W2 and E2. Either way, there is a need to be clear about how the open space will feel 'owned' by residents in the new scheme - and how the wider local community will use it, if it is to be truly public.

Other questions are raised by the panel too, around the wider purpose that the new open space will serve, and how will it be different - yet complementary - to the recreation ground. For example, whether the new development provides sufficient space for the residents' needs, and whether they will feel secure. As proposed, the apartment blocks in the scheme each have more than one shared entrance (fronting both the new streets and the open space). This blurring of fronts and backs may well undermine security and legibility. The overlooking and surveillance of the open space, routes through the site and of parking areas also need to be taken into account in this context. To help overcome potential issues, the possibility should be explored of introducing direct access to ground floor apartments to activate the ground floor, make the access roads more street-like and resembling the surrounding residential area more.

These fundamental issues that all relate to the delineation and use of public/ private space on-site need to be resolved as soon as possible, as in the panel's view, they have important implications that are further explained below, for then reconsidering the current siting, orientation, massing and height of the proposed apartment buildings.

Community engagement and the new residents

CIP advises that their engagement with (now former, and some still current) residents began in 2020/ 21. In mid-2022, the City's Scrutiny Committee endorsed the project, leading to engagement for helping existing tenants to move away.

Decanting has resulted in some six tenants and three leaseholders remaining; many of those who have moved out already still live in the local area. Everyone has been given the opportunity to return in the future. No information has been provided to the panel however, in terms of what the-then existing community said about the value they derived from living in their existing homes, and their everyday lives. The panel notes that the wider local engagement that has very recently only taken the form of a reasonably well-attended public exhibition that has shown: general support for the new and enhanced open space and the project being landscape-led; how the existing connection to the recreation ground is valued by local people; and that while some are 'warming' to the existing buildings, their poor condition is fully understood.

In these circumstances of there being only relatively limited engagement findings available, the panel suggests that the applicant team works through 'day in the life' scenarios for the project's likely new residents (of all ages), to consider and understand how the development will work for each of them, and for this new community to foster a sense of shared belonging.

Recreation and play

The applicant team advises that the Coleridge recreation ground is very well-used by the local community. Although it is fenced and gated, the gates are always open. It is the design team's intention to look at the existing play area in the recreation ground; the play area on-site will be for younger children, as they are not provided for in the recreation ground, where in any event, the equipped play area is on its northern boundary. The panel questions this approach however, as once again it raises the question of whether the new play area will feel accessible to off-site residents as potential users. A further concern is that it is not a family-friendly approach, to just cater for younger children so far away from the older children's play area in the recreation ground. This comes back again to gaining a fuller understanding of how the on-site open space will be used, in relation to the recreation ground.

Housing mix and tenure

The panel endorses the principle of how market housing is being spread throughout the site, accepting that for management purposes the affordable housing (amounting

to 55% i.e. 45 homes) is provided in separate buildings with their own entrances and cores. The housing mix will comprise one, two and three-bedroom apartments and eight 3-bedroom, market homes; the panel is advised that the number of affordable 1-bed apartments proposed relates directly to the housing needs in the City (which are 50% 1-bed; 20% 2-bed; 25% 3-bed and 5% 4-bed). While the individual affordable apartments satisfy current space standards, the design team is asked by the panel to recognise - and seek to maximise - flexibility and adaptability in their internal layouts, to meet future residents' potential needs (particularly acknowledging post-Covid home working arrangements). In making this recommendation, the panel understands that the scope for creating flexible and adaptable affordable housing living spaces must be balanced with providing accommodation of the size needed, at a rent that occupiers can afford.

To further foster the creation of a cohesive community, the panel suggests that within all of the apartment buildings and outside them, spacious indoor entrance lobbies and outdoor, sheltered spaces should be provided as places to linger, and for opening up the possibility for social interaction.

Connectivity

The site is in a highly accessible location, being a 10-minute cycle ride and 30 minutes' walk to/ from the city centre; the railway station is even closer. While it is well-connected to the north and east, there is however only one connection through the site to/ from the recreation ground on the eastern boundary of the site – there is a perception of that route being poor quality and a little unsafe. The applicant team advises that community engagement has referred to anti-social behaviour along it. This access is one of the three existing vehicular access and pedestrian routes on-site; two are to be retained. It is to be retained, as it also serves an existing private garage; the western access to the Fanshawe Road allotments is likewise kept and improved. The proposals to improve both of these access routes are endorsed by the panel. The third and new access point, the proposed southern entrance to the recreation ground from the site's public open space on its northern boundary, should be a clear 'statement' gateway that clearly shows that the new parkland is not exclusively for the new residents. In this way, the new route through the open space

will serve to improve the wider local neighbourhood's connectivity through the Coleridge recreation ground to the city centre or railway station.

Throughout the site itself, the panel considers that there needs to be a hierarchy of routes, including shared spaces where appropriate. Different materials should be used to delineate the different spaces within that clearly-defined movement hierarchy.

Unfortunately, the proposed layout of the site is dominated by parking, although it is clear to the panel that the design team is not wanting this to be the case. Where the car parking areas end abruptly at the northern site boundary, immediately adjacent to the recreation ground, the perception is created of entering a car parking zone abutting a park. The ambition should be to show what lies beyond the car parking areas; public art could be used to focus on the transition from the development to the recreation ground. The panel makes this suggestion, being aware of a CIP commitment made already, to introduce art into the project e.g. in the design of proposed gates.

Character

The local neighbourhood

It is understood that the similar apartment buildings on Davy Road to the north of Coleridge recreation ground are in the same ownership as the review site. They are on CIP's 'long list' for regeneration; if the Fanshawe Road proposal progresses, the advice to the panel is that the Davy Road site would be next. A key point to note for the review site is that it provides some 44 affordable new homes – the same number as at Davy Road currently. The Fanshawe Road project could therefore be used for decant purposes.

The existing blocks at both Davy Road and Fanshawe Road have similar layouts - albeit with opposite orientations - that create an ensemble piece. In opening up views from Fanshawe Road, this composition will be lost. According to the panel, a useful move would therefore be to look at this review site and the Davy Road apartments' site together, in a masterplanning exercise that could lead to both

components continuing to talk to one another on redevelopment. The panel considers that if this masterplanning exercise were to be undertaken, a different urban form could emerge for Fanshawe Road.

Landscape

The landscape-led objectives that have become the driving force for the project are laudable. The review proposal has clearly been based on an analysis of the site and the surrounding area's green infrastructure (including the recreation ground, the adjacent allotments and the rear gardens of neighbouring houses).

The following six landscape-based design principles have been explained clearly in the review, and are supported by the panel:

1. Consolidation of open space on-site;
2. Tree retention, as far as possible - the panel wholly supports the design team's work in seeking to retain the Category A trees within the existing Fanshawe Road open space;
3. Orientation of the new buildings north/ southwards for sustainability reasons and to help create an idea of courtyards that would relate to the rear gardens of neighbouring properties;
4. Fashioning the proposed buildings, pushing W1 and 2 northwards, to protect existing trees that are to be retained and the proposed new view across and through the site from Fanshawe Road north eastwards;
5. Keeping the existing western and eastern north/ south routes and creating a series of 'events', activities and spaces from Fanshawe Road through the site and to the parking areas; and
6. Creating a new amenity route that would pass through the central open space and perforate the northern boundary of the site, by means of a new gate.

In developing these principles further in the next design iteration, there are however some specific concerns around residents' amenity, and successfully providing a hierarchy of uses/ outdoor amenity spaces. These concerns require specific attention, in tandem with addressing the matters raised elsewhere in the review in relation to public/ private land issues.

The proposal apparently includes different treatments of the various boundaries of the site but these are not entirely clear from the presentation material. If the open space is to be perceived as for public use, its boundaries will be key. On the northern boundary, it is proposed that there would be a 'barrier' that would include a gate from

the central open space, in order to create enclosure and a threshold for moving into the recreation ground. This is the preferred option of the City's Parks' Department – in-principle negotiations are underway regarding the Council's future adoption of the on-site open space. Accepting that on Fanshawe Road there is no enclosure at present and that the project is changing the character of this part of the site, the site boundary would be defined 'horizontally'. A 1.0/1.2m hedge is being considered, again with a gate. It would be possible to enter the site from its western and eastern edges. Within the site, planting will be used to define the private space of ground floor properties. Between these private outdoor spaces and the public, communal open space, there would be a form of (as yet undefined) physical barrier e.g. a railing or balustrade inside of the planting i.e. the edges of the private 'offer' have yet to be decided. Overall, the panel perceives a clear need to be able to understand how different areas of the site, its spaces and its boundaries can/ will be delineated by the landscape and other means.

In terms of the character of the proposed open space, the images presented are confirmed by the design team as being aspirational, despite also being mindful not to propose anything that will not be manageable or sustainable. One image shows an open lawn, commented on as being adoptable, yet this is one of the least sustainable forms of landscape in climate resilience terms. The panel therefore advocates reviewing all of these landscape precedents, including reconsideration from a maintenance perspective.

Noting the local area's historic land use of extensive allotments until the early 1950's, growing areas should be introduced into the proposed open space. There is a 3-year plus waiting list for allotments in Cambridge. Managed allotment-style gardens and growing areas with raised planters on the site could help meet the evident need, and also bring health and wellbeing benefits - particularly in helping to tackle loneliness, and in providing a space where people can just 'be' (see [Kings Crescent, Hackney](#) for the range of growing spaces provided there, and the [National Allotment Society Guide to 21st century allotments in new developments](#)). Elsewhere on-site, fruit trees and an edible landscape could be integrated with proposed planting e.g. by creating herb gardens.

Before the exact public/ private boundaries of the central open space have been defined in response to the panel's comments and recommendations, further discussions should take place between the design team, the ecologist and the City's park's team, to ensure that as it evolves, the proposal's main green space has a 30-year timeframe - and satisfies local authority requirements for management and maintenance.

Buildings

The panel notes that the existing buildings are in a state of disrepair, asbestos has been found on-site, and that apartment sizes do not meet current space standards. It is accepted that it is therefore difficult for CIP to retrofit the existing buildings.

Like the applicant team, the panel sees huge positive potential for the site's redevelopment. The panel understands why the main point of the whole scheme is described as having been to change the orientation of the buildings due to the existing apartments blocking any visual connections to the recreation ground. A higher number of new homes was originally considered; there has been no specific target and the total of 84 apartments and houses has been reached through pre-application discussions and in design development. The panel does not necessarily agree that this total creates a better proposition however for block W1 and 2. Despite the applicant team stating to the contrary, the panel concludes that the specific number of new homes proposed does appear to have been a key factor that has driven the scheme's massing and led it to being unresolved, particularly for blocks W1 and 2, when the nearest 5-storey buildings lie at some distance to the west of the site.

These aspects of architecture and character once again return to the previously-expressed, more fundamental concerns of the panel around the proposal's public/private open space issues. Achieving the sought-after variations between the site's public and private spaces could be helped by the proposed architecture. As it has very good orientation in terms of sunlight and having regard to visual impact and townscape considerations, there is clearly a principle that larger buildings with greater height than the surrounding houses could be more acceptable, if they were well-sited and of good design. At present, the proposed massing creates too much of

a step-up to the site's larger buildings; scale and form should also be reconsidered, particularly for blocks W1 and 2. A very important aspect of the proposal is the current relationship of the linear W1 and 2 building with the open space; it is long and wall-like, and could respond better e.g. stepping up massing towards this space, and to the recreation ground to the north.

The panel suggests looking more closely at street level views, for understanding what pedestrians will see. For example, looking at the street level view from Sterne Close to the south of Fanshawe Road, there is a view through the site here already therefore a question is raised around how much more open the site should be. Consideration should be given to bookending views using buildings, rather than funnelling space between them. W1 and 2 could potentially be 'kinked' more, jostling the form to further enclose the open space, without taking away views and access.

How the gable ends of buildings are expressed on the Fanshawe Road side particularly needs attention too. They need not to be blank and all of the apartment and housing blocks must turn corners successfully. Street montages could prove to be very helpful in overcoming these and other issues created by the bulk and design of the proposed apartment buildings, that are all very out of character with the surrounding dwellings' pitched roofs. The scope for apartments in roofs should be considered. Overall, there is perceived to be considerable scope for more playing with height in this and other ways.

A better understanding is also needed of each of the proposed apartment blocks and their visual amenity street-side and in relation to the proposed open space – it is not at all clear whether it lies behind, or in front of them.

In conclusion, the eastern blocks are more successful than the western block of W1 and 2. Specifically, W1 and 2 is too high and too long, and also raises concerns in terms of how the conjoined block meets the ground. The spaces immediately around its base are not as resolved as they could be.

As a consequence of all of the panel's concerns that focus particularly around the height, bulk and massing of block W1 and 2, an exploration of a more formalised site layout based on that of an urban 'square' might capture the space better as an

entrance to the recreation ground, and allow massing to be spread around the site, with more height elsewhere.

Materials and detailing

The panel endorses the proposed materials' strategy and it helping to create a development that is characterful e.g. with the use of sawtooth brickwork. Also using other techniques from the locality should be considered too. It is acknowledged that block W1/ W2 uses cantilevered and inset balconies successfully to create 'special moments' that work well together with different materials - and a selection of brick tones for contrast and to lighten the colours on the main building.



Proposed Ground Floor Plan – extracted from the applicant's presentation document

The above comments represent the views of the Greater Cambridge Design Review Panel and are made without prejudice to the determination of any planning application should one be submitted. Furthermore, the views expressed will not bind the decision of Elected Members, should a planning application be submitted, nor prejudice the formal decision making process of the council.

Contact Details

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Disability Consultative Panel

Tuesday, 30 January 2024

14:00 – 16:30

Venue

Room Swansley A&B, South Cambridgeshire District Council, Cambourne
and via Microsoft 'Teams'

Notes

Attendees

Mark Taylor	Greater Cambridge Shared Planning (Chair)
Sue Simms	Former Housing Officer
Katie Roberts	Greater Cambridge Shared Planning (Notes)
Jean White	Retired City Council employee
Betty Watts	Cambridge Deaf Association
John Taylor	Resident
Aaron Coe	Principal Planner, CIP and SCIP Projects (for presentation 1)
John Shuttlewood	Planning Enforcement Officer (for presentation 2)
Trovine Monteiro	Team Leader – Built Environment (for presentation 3)

Apologies

Jane Renfrew, David Baxter, Alex Innes, Rosalind Bird

Presentation 1: 23/04686/FUL | Demolition of the existing buildings, garages and hardstanding and the erection of 84 residential units, car parking, landscaping and associated works | 12 - 34 Fanshawe Road Cambridge Cambridgeshire CB1 3QY

Presenters

Paul Belton, Carter Jonas
John Mason, Carter Jonas
Simone Marsberg, Hill
Ian Bramwell, Mole Architects
Susie Newman, Mole Architects
Jake Smith (Client)
Mike Martin, Turkington Martin

The presenters explained that the site is in Cambridge city, within the Coleridge ward, and currently consists of three large blocks of flats (32 dwellings in total) and garage buildings. The surrounding area is residential in character. To the north of the site is Coleridge recreation ground.

The proposal involves the demolition of the existing 32 affordable dwellings on the site, which are in a poor state of repair, and the erection of 84 homes (45 affordable apartments, 39 market houses/ apartments). The site is well connected and located close to numerous amenities.

Between the 4 apartment buildings is a new central green space, which is now public with pedestrian and cycle routes leading into Coleridge Recreation Ground via two entrances. The new 'squares' between the apartment buildings on both sides will allow views through to the central green space, with apartment building entrances typically accessed from these squares. There will be a range of different size apartments for wheelchair users (M4(3) homes).

A proposed site plan was displayed showing the M4(3) wheelchair user homes and details were provided about the M4 (2) and M4 (3) typical apartment layouts, including the size of the bathrooms and kitchens and the minimum corridor widths.

Panel comments

- BW requested that the wheelchair accessible toilets and bathrooms have sliding doors, which is especially important for those trying to negotiate the doors with bigger mobility scooters and wheelchairs. SS also suggested that the toilet be situated in the middle of a wall and not to the edge of either side.
- JT and MT queried if there would be places to charge mobility scooters in the flats. In response, it was highlighted that the storage room (page 10 of the presentation) will be fireproof and will be large enough to charge both a wheelchair and mobility scooter.
- JT raised the point that mobility impaired people should be able to evacuate the building (5 storeys) using fire evacuation lifts.
- JW mentioned that the flats for the disabled/less able would benefit from having a hoist leading from the bedroom to the bathroom (or even, as the Chair added, there would be a preference for the main bedroom to have an adjoining wall to the bathroom). JW also commented that, in addition to the blue badge car parking spaces, there should be room for nurses, doctors and carers to park for a short visit, as well as space for delivery vans. The Chair added that it would be useful to signpost some of the short stay visitor parking.
- In response to a further comment by JW, MM mentioned that they would make sure there are no level changes on the key routes.
- In response to a comment by BW, it was agreed that residents would probably require a permit, which they would need to pass to a carer to put in their car when necessary.
- JT queried if a barrier to the site would be a possibility. It was argued that there are pros and cons to this approach; although a barrier would provide enforcement before people reach the site, equally there are maintenance requirements and, if the barrier were out of action for any period of time, access would be denied until the barrier is fixed.
- The Chair queried the surface of the paths through to the recreation ground. It was confirmed that it will be a resin bound gravel, which is smooth and a light colour.
- With regard to the shared surfaces, where cars are in use, the Chair queried if there will be any form of upstand on the edge to assist a visually impaired person using a guidance stick. It was confirmed that there might be a small upstand to define the vehicle movement. The planting areas will have an upstand kerb so it would be possible to tap along the route. The possibility of different textured paving was also mentioned and safer routes, where cars are inaccessible, were shown on the slides.
- The Chair commented favourably on the space for wheelchairs in the communal areas and asked if the seating will have a mixture of heights and handrails/non handrails.

It was confirmed that a form of bench is usually provided as well as other seating which has a back and arm rest as well. The priority is choice and comfort.

- The Chair commented on the inclusivity of the play equipment its suitability for a range of children with different needs. MM elaborated on this strategy, adding that the actual detail of the play area, including the sensory elements and gateway structures, will be developed at the next stage.

The Chair concluded by congratulating the team on the quality of their presentation.

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Planning Committee Date	27 th March 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference Site	23/03653/S73 Aylesborough Close Cambridge, Cambridgeshire
Ward / Parish	Arbury
Proposal	Section 73 to vary condition 2 (approved drawings) to amend the approved refuse strategy of ref: 22/1995/FUL.
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	1. Justification for amended bin storage provisions following previous deferral.
Recommendation	APPROVE subject to conditions/informatives

Addendum Committee Report-

23/03653/S73

Aylesborough Close, Cambridge.

- 0.0 At the 7th February 2024 Cambridge City Planning Committee meeting, Members voted to defer application 23/03653/S73 as they requested that the applicants submit further information to demonstrate it would not be possible for the Greater Cambridge Shared Waste team's underground waste vehicle to service the Aylesborough Close development site as approved. Members also requested that the applicants carry out further investigations into alternative underground waste system, specific reference was made at the committee meeting to the Almshouses scheme in Girton which included single hydraulic bins for 16 x 1 bedroom homes (planning application reference 23/02294/FUL).
- 0.1 Following the February committee meeting the applicants submitted additional refuse vehicle tracking plans which clearly demonstrates due to the larger size of the underground bin vehicle the streets surrounding the development site are not capable of accommodating the larger vehicle safely.
- 0.2 The applicants have also carried out a thorough investigation of the alternative option of providing 1100litre below ground hydraulic bins across the site. However, the capacity calculations revealed that in order to serve this 70-home development with hydraulic bins then space for 24 bunkers would need to be available across the site. The applicants have tested this option within the site layout and there is insufficient space to accommodate the hydraulic bins without the loss of existing trees, soft landscaping and detrimental impacts on the amenity spaces of the future occupants. The loss of further trees, soft landscaping and external amenity spaces would not be supported by officers. Whilst it is regrettable that the scheme cannot deliver underground bins, the applicants have worked collaboratively with the Greater Cambridge Shared Waste team, urban design and landscape officers to achieve a design and layout which is supported by all officers and technical consultees.

Conclusion

- 0.3 The revised arrangement has been reviewed and is supported by the Council's Shared Waste Service. The revised proposal is considered to be in accordance with policy 57 of the Cambridge Local Plan 2018 and Greater Cambridge Shared Waste Service Guidance for developers.

Recommendation: APPROVE subject to the conditions and informatives as set out in the Planning Committee Report presented on 7th February 2024.

Report of 7 February 24

1.0 Executive Summary

- 1.1 This is a Regulation 3 planning application that has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership founded in 2017. The partnership aims to deliver high quality homes in sustainable locations. The application is being determined at Planning Committee because Cambridge City Council has a direct interest in the application as part applicant.
- 1.2 The application seeks to vary the originally consented scheme under application reference 22/01995/FUL which granted approval for the erection of 70 new homes, car parking, landscaping, bin and bike stores and associated works.
- 1.3 The proposed variation is required to secure a revised refuse collection strategy. As originally approved the development included below ground bin stores (iceberg bins), however, due to the larger size of the underground bin vehicle it emerged that the surrounding streets were not capable of accommodating this larger vehicle safely. Therefore, the applicants have been required to make minor design changes to introduce above ground bin stores. The applicants have worked collaboratively with Greater Cambridge Shared Waste team and the Council's urban design and landscape officers to resolve this issue and facilitate a revised refuse strategy.
- 1.4 It is considered the proposal is in accordance with the Cambridge Local Plan 2018 policies 50, 55, 56, 57, 58, 59, 80 and 82 and the NPPF.
- 1.5 Officers recommend that the Planning Committee **Approve** the Application.

2.0 Site Description and Context

- 2.1 The application site comprises a total area of 0.23ha and previously contained three 2 storey terraces which ran north to south and one 4 storey block which was positioned north to south along the central and eastern parts of the site.
- 2.2 The site is located within the Arbury ward, to the east of the site is Verulam Way, to the south is Fordwich Close and Jermyn Close to the south east.
- 2.3 In terms of site constraints the site is within the built up boundary of the City, not within a conservation area and there are no designated heritage assets within or near to the site.
- 2.4 The site is located within flood zone 1 (low risk of flooding).

2.5 Planning consent was granted at the October 2022 planning committee for the erection of 70 residential units, car parking, landscaping, bin and bike stores and associated works.

3.0 The Proposal

3.1 The application proposes a revised refuse strategy for the development. As originally approved the development included below ground bin stores (iceberg bins), however, due to the larger size of the underground bin vehicle it was realised that the surrounding streets were not capable of accommodating this larger vehicle safely. Therefore, the applicants have been required to make minor design changes to introduce above ground bin stores. The applicants have worked collaboratively with Greater Cambridge Shared Waste team and the Council's urban design and landscape officers to resolve this issue and facilitate a revised refuse strategy.

3.2 The application is accompanied by the following supporting information:
- Planning Statement and Covering Letter
- Planning Drawings
- Updated Arboricultural Method Statement and Tree protection plan

4.0 Site History

4.1 The most relevant planning applications are detailed below:

Reference	Description	Outcome
22/01995/FUL	Erection of 70 dwellings.	Approved
22/01995/COND6	Surface Water Drainage	Discharged
22/01995/COND7	Drainage during construction	Discharged
22/01995/COND8	Drainage maintenance	Discharged
22/01995/COND11	Material management	Discharged
22/01995/COND15	Noise and vibration	Discharged
22/01995/COND16	Dust	Discharged
22/01995/COND19	Nestboxes	Discharged
22/01995/COND20	Green roof details	Discharged
22/01995/COND21	Arb Method Statement and TPP	Discharged

22/01995/COND25	Hard and Soft Landscape	Discharged
22/01995/COND26	Play Areas	Discharged
22/01995/COND27	Materials	Pending
22/01995/COND29	Substation	Discharged
22/01995/COND30	Fire Hydrants	Discharged
22/01995/COND31	Highways Plan	Discharged
22/01995/COND34	Archaeology	Discharged

5.0 Policy

5.1 National

National Planning Policy Framework 2023 (December)

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 8: Setting of the City
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 42: Connecting new developments to digital infrastructure
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 65: Visual pollution
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

4.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 **Other Guidance**

Arboricultural Strategy (2004)
Cambridge Landscape and Character Assessment (2003 Cambridge City Nature Conservation Strategy (2006)
Cambridge City Wildlife Sites Register (2005)
Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)
Strategic Flood Risk Assessment (2005)
Cambridge and Milton Surface Water Management Plan (2011)
Cycle Parking Guide for New Residential Developments (2010)

Air Quality in Cambridge – Developers Guide (2008)

6.0 Consultations

6.1 Cambridgeshire County Highways Development Management

The proposed development is acceptable subject to a condition requiring details of the proposed dropped kerb arrangements within the adopted public highway.

6.2 Lead Local Flood Authority (LLFA)

No objection. During the course of the application the applicants submitted an addendum technical note (including an updated drainage strategy) to demonstrate that the proposed changes are acceptable from a flood risk and drainage perspective.

6.3 GCSP Urban Design Officer –

No objection –The proposed changes acceptable given that underground bin storage is no longer a feasible option for this constrained site.

The proposed locations of the bin stores and the cycle parking are considered acceptable. The design of the bin store is also of a good design which would support the landscape strategy.

6.4 GCSP Landscape Officer

No objection subject to all agreed tree protection proposals being followed.

6.5 Cambridge City Council Environmental Health

No objection to the proposed variation. The conditions recommended under the original application (22/01995/FUL) remain pertinent to the development of this site.

6.6 Greater Cambridge Shared Waste Service

The revised bin collection strategy works well subject to the dropped kerbs being installed where required.

6.7 GCSP Tree Officer

No objection.

6.8 Designing Out Crime Officer

No objection.

6.9 Anglian Water

No objection.

6.10 County Archaeological Officer

No objection subject to an archaeological condition.

6.11 **Nature Conservation Officer**
No objection to the minor amendments.

6.12 **GCSP Sustainability Officer**
No objection as the passivhaus principles are secured by condition 17.

7.0 **Third Party Representations**

7.1 A representation has been received from the following address raising a objection to the application:

-17 Fordwich Close

- No access to a computer or internet to view the proposed plans and does not support the development.

7.2 The above representation is 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 It is important to note that this application is purely to determine the acceptability of the changes proposed to the approved scheme, and not to re-visit the merits of the original approval. The amendments proposed have been assessed against all relevant planning policy considerations.

8.2 With the above in mind, and from the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse and servicing arrangements
5. Highway safety
6. Car and cycle parking
7. Contaminated Land
8. Integrated Water Management and Flood Risk
9. Trees and ecology
10. Energy and Sustainability
11. Public art
12. S106 contributions
13. Third party representations

Principle of development

- 8.3 The principle of development has already been established under extant planning permission reference 22/01995/FUL. This proposal does not alter that assessment and is therefore considered acceptable.

Context of the Site, Design, Layout and Landscaping

- 8.4 Policies 55, 56, 57, 58 and 59 of the Local Plan 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 As originally approved the development included three areas (adjacent to each apartment block) for the locations of iceberg (underground bins). However, due to the larger size of the underground bin vehicle it was realised by the Greater Cambridge Shared Waste Service that the streets surrounding the development site were not of sufficient width to accommodate the larger refuse vehicle safely and the Shared Waste Service confirmed that they would not be able to service this development as approved. Therefore, to resolve this issue the applicants have been made to revert to an above ground bin system and refuse strategy. The alterations to the scheme include the introduction of two large external cycle stores (secured and covered) to make space within the ground floor between apartment blocks A and C for internal bin stores. The locations of the cycle stores and bin stores remain convenient and accessible for the future occupants.
- 8.6 Whilst it is disappointing that underground bins cannot be used within this development. It is considered that the design, layout and landscaping of the proposed development is not compromised by the amendments and the scheme remains acceptable and is, in officers' opinion compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring properties

- 8.7 The proposed amendments introduce two new bin collection points, one collection point is proposed to the west of block A (collection proposed to take place from Aylesborough Close) and another to the east of the site (collection proposed to take place from Verulam Way). The collection point to the west of the site would be in close proximity to the existing property No.35 Aylesborough Close and the collection point to the east would be immediately to the north of No.67 Verulam Way.
- 8.8 It is acknowledged that the revised arrangement will result in the bin collections points being in closer proximity to existing properties than the original approval. However, given that the bin collection days are only once per week the level of harm to the residential amenity of existing occupants is not considered significant enough to warrant refusal of the application. Moreover, the applicants have

committed to appointing a caretaker who will be responsible for moving the bins to the collection points and returning them to the bin storage areas each week, this is considered to help minimise the amount of noise and disturbance for existing and future occupants.

- 8.9 Overall it is considered that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Refuse and Servicing Arrangements

- 8.10 The revised refuse strategy does not require any refuse vehicles to enter the application site to collect the waste of the future occupants. The revised proposal involves two collection points which will be conveniently located along existing routes that are already serviced by the Greater Cambridge Shared Waste service (along Aylesborough Close and Verulam Way).
- 8.11 In terms of the proposed drag distance for the crew members, the drag distance would be approximately 5m from the Aylesborough Close collection point and 6.5m from the Verulam Way collection point. As already mentioned at paragraph 8.8 the applicants have agreed to appointing a caretaker who will be responsible for dragging the bins to the collection points. All of the drag distances and routes have been reviewed and are considered acceptable. The capacities proposed have also been agreed by the Shared Waste Service officers.
- 8.12 The revised arrangement has been reviewed and is supported by the Council's Shared Waste Service. The revised proposal is considered to be in accordance with policy 57 of the Cambridge Local Plan 2018 and Greater Cambridge Shared Waste Service Guidance for developers.

Highway Safety

- 8.13 This application does not introduce changes that would result in highways safety concerns. The Highway Authority has been consulted as part of the application and no objections have been raised to the amendments subject to a condition which requires the details of the dropped kerb arrangements.

Car and Cycle Parking

- 8.14 The proposal does not involve any alterations to the approved number of car parking spaces.
- 8.15 The revised proposal will consist of a total of 120 cycle parking spaces. The internal cycle store within blocks A and C proposes 48 cycle parking spaces via Sheffield Stands and three external cycle stores (secure, covered and with green roofs) which will provide 60 cycle parking spaces (all Sheffield Stands). 12 visitor cycle

parking spaces are provided externally in convenient locations. The internal cycle parking area within blocks A and C also provides ample space for the storage of cargo bikes. The amount of cycle parking still exceeds the Cambridge local plan 2018 standards and the applicants have worked collaboratively with officers to create a proposal which is acceptable and in accordance with the requirements of Policy 82 and appendix L of the Cambridge Local Plan 2018.

Trees and Ecology

Trees

- 8.16 The application is supported by an updated Arboricultural Method Statement and Tree Protection Plan which has been reviewed by the Council's tree officer and is considered acceptable.
- 8.17 The proposal is considered in accordance with policies 59 and 71 of the Local Plan 2018.

Ecology

- 8.18 The proposal does not result in any ecological changes to the original approval and therefore, the original assessment is considered unchanged. The Council's Ecology officer has reviewed the proposed amendments and has provided comments which raise no objection to the application.

Water Management and Flood Risk

- 8.19 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. 165 – 175 of the NPPF are relevant. The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The applicants have submitted a Flood Risk Assessment.
- 8.20 As originally submitted the Lead Local Flood Authority advised that further information was required including an updated drainage plan and hydraulic calculations. Following this request the applicants have submitted these details and the information has been considered acceptable by the Lead Local Flood Authority. It is considered the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Energy and Sustainability

- 8.21 The proposal does involve minor alterations to fenestration for four of the units and the applicants have confirmed that the Passivhaus model has been updated to account for these changes. The Council's sustainability officer has reviewed the proposed amendments along with the technical note and has provided comments which raise no objection to the application.

Planning Obligations (S106)

- 8.22 Members are reminded that the extant consent (22/01995/FUL) was subject to a S106 Agreement dated 23/02/23. The existing S106 Agreement (under paragraph 8) prescribes that in the event a planning permission was given under either Section 73 or Section 96A of the Act, all the planning obligations would still apply. Accordingly, a deed of variation in this instance would not be required and nor are there any new or varied obligations required as a result of the amendments.

9.0 Conclusion

- 9.1 The proposal is for minor changes pursuant to planning permission 22/01995/FUL. The proposed changes have benefitted from pre application consultation with a number of consultees prior to the submission of the application.
- 9.2 The proposal has been assessed carefully, taking into account the National Planning Policy Framework (NPPF), the Planning Practice Guidance, the Cambridge Local Plan (2018), the views of statutory consultees and wider stakeholders as well as all other material planning considerations. The application has been considered against the relevant policies, and upon assessment, Officers consider that the application complies with national and local policies, and the proposed development be recommended for approval subject to appropriate planning conditions.

10.0 Recommendation

Approve subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission reference 22/01995/FUL (by 28th February 2026.)
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 plans hereby approved, all dwellings 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, Policies 50 and 51).

4. The three wheelchair user dwellings (as shown on drawing numbers: AYC BPTW B01 ZZ DR A 1001-C03-A3 and AYC BPTW B02 ZZ DR A 1004-C03-A3, units A3, A4 and B5) shall be constructed to meet the requirements of Part 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, Policies 50 and 51).

5. Prior to first occupation of any dwelling the manoeuvring and car and cycle parking areas required for that purpose shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Cambridge Local Plan 2018, Policies 81 and 82).

- 6 The development shall be carried out in accordance with the submitted surface water drainage scheme for the site prepared by Ingent Consulting Engineers dated 04/12/2023. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

- 7 The development shall be carried out in accordance with the submitted surface water management (during construction) scheme for the site prepared by Hill (drawing reference: AYC-HIL-ZZ-XX-D-T-00001 REV P02) dated 08/06/2023.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

- 8 The development shall be carried out in accordance with the submitted drainage strategy (Drainage Strategy and SuDS Report, ref: 2303-797) prepared by Ingent Consulting Engineers, dated September 2023. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

- 9 No construction work or demolition work shall be carried out or plant 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.

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

- 10 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).

- 11 No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) 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 MMP.

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).

- 12 Plant noise condition

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 properties from noise. (National Planning Policy Framework, December 2023- paragraph 191 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

13 Artificial Lighting

Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site 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 - GN01/20 (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 of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

14 Electric vehicle charging point scheme

The electric vehicle charge points and associated infrastructure as detailed in Section 8.4 'Electrical Vehicle Charging' of the design and Access statement (Ref: AYC-BPTW-XX-XX-DO-A-0650-C01-A3) and dated April 2022 and section 8.4 'Pollution: air Quality' of the Sustainability Statement (Ref: 20593.R3 Rev D) produced by QODA and dated April 2022 shall be fully installed and operational before final occupation of the residential units and shall be 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 (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

15 The development shall be carried out in accordance with the submitted noise and vibration assessment (drawing reference TN02-22477-R1) produced by

Cass Allen. The scheme shall subsequently be implemented in full accordance with the approved details.

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

- 16 The development shall be carried out in accordance with the submitted dust mitigation statement (drawing reference TN01-22477-AIR-R3) produced by Cass Allen. The scheme shall subsequently be implemented in full accordance with the approved details.

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

- 17 Passivhaus principles

The development hereby permitted shall be designed and constructed in accordance with the approved Energy Statement (Qoda, 20593.R1 Rev A) and Sustainability Statement (Qoda 20593.R3 Rev D) and follow Passivhaus principles. The 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.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 29 and Greater Cambridge Sustainable Design and Construction SPD

- 18 Water Efficiency

Water efficiency standards for the whole scheme shall be carried out in accordance with the water efficiency specification set out in the Energy Statement (Qoda, 20593.R1 Rev A), which sets out the measures to be implemented to achieve no more than 100 litres per person per day. The development shall be carried out in accordance with the agreed details, and any amendments to there specification shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan Policy 29 and Greater Cambridge Sustainable Design and Construction SPD 2020).

- 19 The development shall be carried out in accordance with the submitted drawings and retained thereafter in accordance with the approved details: Blocks A and C GA Elevations- Sheet 1 (AYC-FMNAC-ZZ-D-A-01200-P02) and

Blocks A and C GA Elevations- Sheet 2 (AYC-FMNAC-ZZ-D-A-01201-P03) and Block B GA Elevations (AYC-FMN-BB-ZZ-D-A-02200-P01).

Reason: To improve the biodiversity and provide enhancements on site (Cambridge Local Plan 2018 policy 69).

20 Green (biodiverse) Roofs:

The development shall be carried out in accordance with the submitted green roof details (Drawing references: Blocks A and C AYC-FMN-AC-04-D-A-01005 - P02 and Block B- AYC-FMN-BB-03-D-A-02002-P01). The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling and retained thereafter.

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).

21 The development shall be carried out in accordance with the submitted arboricultural method statement and tree protection plan (Drawing/ Document references: 10161 D AMS REV B Arb Method Statement, AMS and TPP pages 1-52 produced by Hayden's). The scheme shall subsequently be implemented in full 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: Trees.

22 The development shall be carried out in accordance with the submitted arboricultural method statement and tree protection plan (Drawing/ Document references: 10161 D AMS REV B Arb Method Statement, AMS and TPP pages 1-52 produced by Hayden's). The scheme shall subsequently be implemented in full 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: Trees.

23 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 approved tree protection plans, 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: Trees.

- 24 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion (or subsequent replacements), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 25 Hard and Soft Landscaping

Prior to the first occupation of the development the full details of the hard and soft landscaping scheme shall be submitted, approved in writing by the Local Planning Authority, and then installed ready for use in accordance with the approved details. 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, as well as those relating to the pictorial meadow and bioswales); 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 including the pictorial meadow and bioswales.

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

26 Play areas

Prior to the first occupation of the development the full details of the play areas shall be submitted, approved in writing by the Local Planning Authority, and then installed ready for use in accordance with the approved details. These details shall include all proposed play equipment layouts and specifications, surfacing treatments, boundary treatments, signage, and lighting.

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

27 Materials

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as proposed brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rain water goods, edge junction and coping details; colours and surface finishes, shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details.

Sample panels (minimum of 1.5x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Insert relevant Local Plan Policies e.g Cambridge Local Plan 2018 policies 55 and 57)

28 Cycle Parking

The cycle parking within the scheme shall be implemented in full accordance with the approved details and retained thereafter.

Reason: To ensure the provision of adequate cycle parking in accordance with Cambridge City Local Plan 2018 policy 82.

29 Substation

The development shall be carried out in accordance with the submitted plans (AYC-FMN-XX-00-D-A-00110 P01) and brick sample panels- as viewed on site on 27th December 2023). The scheme shall subsequently be implemented in full accordance with the approved details and retained thereafter.

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).

30 The development shall be carried out in accordance with the submitted fire hydrants provision plan (AYC-HIL-ZZ-BG-D-W-00001 REV C01).

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

31. The development shall be carried out in accordance with the submitted highways works plans (drawing references: AYC-HPL-ZZ-ZZ-D-A-0000 and NATTRAN/E/S247/5340).

Reason: for the safe and effective operation of the highway in accordance with Policy 81 of the Cambridge Local Plan 2018.

32. Notwithstanding the provisions of Schedule 2, Part 1, Class H of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), television aerials and satellite dishes shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57) OR 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).

33. Prior to occupation, each dwelling must be fitted with a means for future occupiers to monitor and measure their own water consumption. The fitted device shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28).

34. The development shall be carried out in accordance with the approved Written Scheme of Investigation and Evaluation report prepared by Cotswold Archaeology dated April 2023.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework.

35. Prior to the bin stores coming into use the applicants shall submit details in writing of the proposed dropped kerb arrangements within the adopted public highway. The crossings shall be fully installed prior to occupation of the development and retained thereafter.

Reason: for the safe and efficient operation of the highway.

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Agenda Item 6



Planning Committee Date	27th March 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03519/FUL
Site	Tyndale House, 36 Selwyn Gardens, Cambridge
Ward / Parish	Newnham
Proposal	Demolition of existing building and erection of a replacement library, meeting rooms and short term accommodation with associated landscaping and car parking (sui generis)
Applicant	Tyndale House c/o Agent
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Design, Layout, Scale3. Heritage Assets4. Residential Amenity5. Trees and Landscaping6. Highway Safety
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks the demolition of the existing building and erection of a replacement library, meeting rooms and short term accommodation with associated landscaping and car parking (sui generis).
- 1.2 The site lies within the West Cambridge Conservation Area and Grange Road Character Area. Opposite the site lies three Buildings of Local Interest (BLI) Nos.1,2 and 3 Selwyn Gardens. All buildings in Selwyn Gardens are defined as Positive Unlisted Buildings. To the north east of the site, along Grange Road lies Newnham College which is a Grade II* listed building. Within the site lies various mature trees within the grounds.
- 1.3 Tyndale House is a study centre which provides library facilities and 12 medium to long term accommodation units for students and hosts regular conferences and briefings. The proposal includes a replacement library with study carrels, a chapel/meeting room, a break out area and administrative space alongside short term accommodation for visiting academics comprising 10 bedrooms with a shared kitchen and dining area.
- 1.4 The proposal is appropriately designed and would result in a high quality development that would add to the overall quality of the area, is visually attractive and in keeping with the historical architectural features of Tyndale House
- 1.5 The proposal is considered to cause less than substantial harm to the designated heritage assets which in this instance is the West Cambridge Conservation Area and the Buildings of Local Interest. This less than substantial harm is outweighed by the public benefits listed above.
- 1.6 The proposal would offer a highly sustainable development which would seek a BREEAM 'Excellent' rating, be water and thermally efficient and be a low carbon development which would not use fossil fuels.
- 1.7 It would secure 4 new car parking spaces accessed from Selwyn Gardens, 32 cycle parking spaces and one EV charging point. The proposal would not result in any highway safety concerns and would be acceptable to neighbour amenity.
- 1.8 The proposal would result in the loss of trees within the site, however suitable replacement planting secured by condition would preserve the contribution the site makes to the amenity of the area. The proposal would also provide a Biodiversity Net Gain on site.
- 1.9 It is considered that the public benefits of the scheme would outweigh the harm that the proposal would have on the trees that are to be removed.

1.10 Officers recommend that the Planning Committee approve the application subject to conditions outlined in the report.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest	Opposite Site	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 Tyndale House is a charity which has operated as an internal research institute in Selwyn Gardens for seventy-eight years. Tyndale House has a global reputation for research and excellence and houses one of the most significant library collections for biblical studies in the work. The existing library building was built in 1956 and is inadequate for current needs. It currently provides 12 short term accommodation units for visiting academics.

2.2 The existing site contains three buildings, the original building 36 Selwyn Gardens which is two storey, red brick in an arts and craft style. Linked to this sits the library building which is two storeys built of light brick with a shallow pitched roof, it has wooden bays which protrude forward of the building line and was built in 1956. To the rear of the library building, projecting into the garden, it's the hexagon which is two storeys and build of dark brick and hung tiles and contains meeting rooms.

2.3 The site lies within the West Cambridge Conservation Area and Grange Road Character Area. Opposite the site lies three Buildings of Local Interest (BLI) Nos.1,2 and 3 Selwyn Gardens. All buildings in Selwyn Gardens are defined as Positive Unlisted Buildings. To the north east of the site, along Grange Road lies Newnham College which is a Grade II*. Within the site lies various mature trees within the grounds.

3.0 The Proposal

- 3.1 The application seeks the demolition of existing building and erection of a replacement library, meeting rooms and short term accommodation with associated landscaping and car parking (sui generis).
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
23/0222/TTCA	Cherry Tree to be felled. The tree shows signs of significant deterioration from an old wound which will lead to the total death of the tree. Signs of woodworm/insect activity in the dead wood. The tree is next to a path and bike shed for the college. So the tree needs to be removed for safety reasons.	No Objection
19/0755/FUL	Construction of a new entrance and garden room as an extension of existing academic accommodation.	Disposed of

5.0 Policy

5.1 National

National Planning Policy Framework 2023
 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
 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 5: Sustainable transport and infrastructure
 Policy 27: Site specific development opportunities
 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 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
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 63: Works to a heritage asset to address climate change
Policy 65: Visual pollution
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 74: Education 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
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

5.4 Other Guidance

West Cambridge Conservation Area Appraisal, May 2011

6.0 Consultations

6.1 County Highways Development Management –No Objection

6.2 Recommends conditions in regard to a traffic management plan, traffic regulation order to be amended, pedestrian visibility splays, falls and levels of the parking bays and parking bays to be constructed using a bound material.

6.3 Sustainable Drainage Officer –No Objection

- 6.4 Requests a condition in regard to surface water drainage details for the scheme to be submitted for approval.
- 6.5 **Anglian Water –No Objection**
- 6.6 Requests informatives in regard to connecting to the public sewer. The submitted documents Outline Drainage Strategy are acceptable.
- 6.7 **Access Officer –No Objection**
- 6.8 There needs to be a fully accessible bedroom. Details about doors, receptions, counters, hearing loops, aisle width between book stacks, décor, accessible toilet design and the location of changing rooms are needed.
- 6.9 **Conservation Officer –No Objection**

January 2024:

- 6.10 The revisions have taken on board the previous comments and have introduced a glazed balcony to the top floor of the glazed section. The issue of solar gain has been answered in the amendment letter. The proposal will preserve and enhance the character of the Conservation Area.

December 2023:

- 6.11 The previous comments have been taken on board. The top balcony remains and it would be less intrusive if it were glazed. This can be covered by condition. The request for the rear of Tyndale House to be shown in detail on plans to show the potential impact of the new glazed library have not been provided. If there are changes needed to the rear of the glazed element to reduce overheating and solar gain this will need to be presented to assess the impact.

August 2023:

- 6.12 Issues to be resolved, ridge line of new building to be subservient to Tyndale House. Two balconies break up the simplicity of the glazed rear part of the library and the design is large and needs to be uncluttered. The chimney to the front of the building needs to be larger or moved to the end to reflect Tyndale House. Tyndale House should be shown in detail when assessing the rear elevation impact of the proposals.

Contaminated Scientific Officer – No Objection

- 6.13 Given the history of the previous use on site, there is a low risk of contamination.
- 6.14 **County Archaeology –No Objection**

6.15 Requests a condition in regard to a programme of investigation and recording of archaeological work.

6.16 **Senior Sustainability Officer –No Objection**

December 2023:

6.17 Regarding water efficiency a BREEAM Wat01 water efficiency calculation has been submitted demonstrating achievement of all 5 Wat01 credits. Mitigating overheating utilises a number of passive design measures including thermal mass combined with natural ventilation including the ability for night purge and solar glazing. Air source heat pumps welcomed.

October 2023:

6.18 Further information required in terms of water efficiency, overheating and details of air source heat pumps.

6.19 **Landscape Officer –No Objection**

October 2023:

6.20 Requires clarification on specification for surfacing and boundary treatments to the frontage areas and clarification needed to the retention and removal of certain trees.

December 2023:

6.21 Clarification needed on the specification for surfacing to the front, the Tree Officer's comments sought on the loss of the existing trees and a condition is sought by a hard and soft landscaping condition.

6.22 **Ecology Officer – No Objection**

March 2024

6.23 No comments received.

January 2024:

6.24 The building footprints remain unchanged and the majority of the mature gardens are retained and enhanced, therefore given a BNG Assessment has not been undertaken or required, requests a condition for BNG on small sites.

6.25 Requests a condition in regard to an ecologically sensitive lighting scheme and bird and bat provision. Consideration should be given to the risk of bird strike.

6.26 **Tree Officer –No Objection**

6.27 The loss of the trees, especially T4 and T18 will have a negative impact on amenity. Sustainable replacement planting will be essential to preserving the contribution the site makes to amenity and canopy cover and conditions are recommended.

6.28 **Environmental Health –No Objection**

February 2024

6.29 The amended plans show the Air Source Heat Pumps in a shielded location away from residential receptors between the library and Tyndale House and this location is acceptable. Recommends conditions in regard to construction hours, construction collections and deliveries, noise and piling, dust, lighting and EV charging.

January 2024:

6.30 A full noise impact assessment is required prior to determination as the proposed Air Source Heat Pumps are to be located close to the boundary with No.37 Selwyn Gardens.

December 2023:

6.31 Requests details on the location and a noise impact assessment of air source heat pumps.

August 2023:

6.32 Requests details on the location and noise impact assessment of air source heat pumps.

7.0 Third Party Representations

7.1 12 representations have been received. 1 objection, 10 support and 1 neutral.

7.2 Those in objection have raised the following issues:

- Extreme disruption during demolition and development should be considered.
- Noise of work being constant and intrusive.

- Dust poses severe risks to health.
- Care taken during demolition and the impact on air quality and pollution mitigated.
- Site traffic and impact on privacy.
- Traffic should be sited to the rear of the site.
- Parking on the road would make accessing driveways difficult.
- Impact of parking and electric charging points for vehicular access.
- Extended drop curb and on street parking assumed.

7.3 Those in support have cited the following reasons:

- The amendment removing the first floor balcony is an improvement and avoids invasion of privacy.
- Support for the new library building.
- Excellent space to carry out research and a world class library.
- The new library will look better and is more sensitive to the architectural choices of the surrounding buildings.
- Best biblical study libraries in the world.
- Improved accommodation will benefit overseas academics.
- The community need and deserve the proposed state of the art facility.
- The proposal will allow more reliable IT infrastructure.
- In order to attract world class scholars the facilities at Tyndale House need to be improved and provide increased capacity for books and people.
- The development would allow fully accessible facilities and a fully accessible bedroom enabling disabled visitors to participate in life at Tyndale.
- The new building addresses the arts and crafts fit with the rest of the road.
- Applicants have demonstrated a commitment to minimise disruptions and communicate throughout.
- Scene on Selwyn Gardens will be improved.

7.4 Those who are neutral have cited the following reasons:

- Shame the large yew tree in the middle of the plot is to be felled.
- The yew tree lessens the impact of the proposed development on residential amenity and provides screening.
- A replacement tree should be planted as a mature specimen.
- Move the communal washing lines away from the boundary or keep in the current position.
- Concern regarding the noise of the air source heat pumps and their location.
- No details have been provided of the large south west glazed wall.
- No details showing door panels.
- If granted consider a condition that states no site traffic should use the residential lane to the rear of Tyndale House and no weekend working.
- There should be adequate parking for staff on the site accessed via Selwyn Gardens.
- Concern that there parking is inadequate.

- A glass safety balcony on the top floor would be better visually.
- The balcony should be for maintenance and cleaning only not a social space.

7.5 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 1 of the Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. Paragraph 2.14 states that 'For Cambridge, sustainable means supporting and enhancing an efficient, compact city form that is attractive, highly accessible and meets its needs now and in future'.

8.3 Paragraph 5.2 of Section Five of the Local Plan states that 'The Council aims to strengthen and diversify Cambridge's economy and enable a range of job opportunities across the city. Cambridge's excellence in the fields of research, higher education and high technology uses will be promoted'.

8.4 The proposal seeks the demolition of the existing library building and the erection of a replacement library, meeting rooms and provision of 10 short term accommodation rooms with associated landscaping and car parking (sui generis). The context of the proposal is set out in a 'letter to the planners' at appendix 1 to this report.

8.5 In terms of the residential component, the applicant sets out that:

8.6 'We welcome scholars from across the world, with a particular focus on scholars from the poorest parts of the world and those where religious persecution prevents biblical study. To enable this we provide single occupancy residential accommodation. However, it is only suitable for short-term visits as they are very cramped and provide little shared cooking or social space. We would like a purpose-built facility which would enable scholars to stay on site for several months at a time, sharing in community life with adequate space to cook and socialise together. Again, whilst we want to improve the quality of the accommodation, we are not proposing to increase the quantity of accommodation (there are 12 existing rooms and 10 proposed rooms)'

8.7 The second floor contains replacement short term accommodation for visiting academics comprising 10 bedrooms with shared kitchen and dining area. It is ancillary to the main use of the building as a library. Provided that the nature of this residential use is suitably controlled to ensure that the accommodation is not

permanently occupied and used for purposes ancillary to the existing use via condition, officers have no concerns.

8.8 The principle of the development is considered acceptable and in accordance with policy 1 and the aims of Local Plan Chapter 5.

8.9 **Design, Layout, Scale and Landscaping**

8.10 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.

Site Context and Surroundings

8.11 The application site is located within the West Cambridge Conservation Area. The site comprises Tyndale House which is located on the southern side of Selwyn Gardens. Tyndale House is a red brick building with a steep hipped red plain tile roof, large chimneys and swept eaves. The building style is a mix of Queen Ann revival with the asymmetry of the Arts and Crafts. Tyndale House is linked to a library and accommodation building which was built in 1956 and has unusual, angled bays added to the ground floor front and rear elevations in the 1970's. The existing library building is not considered to be an architecturally important building and is in need of replacing.

8.12 The area is predominantly residential with large, detached buildings mainly red brick with large plain tiled roofs in the Arts and Crafts style and set back from the road. There are several Buildings of Local Interest (BLI) in the vicinity including Nos. 1, 2 and 3 Selwyn Gardens which are situated opposite the application site.

Character of New Building

8.13 The proposed design of the replacement library building front elevation would comprise of a simple design with a projecting gable and hipped roof design. The building would be subservient in its height to Tyndale House with flat roof dormers and a substantial chimney mirroring Tyndale House. The rear elevation would comprise of a large glazed projection which is considered to be light weight in its design and sit well within the rear.

8.14 The proposal is considered to preserve the character of the site and impact on the Conservation Area.

Materials and Detailing

- 8.15 The proposed materials of the replacement building would be mainly brick with some elements of render. The proposed brick detailing is considered to be appropriate with the Arts and Craft buildings in the immediate area.
- 8.16 Conditions shall be recommended to ensure that the materials are high quality and would be acceptable.

Landscaping

- 8.17 As part of the proposal, the scheme seeks to enhance the soft and hard landscaping of the site following removal of several of the trees.
- 8.18 The Landscape Officer in their comments state that the proposal would introduce new hard paving to the front of the site to serve off-road parking spaces and that the 3 proposed street trees along the front should have a substantial size canopy to benefit and enhance the tree avenue of the street. In addition, the Landscape Officer recommends that a condition is added to require details of the gradient and surface materials of the slope and access steps proposed to the back of the proposed building.
- 8.19 Subject to conditions requiring soft and hard landscaping details, the proposals are not considered to result in harm to landscaping or visual amenity of the area.
- 8.20 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
- 8.21 **Trees**
- 8.22 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.
- 8.23 The application is accompanied by a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (Martin Dobson Associated, August 2023 and December 2023).
- 8.24 The proposed development would result in the removal of two category B (yews) and six young category C trees (whitebeam, laburnum, holm oak, ash and two birch) plus a rowan at the front of the site and three young category c trees to allow for the landscaping proposals.

- 8.25 The Council's Tree Officer has advised that the proposal will result in the loss of trees which would have a negative impact on amenity. Sustainable replacement will be essential to preserving the contribution the site makes to amenity and canopy cover and conditions are recommended in regard to a phased tree protection methodology in the form of an Arboricultural Method Statement, prior to commencement of site clearance a pre-commencement site meeting shall be held to discuss details of the approved AMS, a condition in regard to the tree protection methodology being implemented throughout the development and any retained trees which may be removed, uprooted or destroyed, a replacement shall be undertaken.
- 8.26 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.
- 8.27 **Heritage Assets**
- 8.28 The application falls with the West Cambridge Conservation Area, the Grange Road Character Area. Opposite the site lies three Buildings of Local Interest (BLI) Nos.1,2 and 3 Selwyn Gardens. All buildings in Selwyn Gardens are defined as Positive Unlisted Buildings. To the north east of the site, along Grange Road lies Newnham College which is a Grade II*.
- 8.29 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.30 Para. 205 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.
- 8.31 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.
- 8.32 The proposal seeks to demolish the existing library and accommodation building and replace with a new building.

- 8.33 In line with Paragraph 205 of the NPPF, any harm to the designated heritage asset, which in this case is the West Cambridge Conservation Area and the neighbouring Buildings of Local Interest (BLI) Nos.1,2 and 3 Selwyn Gardens and all the buildings in Selwyn Gardens which are defined as Positive Unlisted Buildings, should require clear and convincing justification.
- 8.34 Paragraph 208 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.
- 8.35 The submitted Planning and Heritage Statement provides details as to the justification of the demolition of the existing building. This being it is inadequate for current needs due to the library being cramped, the library being dark and the existing building does not have the most efficient digital infrastructure.
- 8.36 The Conservation Officer has commented that there are no objections to the demolition and replacement building subject to it relating well to the scale and architecture of Tyndale House and the built character of the street. Following the submission of amended plans, the proposed amendments are acceptable.
- 8.37 The main public benefits of the scheme are considered to be that the proposal would result in a replacement library, meeting rooms and short term accommodation which would meet the needs of those working on biblical scholarships, new tree planting and landscaping and biodiversity net gain.
- 8.38 The proposal would result in a more energy efficient and sustainable new building which would seek a BREEAM 'Excellent' rating, be water and thermally efficient and a low carbon development which would not use fossil fuels.
- 8.39 It is considered that the public benefits identified above outweigh the less than substantial harm that has been identified.
- 8.40 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 or the setting of listed buildings. 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 policies 60 and 61.
- 8.41 **Carbon Reduction and Sustainable Design**
- 8.42 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.

- 8.43 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.
- 8.44 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.
- 8.45 The application is supported by a Sustainability and Energy Statement (Ensphere, September 2023 V4) and Breeam Wat01 water efficiency calculation.
- 8.46 The proposal is aiming for a BREEAM 'Excellent' target, is seeking an achievement of all 5 Wat01 credits in regard to water efficiency. In addition to water efficient fixtures and fittings, the scheme will utilise either rainwater harvesting or greywater reuse to achieve levels of water efficiency. Air source heat pumps are proposed to be used to heat the building.
- 8.47 In order to mitigate overheating, a number of passive design measures are proposed including the role of thermal mass combined with natural ventilation including the ability for night purge to take place and solar control glazing. In addition there is the use of cooling systems for those occasions where the hierarchy of passive measures are sufficient to provide occupant comfort.
- 8.48 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 8.49 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.
- 8.50 **Biodiversity**
- 8.51 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.

- 8.52 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by an Ecological Impact Assessment (Delta Simons, September 2023), a Biodiversity Net Gain Assessment (Delta Simons, February 2024) and Biodiversity Metric 4.0 Calculation Tool.
- 8.53 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.
- 8.54 The submitted Biodiversity Net Gain Assessment (Delta Simons, February 2024) details that the proposal would result in net loss of 11.27% as a result of loss of trees, modified grassland and introduced shrub. To receive a positive score in biodiversity, 48 small trees would need to be planted in addition to the 11 small trees already in the proposed landscaping. Due to the size of the site and need for amenity space, the proposed tree planting is not considered feasible and additional tree planting would be detrimental to light availability for the proposed and existing landscaping and the residential accommodation within the site.
- 8.55 In line with the Councils' Biodiversity SPD (2022), paragraph 5.523 states that where onsite options for biodiversity net gain have been exhausted, compensator arrangements to provide shortfalls required and agreed with applicants under the vision can be provided offsite.
- 8.56 As the mitigation hierarchy has been followed on site and no further landscaping is possible on-site, off-site biodiversity net gain enhancement is required. A condition shall be recommended to require details of a biodiversity net gain to demonstrate how net gain will be achieved on-site and off-site mitigation (Condition 21).
- 8.57 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).
- 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. 165 – 175 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 The applicants have submitted an Outline Drainage Strategy (Structural Solutions, August 2023).
- 8.62 The Council's Sustainable Drainage Engineer has raised no objection subject to a condition in regard to details of surface water drainage are submitted for approval.
- 8.63 Anglian Water have raised no objection to the proposal subject to informatives in regard to connecting to the public sewer and protection of assets, building near a public sewer.
- 8.64 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.
- 8.65 **Highway Safety and Transport Impacts**
- 8.66 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.
- 8.67 Paragraph 115 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.
- 8.68 Access to the site would be to allow parking of four vehicles off of Selwyn Gardens. One disabled parking space would be sited to the front of Tyndale House and three spaces sited to the front of the proposed new library building.
- 8.69 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.
- 8.70 The Local Highway's Authority have recommended a condition requiring prior to the implementation of the four off street parking bays, that the developer shall arrange for the existing Traffic Regulation Order to be amended to allow access to these proposed off street parking bays. The applicant has commented that each dwelling on Selwyn Gardens has private off street parking and the removal of four off street parking bays will not impact parking significantly given this and that ample parking will remain for permit holders.

- 8.71 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 8.72 **Cycle and Car Parking Provision**
- 8.73 Cycle Parking
- 8.74 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 2 spaces per 3 bedspaces, 1 space for every 3 members of staff and 1 visitor space per 5 bedrooms is required.
- 8.75 The proposal will provide for 32 cycle parking spaces which will be sited in a secure cycle compound within the rear garden of the site, as per the existing location.
- 8.76 Car parking
- 8.77 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 Zone the maximum standard is for one space for every 5 bed spaces and 1 space for every resident warden/staff
- 8.78 The existing site has no provision for car parking and the proposal would provide four car parking spaces, with one of these spaces for accessible users.
- 8.79 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging with 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.
- 8.80 The proposal will provide one EV charging point. A condition shall be added to require details of EV charging points and the addition of a further EV charging point.
- 8.81 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.
- 8.82 **Amenity**
- 8.83 Policies 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.

8.84 The nearest neighbouring properties impacted by the proposal would be Nos. 1,2 and 3 and Grange House, Selwyn Gardens to the north and Nos.27, 25 and 23 Grange Road to the east.

8.85 Given the significant distance of the proposal from the neighbouring dwelling, the proposal would not result in any harm to amenity in terms of overbearing impact overshadowing or loss of light.

8.86 Construction and Environmental Impacts

8.87 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.

8.88 A neighbour has raised concern in their comments regarding disruption during demolition of the existing building and noise and dust and then noise and disruption during the construction of the new build.

8.89 The Council's Environmental Health team have assessed the application and recommended conditions in regard to restricting working hours for construction, demolition and delivery and requiring details in regard to minimising dust and noise and vibration. Air Source Heat Pumps are proposed to be sited on the side (west) elevation of the building. The Environmental Health Officer has commented that they raise no objections given the location of the Air Source Heat Pumps in a shielded location away from residential receptors.

8.90 Summary

8.91 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.

8.92 **Other Matters**

Bins

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

8.94 Recycling and waste provision will remain in the existing bin store to the rear of Tyndale House. Therefore, it is considered that the proposal is acceptable and is compliant with the RECAP guidance and is in accordance with Local Plan policy 57.

Accessibility

8.95 The Access Officer has commented that the proposal does not give consideration of the needs of disabled people and there should be a fully accessible bedroom and details on doors, receptions, counters, hearing loops, aisle widths, décor, accessible toilet design and location of changing rooms.

8.96 Bedroom 10 on the second floor plan will allow provision of an accessible room. One accessible car parking space is proposed to be located to the front of Tyndale House. Following the Access Officers comments, a statement in support of access for the proposal has been submitted, which details how the proposal will meet accessibility and building regulation standards.

Third Party Representations

8.97 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
Washing line locations	This is not a material planning consideration as washing lines are easily moveable.

8.98 Planning Balance

8.99 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).

8.100 The principle of the replacement library, meeting rooms and short term accommodation with associated landscaping and car parking is acceptable and complies with Local Plan policies.

Summary of harm

8.101 The proposed development would result in the loss of trees on the site, to which the Council’s Tree Officer has indicated that this would have a negative impact

on amenity however replacement planting will preserve the contribution the site makes to amenity and canopy cover in the area.

Summary of benefits

- 8.102 The proposed development would result in a replacement library, meeting rooms and short term accommodation which would meet the needs of those working on biblical scholarships.
- 8.103 The design and layout of the proposed development is in keeping with the overall character and appearance of the area and adjacent historical architectural features of existing buildings. New tree planting and landscaping are to be provided to the front and rear of the site. Landscape and tree details are to be secured by condition. The proposal would also provide a Biodiversity Net Gain on site.
- 8.104 Secure cycle parking is proposed to the rear of the site, with the store providing 32 spaces. Four car parking spaces are incorporated to the front with one accessible space and one EV charging point. The proposal would also offer a highly sustainable development which would seek a BREEAM 'Excellent' rating, be water and thermally efficient and be a low carbon development which would not use fossil fuels.
- 8.105 The proposal development would provide a high quality library, meeting rooms and short term accommodation in comparison to the existing building and accommodation being used and available on site.
- 8.106 When considering the application within the planning balance, the harm caused by the demolition of the existing building and removal of trees is considered to be outweighed by the public benefits which in this instance is the replacement with a high quality designed building, highly sustainable form of development, new tree planting and landscaping and a low carbon development.
- 8.107 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and 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.

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.

Time Limit

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).

Approved Plans

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.

Materials

3. 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. The details shall demonstrate that the impact of the materials on the Urban Heat Island Effect has been considered. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To ensure that the appearance of the external surfaces is appropriate and to ensure that the impact on the Urban Heat Island Effect is mitigated. (Cambridge Local Plan 2018 policies 28, 55, 56 and 58)

Sample Panel Brickwork

4. No brickwork above ground level shall be laid until a sample panel has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, 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 the external appearance of the development does not detract from the character and appearance of the area.in accordance with (Cambridge Local Plan 2018 policies 55 and 57).

Surface Water Drainage Scheme

5. No development hereby permitted shall take place above ground level, other than demolition, until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, and the Outline Drainage Strategy revision 2 (Structural Solutions) (5 September 2023), 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 QBAR, 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) Full details of the maintenance/adoption of the surface water drainage system;
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- h) 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).

BRE Commencement Certificate

6. Within 6 months of commencement of development, 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

maximum 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).

BRE Post Certificate

7. Within 6 months of occupation (or such other timescale as otherwise agreed in writing by the local planning authority) 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).

Water Efficiency

8. The development hereby approved shall not be used or occupied until the water efficiency specification to achieve 5 Wat01 credits as set out in the submitted BREEAM Wat01 Water Efficiency Calculator has been implemented in full. Any changes to the proposed specification shall be submitted to and approved in writing by the local planning authority and will only be approved if the amended specification continues to achieve 5 Wat01 credits. The development shall be carried out in accordance with the agreed details.

Reason: To respond to the serious water stress facing the area and ensure that 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).

Hard and Soft Landscaping

9. 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 (including gaps for hedgehogs) 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.

Hard and Soft Landscape Compliance

10. 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).

Gradient and Surface Materials Details

11. Details of the gradient and surface materials proposed for the landscaped slope and access stairs to the rear of the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

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

Archaeology Programme- Written Scheme

12. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI version 3 (Pre-Construct Archaeology) (9 January 2024), which shall include: a. The statement of significance and research objectives; b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c. The timetable for the field investigation as part of the development programme; d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

Traffic Management Plan -Demolition

13. No demolition works shall commence on site until a demolition and construction traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are: The principle areas of concern that should be addressed are: i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway) ii. Contractor parking, (wherever possible all such parking should be within the curtilage of the site and not on street). iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway) iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

Traffic Management Plan -Construction

14. No construction works shall commence on site until a demolition and construction traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are: The principle areas of concern that should be addressed are: i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway) ii. Contractor parking, (wherever possible all such parking should be within the curtilage of the site and not on street). iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway) iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

Traffic Regulation Order

15. Prior to the implementation of the four off-street parking bays hereby approved the developer shall arrange for the existing Traffic Regulation Order (TRO) to be amended to allow access to the proposed off-street parking bays. The parking bays shall not be implemented until such time as the amended TRO has been made and any legal challenges concluded. All costs associated with the amendment to the TRO shall be borne by the applicant.

Reason: In the interests of highway safety and to ensure satisfactory access into the site. (Cambridge Local Plan 2018 policy 81).

Pedestrian Visibility Splays

16. Two pedestrian visibility splays of 2m x 2m shall be provided each side of the proposed parking bays, as measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety.(Cambridge Local Plan 2018 policy 81).

Falls and Levels of Parking Bays

17. The proposed parking bays 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. (Cambridge Local Plan 2018 policy 81).

Parking Bay using bound material

18. The proposed parking bays be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

Bat and Owl Boxes

19. No development above ground level shall, other than demolition, commence until a scheme for the provision of bat nest boxes in accordance with the Ecological Impact Assessment Issue 3 (Delta Simons) (6 September 2023) 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. The development shall be occupied until nest boxes have been provided in accordance with the approved scheme.

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

Bat Roost Preservation

20. No external lighting shall be provided or installed until details as to how the site grounds and existing bat roost within the site shall be preserved are submitted for approval. Where required, the mitigation scheme shall be carried out as approved and retained as such.

Reason: To minimise the effects of light pollution to conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

Biodiversity Net Gain

21. 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.

Tree Protection Methodology

22. Prior to commencement 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, before any tree works are carried 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.

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: Trees).

Pre-Commencement Site Meeting – Details of AMS

23. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and arboricultural consultant to discuss details of the approved AMS. A written report of the meeting will be submitted to and approved the council.

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: Trees).

Tree Protection Methodology Implementation

24. 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 approved tree protection plans, 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: Trees).

Replacement Trees

25. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with (section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees).

Construction Hours

26. 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).

Collection and Deliveries Hours

27. 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).

Noise and Vibration Impact Assessment – Demolition

28. No development (including demolition, enabling works or piling shall commence until a demolition noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

Noise and Vibration Impact Assessment – Construction

29. No development (including demolition, enabling works or piling shall commence until a construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

Dust- Demolition

30. 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 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).

Dust- Construction

31. 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 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).

Lighting

32. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

- i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)
- ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors. All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

Where required, the mitigation scheme shall be carried out as approved and retained as such.

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

EV Charging Scheme

33. Prior to occupation, no development hereby approved shall be occupied until a residential dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate:
- i. Dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to serve a minimum of 50% of the approved communal parking spaces.
 - ii. 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.

The approved scheme shall be fully installed before the development is occupied and retained as such.

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).

Joinery Details

34. All new joinery, including window frames, shall be recessed at least 50 mm back from the face of the wall/facade of the building. Details of the means of finishing of the 'reveal' are to be submitted to and approved in writing by the Local Planning Authority prior to installation of new joinery. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

Window Details

35. No proposed new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

Details of Glazing and Roofing

36. No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been 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 avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

Sample of Roof Materials

37. No roofs shall be constructed until a sample of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to and approved in writing by the Local Planning Authority. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

Dormer Details

38. No dormers shall be constructed until full details, at a scale of 1:20, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. The dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62)

39. The proposed residential accommodation shall only be occupied by persons associated with their primary study at Tyndale House and for individual periods of no longer than 6 months in any calendar year.

Reason: To ensure that the accommodation is used as intended in the interests of the amenity of future occupants.

Informatives:

Cooling

1. Where an element of cooling is required to supplement passive design measures, the approach taken must prioritise the lowest carbon/energy option, where possible utilising plant already included as part of the approved proposals. Where additional plant is required, the relevant permissions shall be sought from the local planning authority prior to installation.

Used Water Network

2. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
3. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
4. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
5. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Bird Strikes

6. Consideration is required to be made to the risk of bird strikes on the glazed elements and appropriate glazing specified to minimise these are required for the rear element of the development.

Public Highway

7. 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.

Environmental Health

8. 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

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

**Letter to the Planners from the Leadership of Tyndale House
in support of their planning application**

What is Tyndale House?

Tyndale House is a charity which has operated as an international research institute from our property in Selwyn Gardens, Cambridge, for the past seventy-eight years. It serves those working in biblical scholarship or related disciplines at a postgraduate or higher level from around the world, as well as engaging with the public to help them understand the Bible.

We seek to bring together academic rigour with a deep spiritual commitment to live out our lives together as a Christian community, which serves the Church and the wider world. Since our foundation in 1944, several hundred scholars have completed PhDs on our site using our facilities to support their studies.

Tyndale House has a global reputation for research excellence and houses one of the most significant library collections for biblical studies in the world, staffed by highly trained professional librarians. It contains around 47,000 volumes covering all subjects associated with the language, culture and manuscripts of the Bible.

Our site is ideally located five minutes' walk from Cambridge University Divinity Faculty and eight minutes' walk from Cambridge University Library. This proximity brings a synergy for scholars who can benefit from both our facilities and those of the University, and are able to contribute to the research activities of both institutions. There is also a vibrant Christian faith community within Cambridge and members of our community value this highly and seek to contribute to it.

We are intentional about creating a social environment that fosters lasting relationships between academics from across the globe and facilitate this by providing temporary accommodation for single scholars in twelve ensuite bedrooms above the existing library. We are also determined that lack of money should never prevent the best researchers from the Majority World accessing excellent materials. Our International Scholars Programme enables us to nurture academics who could not otherwise afford to study in the West. We subsidise all academic visitors who use our resources but we particularly target grants to support non-Western scholars. We are committed to religious freedom and particularly welcome scholars from parts of the world where they face marginalisation and persecution for their beliefs.

Tyndale House delivers in-house academic programmes through which we research the history, language and context of the Bible. We also publish a specialist academic journal with an international readership, technical books for academics and run conferences, colloquia and other events. Our most notable recent publication has been the Tyndale House Greek New Testament which has been published in the UK by Cambridge University Press and by Crossway in the United States. Our publications have contributed to the intellectual life of the Church for over seventy-five years and we have produced many notable biblical scholars and church leaders.

We want to enable all those who read the Bible to understand and appreciate it more. To this end we produce a magazine, podcasts and video clips aimed at the general public and also offer public lectures and similar events.

Issues with our Current Residential and Library Building

Our existing library building was built in 1956, sixty-six years ago, and is inadequate for our current needs in many respects.

The library is cramped with not enough space for shelves and study carrels (desks). The study carrels with windows have light, but the rest of the library is dark. It is draughty and cold in the winter and stuffy and hot in the summer. Put simply, it is not conducive to work.

Research, both by those in the library and of course those away from the library, increasingly relies upon digital resources. The existing building does not have the digital infrastructure to allow this either in terms of cabling or storage. Those working in biblical scholarship are increasingly wishing to access collections of biblical manuscripts electronically and require large monitors in order to scrutinise the minute details of digital images. The study carrels within our libraries do not provide sufficient space and the infrastructure within the library does not exist for the necessary IT equipment required to allow them to carry out their work in an efficient way.

The library was designed to meet the needs of scholars who worked in a very different way from that which is currently required. In the past scholars worked largely in isolation. Scholars now wish to work collaboratively and increasingly work internationally. This collaborative working, with the ability to share knowledge and build relationships, is of fundamental importance. Our current building is not configured to support this type of work as there are no spaces where scholars can meet together in the building and no space nor infrastructure to allow meetings to take place online (which would minimise the need for travel and reduce the environmental impact of our research).

Our predecessors left us an outstanding collection of books on biblical scholarship which has an international reputation. We are committed to preserving, maintaining and growing our collection of hard copy resources for future generations. However, we ran out of space a number of years ago and we can only add a limited number of titles per year. We have missed out on a number of opportunities to receive donations of collections of books from the estates of notable scholars due to a lack of shelf space. If we are to offer a legacy to future generations we will need additional space for book storage.

We also require specialist storage space with a temperature and humidity-controlled environment to preserve our unique collection of rare manuscripts, books and other biblical artefacts to further our research. We currently do not have such a facility. We also need to improve fire protection in case a disaster should strike. Whilst we want to improve the quality of the library, we are not proposing to increase the quantity of scholars using it.

In addition to the changing needs of our scholars, we have become an independent charity in 2015. One of our aims as a charity is to communicate our research to benefit the general public. We currently host colloquia and conferences for academics and the general public. However, our current meeting spaces are unwelcoming in many respects. Our primary concern is that we are not able to host disabled visitors. Our current meeting room is poorly ventilated and insulated which makes it unpleasantly hot in the summer months and cold in the winter months. Because of the window arrangements we are not able to use the room for multi-media presentations. Moreover, as the meeting space is on the first floor and we have no lifts or ramps to enable wheel chair users to access this room. We would like a facility which has more capacity for the general public and which can receive disabled visitors. We would also like to easily live stream presentations and to offer interactive events for scholars dialling in remotely from across the world.

We welcome scholars from across the world, with a particular focus on scholars from the poorest parts of the world and those where religious persecution prevents biblical study. To enable this we provide single occupancy residential accommodation. However, it is only suitable for short-term visits as they are very cramped and provide little shared cooking or social space. We would like a purpose-built facility which would enable scholars to stay on site for several months at a time, sharing in community life with adequate space to cook and socialise together. Again, whilst we want to improve the quality of the accommodation, we are not proposing to increase the quantity of accommodation (there are 12 existing rooms and 10 proposed rooms).

Aspirations for our New Building

Our ambition is to create a beautiful building which will serve the needs of our charity for at least another 75 years. We are aware of our environmental responsibilities and wish to have a building which is constructed to save energy and reduce our carbon footprint. We would want to enhance the street scene and build something which complements our 1908 building. The building will be designed to tell some of the story of our endeavours. We want to make a statement that although biblical study is rooted in the past we are aware of our place in the current culture and employ cutting edge technology and research, bringing together traditional materials with current architectural priorities.

We aspire to have a library which is both functional and aesthetically pleasing, creating a suitable setting for our unique collection, whilst providing quiet and productive workspaces for readers and allowing them to benefit from technological resources to support their research. To the rear of the building, we want it to engage with our gardens and to create a sense of light and space.

Because collaborative work is at the heart of all that we do, community life is important to us and as Christians, prayer and worship infuses all our endeavours. We wish to create an internal environment where there is space for a shared community life, for those working here regularly and for the visiting public, but also space for individual reflection and prayer. Beauty is important to us as we believe that this glorifies God and we would want to pay careful attention to creating rooms furnished with high quality materials which will stand the test of time.

August 2023

Simon Sykes
Vice Principle for Operations and Partnerships

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Agenda Item 7



Planning Committee Date	27 th March 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03068/FUL
Site	163 - 167 Mill Road, Cambridge
Ward / Parish	Romsey
Proposal	Refurbishment of the building including internal slab openings with steel framing, roof replacement and raising the flat roof finish height, parapet works, new plant, substation, external alterations and temporary removal of shopfront to facilitate MRI installation (first phase).
Applicant	Moor Park Capital Next Gen Limited
Presenting Officer	Phoebe Carter
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Noise
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the refurbishment of the building including internal slab openings with steel framing, roof replacement, new plant, substation, external alterations and temporary removal of shopfront to facilitate MRI installation (first phase).
- 1.2 The use of the building is to be retained as Use Class E, which allows for medical and research use. The existing building is a two storey flat roof 1970's infill building within the Conservation Area.
- 1.3 Minor alterations are proposed to the external fabric of the building for upkeep and to improve the thermal efficiency of the building. To facilitate the MRI installation, substation and plant are required to be installed both within the car park and to the rooftop. Supporting Noise Impact Assessment Reports have been submitted to ensure that the proposed amenity impact is considered acceptable.
- 1.4 The plant design on the roof top has been amended to reduce the impact from the surrounding views by setting the plant off the elevations of the building. As a result of this the proposal is considered to preserve the character and appearance of the Conservation Area and the character and appearance of the wider area.
- 1.5 The proposed development would be sited in a highly sustainable and accessible location and the level of car parking, which is compliant with the maximum car parking standards of the Local Plan, is considered to ensure that no harm would arise in terms of highways impact and localised parking pressure.
- 1.6 The application is being brought back to planning committee following a deferral on the 10th January 2024. Additional supporting information has been provided regarding noise which has been consulted on. Appendix 1 includes an operational statement submitted by the applicants setting out the intended use of the facility.
- 1.7 Officers recommend that the Planning Committee **APPROVE** subject to conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1	
Building of Local Interest		Green Belt	
Opportunity Area	X	Protected Open Space	

Scheduled Ancient Monument		Controlled Parking Zone	X
Local Neighbourhood and District Centre	X	Article 4 Direction	

*X indicates relevance

- 2.1 The site is approx. 0.07 hectares fronting Mill Road, with a vehicular access accessed off Sedgwick Street. The building is a 1970s flat roofed infill building between Victorian two-storey buildings. The unit, currently vacant, is formed of a commercial unit on the ground floor and offices on the first floor. To the rear of the building is a car park.
- 2.2 To the north of the site, bordering the car park, are residential properties of nos.2a, b, and c Sedgwick Street (Use Class C3); to the east No. 169 is comprised of an estate agent (Use Class E) on the ground floor and a residential property at the first floor; and to the west is a Laundrette (Use Class Sui Generis) and a residential flat at first floor.

3.0 The Proposal

- 3.1 Planning permission is sought for the refurbishment of the building including internal slab openings with steel framing, roof replacement and raising the flat roof finish height, parapet works, new plant, external alterations and temporary removal of shopfront to facilitate MRI installation (first phase).
- 3.2 The application proposes:
- Provision of roof top plant;
 - Rearrangement to car parking;
 - Generator;
 - Re-roofing the property – raising height;
 - Replacement of windows to property;
 - Replacement entrance to the building;
 - Internal alterations and structural works to facilitate MRI scanner; and
 - Alterations to the façade.
- 3.3 The application has been amended to address representations and further consultations have been carried out as appropriate. The application amendments include:
- Cycle store with Green Roof and cycle parking to the frontage;
 - Removal of Generator;
 - Alterations of roof – no alterations to the façade;
 - Plant altered for improved acoustic properties;
 - EV Charging points; and
 - Alterations to parking.

3.4 The application is accompanied by the following supporting reports which have been amended as indicated:

- Design and Access Statement – dated 31/10/2023
- Noise Impact Assessment – Ref 230248 163-167 Mill Road Rev C
- Sustainability Statement – Ref 230248 163-167 Mill Road Rev C

4.0 Relevant Site History

Reference	Description	Outcome
21/03622/PRI03O	Prior approval for change of use from offices (Class B1 (a)) to 4 No. dwellinghouses (Class C3)	Prior Approval Given
20/02057/PRI03O	Prior Approval notification of proposed change of use from B1(a) (offices) to Class C3 (dwellinghouses) to 4 flats.	Prior Approval Refused – Dismissed at Appeal
19/1628/B1C3	Prior Approval notification of proposed change of use of first floor office - B1(a)(Office) to Class C3 (dwellinghouses) to create 4 No. flats.	Prior Approval Refused
14/0963/ADV	Rebranding of Tesco Express retail unit: 2 No. fascia, 1 projecting sign and 10 other signs	Permitted
08/0794/FUL	Installation of plant installation equipment and development ancillary thereto.	Refused – Appeal Withdrawn
08/0099/FUL	Erection of single storey rear extension and installation of plant.	Refused – Appeal Dismissed
08/0098/FUL	Installation of new shopfront including ATM unit.	Permitted
07/0811/FUL	Erection of single storey rear extension and installation of plant.	Non-Determination Appeal – Appeal Dismissed
07/0810/FUL	Installation of new shopfront including ATM Unit.	Non-Determination Appeal –

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Equalities Act 2010
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
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 6: Hierarchy of centres and retail capacity
Policy 24: Mill Road Opportunity Area
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 34: Light Pollution Control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 40: Development and expansion of business space
Policy 41: Protection of business space
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 64: Shopfronts, signage and shop security measures
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 71: Protection of priority species and habitats
Policy 72: Development and change of use in district, local and neighbourhood centres
Policy 75: Healthcare 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

5.4 Other Guidance

Mill Road Conservation Area Appraisal (2011)

6.0 Consultations

6.1 Conservation Officer – No Objection

6.2 Original Comment – Objection

6.3 The proposal fails to preserve the character and appearance of Mill Road and it will lead to a moderate less than substantial harm to the significance of the heritage asset.

6.4 The proposal raises the roof and introduces a plant enclosure which is set back from the front parapet. This will impact on views from Mill Road and the proportions of the elevation.

6.5 The raised ridge height and plant enclosure will make the rear and side elevations visually dominant.

6.6 Amendment – No Objection subject to agreement of materials.

6.7 The roofline is now proposed to be retained and the plant enclosure is in two parts with a lower section set back from the edge and a smaller taller section. These alterations will reduce the impact of the roof on wider views.

6.8 Subject to conditions regarding non masonry walling systems and details of materials and colour of the screening of the plant the amended proposal will preserve the character of the conservation area.

6.9 County Highways Development Management – No Objection

6.10 Original Comment – Objection

6.11 Object to utilising the forecourt area for parking during the construction phase. If removed the development would be acceptable subject to conditions.

6.12 Amendment – No Objection as temporary parking removed.

6.13 The development proposed is acceptable subject to the imposition of conditions regarding a Traffic Management Plan (TMP), Construction hours for vehicles over 7.5t. An informative regarding works to the Public Highway is also recommended.

6.14 Environmental Health – No Objection

6.15 Original Comments – Additional information required.

6.16 Clarity required on the contoured output and provision of further detail and assessment of noise in accordance with standard requirements for the external plant and substation.

6.17 Amendment – No objection

6.18 The development is acceptable subject to conditions regarding construction hours, plant noise compliance, artificial lighting and operational servicing.

6.19 Amendment – No objection

6.20 The development is acceptable. Additional conditions have been recommended, to those listed above, for plant noise – post completion testing to ensure that the proposal accords with the Noise Assessment provided and hours of use.

6.21 Senior Sustainability Officer – No Objection

6.22 The proposals do not trigger the requirements related to construction standards set out in policy 28 of the Cambridge Local Plan as the scheme relates to the refurbishment of an existing building. Nevertheless, a number of sustainability measures have been incorporated into the proposals which are welcomed.

6.23 Sustainable Drainage Officer – No Objection

6.24 The development proposed is acceptable subject to the imposition of conditions regards disposal of surface and foul water drainage.

7.0 Third Party Representations

7.1 42 representations have been received.

7.2 Those in objection, including CamCycle, have raised the following issues:

- Principle of development
- Proposed use of R&D facility and MRI clinic incongruous in shopping area
- Light industrial not a suitable use in a residential area
- Work doesn't relate to the community
- Permission of flats more appropriate at first floor
- Character, appearance and scale impacts
- Adverse impact on character of the area (independent shops)
- Density and overdevelopment of the site

- Heritage impacts – Impact of raised roof
- Building will diminish appearance and character of Mill Road
- Residential amenity impact - noise and disturbance
- Will noise impact report change with Mill Road Bridge Closure?
- Baseline measurement taken too high
- Generator not included within Noise Impact Assessment
- Substation should not be on residential boundary
- Potential for Nuclear MRI in the future
- Are MRI scanners safe in residential areas
- How will emergency access/disability access be handled
- Property is documented within the Noise Impact Assessment form but not consulted on
- No proposal to improve landscape environment/Biodiversity
- Should be a green roof if fully replacing
- Safety concerns with MRI Scanner
- Impact on utilities (water/electricity)
- Construction impacts
- Should not include Saturday work in a residential neighbourhood
- Applicant should be aware of previous planning conditions restricting deliveries
- Impact on telecommunications being affected
- Traffic generation
- Car parking and parking stress
- Loss of parking facility issue with people driving to the centre
- Cycle parking provision – none provided on site
- Issue with Bush Car Parking Spaces on Mill Road
- Building work already being carried out on site
- Waste disposal
- Future Ownership unclear

7.3 An additional 41 have written in following the amendment. All comments as the initial comments with the addition of the following points:

- Noise Impacts
- impacts the vitality and viability of Mill Road (Policy 24)
- Room functions and uses not indicated
- Should be a community use

7.4 Following the consultation on the additional information provided an additional 8 comments were received regarding the following information:

- Noise impact
- Theoretical data
- No accurate baseline of background noise
- Theoretical post completion condition
- Siting of facility
- No specification details provided on type of MRI scanner
- No site visit to alternative facilities
- Hours of opening
- Traffic Generation

8.0 Member Representations

8.1 Cllr Baigent has made a representation objecting to the application on the following grounds:

- Structural changes to building
- Residential Amenity Impact – Noise and disturbance due to plant

9.0 Petition

9.1 A petition has been submitted with 172 signatures objecting to the application on the following grounds:

- Use of the building as an MRI Clinic

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 2 of the Cambridge Local Plan 2018 states that the overall development strategy is for employment to be focused in urban areas, areas of major change, Opportunity Areas and the City Centre to ensure sufficient land is available for new jobs, The proposal would contribute to employment land and thus would be compliant with policy 2.

10.3 Policy 6 of the Cambridge Local Plan sets out the hierarchy of centres and retail capacity. The policy sets out that development should contribute to the vitality and viability of the centre, and should be appropriate to the scale, character and function of the centre. Given the proposed use, falling within Use Class E, it is considered that the use would be appropriate. In addition, the proposal would not amalgamate any additional units and therefore considered not to harm the vitality or viability of the centre. The proposal is therefore considered in accordance with Policy 6.

10.4 The application site falls within the Mill Road Opportunity Area (Policy 24). The proposal would not amalgamate any units. The proposal is reinstating the street frontage of the building which is supported. Whilst the proposal is not including any improvements to the streetscape and public realm within the application overall, the proposal is considered acceptable in relation to the aims and objective of Policy 24 of the Local Plan (2018).

10.5 The application site falls within the Mill Road District Centre. Policy 72 outlines the uses acceptable in Local, District and Neighbourhood Centres and permits the change of use to centre uses provided the vitality, viability and diversity of the centre is maintained or enhanced. Policy 72 continues to state inappropriate uses in designated centres at ground floor, which

include former B1 (office), B1(light industrial). However, in September 2020 the government changed The Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020 which created Class E (Commercial, Business and Services) which comprised the former B1(a) (office), B1(b) (Research and Development), B1(c) (Light Industrial) and D1 (Doctors, Clinics and Health Centres).

10.6 The proposal is intending on utilising an existing unit and would not be joining together any additional units and therefore is not considered to alter the vitality of the area. A change of use would not be required to an MRI facility and officers are unable to assess the change of use of the building. Therefore, the proposal, by virtue of the Use Class, would not be considered an inappropriate use in a designated centre.

10.7 Policy 75 states new or enhanced healthcare facilities will be permitted if:
a. the scale, range, quality and accessibility of healthcare facilities would be improved; b. they are located in the area they are expected to serve; and c. where possible and appropriate they are co-located with complementary services. With respect to policy 75, the proposed facility provides improvements to the range, and accessibility of health services and the need is considered to have been demonstrated.

10.8 The principle of the development is acceptable and in accordance with policies 2, 6, 24, 72 and 75.

10.9 Design, Layout, Scale and Landscaping

10.10 Policies 55, 56 and 58 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.

10.11 The proposal is for the conversion of a 1970's commercial property to an MRI centre which fronts Mill Road. The rear of the site is a car park which is accessed off Sedgwick Street. The site sits within the Mill Road Conservation Area which is characterised by an eclectic mix of commercial and residential properties interspersed with institutional buildings and churches. The majority of properties are two storeys brick buildings dating from the mid to late 19th Century with some later infills.

10.12 No. 163-167 is a 1970's infill two storey building with a flat roof. It sits adjacent to no.161 which features as a positive unlisted building within the conservation area appraisal. The building has a modern shopfront at ground floor which is currently a commercial unit (falling under Class E) with offices at first floor. It is noted that the first floor offices have a Prior Approval consent for the conversion to four flats under application 21/03622/PRI03O. However, this has not been implemented and therefore the use of the first floor still falls under Class E.

10.13 The application proposes to convert the building with minimal alterations to the existing facades with the replacement of the existing single glazed

windows with replacement fenestrations of a similar design. To the rear of the building five windows and doors are proposed to be infilled with brickwork and new doors created at ground floor. In addition, at first floor a new door and louvre is proposed to allow for the repositioning of the fire escape. The proposed changes are required as a reflection of the internal changes to the building. Overall, the proposal will improve the energy efficiency of the building and would have a minimal impact on the street-scene.

- 10.14 The roof design has been altered to ensure that the proposal would not alter the parapet height of the building as Officers were concerned that this would impact the proportions of the building. As the proposal is for the replacement roof membrane and ply deck this would be considered as a repair and upkeep and would fall within permitted development.
- 10.15 Roof mounted plant is proposed to accommodate the MRI scanner. The plant has been set back from the parapet of the roof from the Mill Road Elevation by 2 metres and is comprised of a lower section with a taller section in the centre of the roof, set 5.3 metres off the front elevation. The plant is proposed to be screened by louvres. The height of the plant is set below the neighbouring properties ridge height at a height of 1 metre and 2 metres above the parapet respectively. A section has been provided showing the visibility of the plant from the far side of Mill Road. Given the height and set back there would be limited visibility of the plant from the main road. The site is highly visible from the rear elevation with Sedgwick Street. The plant is set closer to the edge of the roof on the rear elevation, 0.7 metre with the central section 2.8 metres from the edge of the building. Whilst the plant will be visible in views from Sedgwick Street the retention of the existing roofline and the set back of the central section would reduce the impact of the roof on these views. By altering the design of the plant the visual impact of the development from the wider views has been reduced and the addition of the plant is not considered to be harmful to the character and appearance of the building and streetscene.
- 10.16 Fronting the highway the application proposes a timber cycle store and bin store with a green roof. The store measures 4.5 metres in width and is 2.25 metres in height. The proposed store will enclose the part of the existing entrance improving the street scene on Sedgwick Street.
- 10.17 Within the rear car park the application proposes the installation of a High Voltage Sub-station in the north east corner, measuring 4.25m x 3.6 metres and approximately 2.4 metres in height. Given the siting, the substation would have minimal visibility as it is proposed behind the existing cycle store which would prevent longer views. A new external plant is proposed in the rear car park, in the south east corner, measuring approximately 5 metres x 5.8 metres. The enclosure is proposed in tongue and groove timber acoustic fencing to the external plant measuring approximately 3 metres in height. The proposed enclosure is considered acceptable and would have minimal visibility from the streetscene.

- 10.18 Objections have been received regarding the proposed overdevelopment of the site in terms of the density of the development. A reduction to the on site car parking is proposed on the site to accommodate the plant and cycle stores however it is considered that the proposal would still allow for on site car parking and a satisfactory level of external space is retained. The existing building is not being extended to provide any additional floorspace. The plant to the roof, whilst increasing the mass of the building, is not considered in this instance to be overdevelopment the site.
- 10.19 With respect to inclusive design, the proposal would involve the building being used to treat people with disabilities as well as the less mobile and elderly. A disabled parking space is proposed to the rear and level access is proposed to the building. Whilst only an indicative layout has been provided, the design and access statement sets out that changing and accessible WC would be provided with sufficient corridor widths. Whilst the layout does not show details these would be required by Building Control Regulations.
- 10.20 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56,58 and 64 and the NPPF.

10.21 Heritage Assets

- 10.22 The application falls with the Mill Road Conservation Area.
- 10.23 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.24 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.
- 10.25 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.
- 10.26 The replacement roof is no longer being raised in height and the proportions of the existing façade will remain. The plant, to the roof of the building, has a lower section set back from the parapet with a smaller tall section in the centre of the roof. Whilst the plant will be visible from Sedgwick Street, it is considered that the views from Mill Road would be minimal. The proposal would be set lower than the ridge height of Nos. 163 and 169 Mill Road which have pitched roofs. The proposed materials for the screen have been altered to RAL9002 (Grey White) which would

remove the Conservation Officers objection. Given the set back and the retention of the existing roof height it is considered that amendments have reduced the visual impact of the development of the character of the Conservation Area.

- 10.27 To the rear of the building, the amendment has ensured that the existing window pattern is to be mainly retained. In addition, the larger openings have been reduced. Following additional information regarding the colour of the brick work (Aroma) the Conservation Officer is satisfied that the visual impact of the proposal would not harm the character or appearance of the Conservation Area overall would preserve the character of the conservation area.
- 10.28 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 or the setting of listed buildings. 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.

10.29 Carbon Reduction and Sustainable Design

- 10.30 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.
- 10.31 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.
- 10.32 The application is supported by a Sustainability Report which sets out that the building is proposing the following:
- Improvements to the energy efficiency and carbon performance of the building, following the energy hierarchy. Air source heat pumps are proposed for heating;
 - Inclusion of low flow fixtures and fittings to all new toilets;
 - Provision of electric vehicle charge points to the car park; and
 - Provision of a Green Roof on the cycle store.
- 10.33 The Council's Sustainability Officer has assessed the report submitted and the proposal does not trigger the requirements related to construction standards as set out in Policy 28 of the Cambridge Local Plan.

10.34 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection as the proposal does not trigger the requirements related to construction standards as set out in Policy 28 of the Local Plan.

10.35 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.

10.36 Biodiversity

10.37 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.

10.38 As the proposal is for the refurbishment of an existing building a biodiversity enhancement is not required to be achieved.

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

10.40 Water Management and Flood Risk

10.41 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paragraphs 165 - 174 of the NPPF are relevant.

10.42 The Council's Sustainable Drainage Engineer has advised that the proposal is acceptable subject to a surface and foul water condition. As part of the amendment the applicant provided an existing and proposed surface and foul water drainage plans. Given that the proposal is intending on utilising the existing foul and surface water drains, Officers consider that the applicants have suitably addressed the issues of water management, and subject to a compliance condition the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.43 Highway Safety and Transport Impacts

10.44 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.

- 10.45 Paragraph 115 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.
- 10.46 Local residents have expressed concerns regarding the impact of the intensification of vehicular movements and potential drop-off points. The car park is to be retained and the access would be as existing, off Sedgwick Street, which is a two way street up until the access of the car park. The car park is proposing a barrier, with intercom system, which would allow cars to wait off the public highway.
- 10.47 The application has been subject to formal consultation with the Local Highways Authority, who raise no objection.
- 10.48 Subject to conditions, the proposal accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.49 Cycle and Car Parking Provision

10.50 Cycle Parking

10.51 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. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

10.52 The application proposes 10 covered, secure cycle spaces accessed from the car park and 10 cycle spaces (5 Sheffield stands) to the front of the unit on Mill Road. Clinics and Surgeries, outside of a controlled parking zone, are required to provide 2 spaces for every 5 members of staff, plus 2 short stay spaces per consulting room. Offices and General industry are required to provide 2 spaces for every 5 members of staff/1 space per 3 members of staff or 1 per 30 sq metres 1 space per 30sq m Gross Floor Area and visitor parking on merit. Given the size of the proposed use at the site the provision of staff and visitor cycle parking is considered in accordance with the policy. A condition would be added to any permission granted to ensure that the cycle parking is installed prior to occupation of the building.

10.53 Car parking

10.54 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 controlled parking zone a Clinic should provide up to 1 space for every professional member of staff plus

up to 2 spaces per consulting room. For offices up to 1 space per 40sq metres of Gross Floor Area, including a disabled car parking space. The proposal provides 6 car parking spaces and 1 disabled space.

- 10.55 The proposed provision of car parking spaces is below the maximum standards, however, the application is not increasing the floorspace and the spaces are limited to the existing rear amenity space. Appendix L sets out that the appropriate number will vary with the size, nature and location of the development and the accessibility of the local area. The site is located in a highly accessible district centre with easy access to bus services and the train station. Given the siting, Officers consider that the proposed development would have no adverse parking or transport impacts an appropriate level of car parking has been provided in this instance.
- 10.56 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point 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. The proposed sustainability report sets out the provision of EV Charging points in accordance with the SPD.
- 10.57 Subject to condition, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.58 Amenity

- 10.59 Policy 35 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.
- 10.60 Neighbouring Properties
- 10.61 To the north of the site, bordering the car park, are residential properties of nos.2a, b, and c Sedgwick Street (Use Class C3) with a blank gable wall; to the east, No. 169 is comprised of an estate agent (Use Class E) on the ground floor and a residential property at the first floor; and to the west is a Laundrette (Use Class Sui Generis) and a residential flat at first floor.
- 10.62 The amendment to the application has removed the increase in the parapet roof height. The roof is to be maintained at the current level. The proposal includes the addition of plant on the roof. The plant would be sited between the roofs of the adjacent buildings. Due to the siting of the plant, it is not considered to give rise to any harm in regards to overlooking, loss of light or overbearing impacts.

- 10.63 The windows on the first floor of the building are remaining and it is not considered that the proposal would lead to any increase in overlooking impacts.
- 10.64 Construction and Environmental Impacts
- 10.65 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.
- 10.66 Officers note that a significant number of comments have been received regarding the noise impact of the proposed plant in a residential neighbourhood.
- 10.67 The Council's Environmental Health team have assessed the application and reviewed the revised acoustic assessment (163-167 Mill Road Cambridge Noise Impact Assessment, Version 2, Ref 2330248 (CPW, 24/10/2023), Noise Impact Assessment Non-Technical Summary and an Operational Statement. A revised site plan has also been provided showing that the generator has been removed.
- 10.68 Objections have been raised in relation to the potential impact that the closure of Mill Road Bridge, potentially reducing traffic movements along Mill Road, could have on the noise levels accounted for within the Noise Impact Assessment. Officers note the comments, however, there is currently no date for the closure of the Mill Road Bridge. The data collection for the Noise Impact Assessment can only assess the data at the time of collection, as set out within the report.
- 10.69 The assessment sets out the noise levels from the proposed items of plant to the site boundaries. The cumulative noise levels from all plant have been forecast at the site boundaries and are shown to be below the existing background noise levels by day and by night which has been evidenced in Figures 5.3 – 5.8 of the assessment. In addition, details of the noise mitigation /attenuation required have been included within the assessment. A non-technical summary accords with/back up the original acoustic assessment provided.
- 10.70 In conclusion, the Environmental Health Officers are satisfied that the details within the updated acoustic assessment have addressed the original concerns and they are in position to support the application, and that neighbouring occupants would not be subject to adverse levels of noise from the proposed plant serving the development.
- 10.71 The Environmental Health Officers acknowledge and understand the noise concerns raised by residents. A condition is recommended to ensure compliance with the measures set out within the Noise Impact

Assessment submitted and supporting non-technical summary. In addition, a post-completion noise testing condition is recommended. This would ensure that the plant, including all mitigation measures, operates in accordance with the approved details (including the day-time and night-time assessments) as a precautionary approach. Subsequently, it is considered that the proposal, subject to the conditions, would accord with Policy 35 of the Local Plan.

- 10.72 Details have been provided regarding the proposed opening hours of the MRI Clinic, 8am to 8pm daily. The Environmental Health Officers consider this to be reasonable and late evening or night time access to the facility. Whilst some plant will need to operate 24hrs, this is accounted for and separated within the acoustic assessment and is considered normal practice on premises where there may be requirements for air handling 24/7. Bespoke noise assessments have been recommended set out above. The opening hours of the current clinic are reduced from the opening hours of the existing unit.
- 10.73 A collection and deliveries condition has been recommended during the operational phase of the development. Officers consider that this condition is necessary to protect the amenity properties in accordance with Policy 35 of the Cambridge Local Plan 2018.
- 10.74 To ensure that any external lighting does not impact adjacent neighbours it is recommended that a condition is attached to details are provided prior to occupation of the building to accord with Policy 34 of the Cambridge Local Plan 2018
- 10.75 Summary
- 10.76 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 34, 35 and 58, subject to conditions.

10.77 Third Party Representations

- 10.78 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
Principle of Development/Use of building	As set out within the assessment, the change of use of the building is acceptable in this location given that the building use would fall under the existing Use Class (Class E).
Green Roof	The application is not proposing an extension to the existing building and is repairing the existing roof. The Local Plan does not require existing roofs to be altered to a Green Roof.

MRI Scanners in Residential Areas	The agent has provided examples of MRI scanners close to residential areas. The installation of the scanner will be to the manufactures and government guidance. Planning Permission to change the equipment (Nuclear MRI scanner) would not be required as the use of the building falls under Use Class E. Any instalment would be in accordance with national guidance.
Consultation	Officers note comments regarding the consultation of the application. The consultation was carried out in accordance with the Development Management Procedure Order 2015 and the Local Planning Authorities Statement of Community Involvement 2023. As the application falls within a Conservation Area the application was also subject to a site notice and press notice.
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.
Building work starting prior to planning permission	As the application is not relating to a change of use internal alterations to the building can take place prior to Planning Permission being granted. In addition, alterations and repairs to a building, such as replacement windows and roof repairs, can be carried out without Planning Permission.
Construction	Disruption during the construction process would be controlled and managed by way of the Traffic Management Plan recommended by the Local Highway Authority and the construction/demolition conditions recommended by Environmental Health. Whilst it is a residential area it is not considered unreasonable for construction work to be carried out on a Saturday in accordance with the conditions.
Delivery Conditions	The application would override conditions attached to the previous application in regard to deliveries.
Ownership	Some details of the proposed ownership is within the Design and Access Statement. The future ownership of the application is not required to be provided as part of the application.

Impact on telecommunications	The proposal would be installed in accordance with the guidance provided. It is not considered that the proposal would impact telecommunications.
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10.79 Other Matters

10.80 Bins

10.81 Policy 58 requires refuse and recycling to be successfully integrated into proposals.

10.82 Bin storage provision is to be provided within the rear amenity area of the site, adjacent to the proposed cycle store. The proposals show that bins are capable of being dragged out to the public highway for collection and work functionally but a condition has been recommended to ensure this.

10.83 The proposal would be in accordance within the RECAP waste guidelines and would be compliant with the Cambridge Local Plan 2018 policy 58 subject to condition.

10.84 Planning Balance

10.85 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).

10.86 Summary of harm

10.87 To support the MRI scanning facility a significant amount of plant is required to be installed to ensure the safe running of the equipment, altering the roofscape of the streetscene within the Conservation Area and introducing plant within a residential area.

10.88 Summary of benefits

10.89 The use of the building would provide a medical facility for use by the wider facility with links to the Addenbrookes Hospital which would add to the range and availability of medical facilities. This type of use is supported in District Centres by Local Plan (2018) Policy 75.

10.90 The proposal has been amended to address concerns initially raised regarding the impact on the heritage asset of the Conservation Area. The proposed development is considered to preserve the character and appearance of the Conservation Area.

10.91 Through noise assessment reports, it has been demonstrated that the introduction of the proposed plant would not harm the amenity of any nearby occupiers subject to a condition.

10.92 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 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 demolition or construction works shall commence on site until a traffic management plan (TMP) has been submitted to and agreed in writing with the Planning Authority. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway where practical)
- 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 (all loading and unloading shall be undertaken off the adopted public highway where practical)
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: in the interests of highway safety in accordance with Policy 81 of the Local Plan 2018

4 No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been

submitted to and approved in writing by the local planning authority. The assessment shall include the following:

- (i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)
- (ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the 'Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded)'.

The scheme shall be carried out 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: artificial light / light nuisance)

- 5 No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been 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 avoid harm to the Conservation Area. (Cambridge Local Plan 2018, policy 61).

- 6 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).

- 7 The plant / equipment as approved shall be installed and operated in accordance with the principles, design and specifications (including operational noise levels, attenuation / mitigation and the results of the BS4142-type assessment) contained within the submitted document "163-167 Mill Road, Cambridge; "Noise Impact Assessment", Version 2, Ref 230248 (CPW, 24/10/2023)".

The plant / equipment and the mitigation as approved shall be maintained and retained thereafter.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

- 8 Demolition or construction vehicles over 7.5t shall only service the site between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: in the interests of highway safety in accordance with Policy 81 of the Cambridge Local Plan 2018

- 9 All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the following hours:

Monday - Friday: 07:00hrs - 22:00hrs

Saturdays: 08:00hrs - 20:00hrs

Sundays and Bank Holidays: 09:00hrs - 19:00hrs

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

- 10 The proposed development shall be constructed and maintained in accordance with the submitted within the Design and Access Statement Appendix D: Proposed Drainage Layout, Drawing No. 230313-CON-XX-00-DR-C-1000 rev C02 by Conisbee Utilities Underground Survey and Drawing No. RS-2238 phase No. 1, rev 0 by Rigour Survey.

Reason: To reduce the risk of flooding to the proposed development and future occupants Cambridge Local Plan (2018) Policy 31 and 32.

- 11 The bin and bike stores and visitor cycle parking associated with the proposed development shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter.

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 58 and 82).

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Operational statement: MRI Clinic, Mill Road

The clinic is a facility provided to serve the community and local area, in close proximity to Addenbrooke's. There are currently no other clinics in Cambridge outside Addenbrooke's where a person experiencing pain or with medical symptoms can go to have an MRI scan.

MRI scanning is safe, painless and non-invasive, used to provide advanced imaging into joints, muscles, bone marrow, blood vessels and organs such as the brain and heart, as well as other body structures. The clinic will provide additional services in the area and will contract with the NHS to continue the patient journey, helping to reduce waiting times and alleviating some of the painful waiting for users. This is one of the fastest growing diagnostic methodologies required for patients, dealing especially with an ageing population, which will be crucial to the health of the nation in the post-60-year-old generation.

We anticipate that some patients will wish to book directly through the website of the clinic, when an ailment or affliction presents, and therefore be able to turn up directly at an appointment time. Others will be referred via doctors' surgeries, PCTs or the hospital itself. It is not envisaged that ambulances will bring patients from the hospital, nor will anaesthetised patients be scanned at this facility.

On arrival, a patient will be registered, and records checked. After this, a patient will be pre-examined, as certain patients cannot undergo an MRI process, such as those with artificial cardiac pacemakers. Each procedure is likely to take 15 - 30 minutes, although longer scans will be provided as required.

Means of arrival – our experience suggests that most people are taken by car and dropped off for such medical procedures, and do not drive to clinics themselves. However, the highly sustainable location means that travel by a number of modes is possible. Patients may travel by public transport, by foot and a covered and secure bike storage facility is provided for travel by bicycle.

Daily, 8 am to 8 pm / 7 days per week

MRI scanning of patients

Up to four patients per hour

Two shifts of staff (one radiographer, one receptionist and one scanning assistant per MRI scan clinical shift)

Daily, 8 pm to 8 am / 7 days per week

Data administration activities – up to three staff

Cleaning of the MRI suite by specially trained staff (one)

Clinic cleaning – up to two cleaners

The entire process involves a quiet arrival, administration, procedure, recovery and departure, proposed for patients during a 12-hour window. The out-of-hours work is desk-based. In comparison with a supermarket with deliveries, operating from 6am – 11pm, it is a significantly quieter operation.

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Greater Cambridge Shared Planning
Cambridge City Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
23/00189/FUL (APP/Q0505/W/23/3323330)	100 Perne Road Cambridge Cambridgeshire CB1 3RR	A single storey garden annexe known as an Annexa 745 also classified as a caravan within the curtilage of the property domestic garden. For the proposed occasional use as an air B&B.	Appeal Dismissed	23/02/2024	Refusal of planning permission (Delegated Decision)
20/04261/FUL (APP/Q0505/W/23/3325645)	Jewish Synagogue 3 Thompsons Lane Cambridge CB5 8AQ	Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works.	Appeal Dismissed	11/03/2024	Refusal of planning permission (Committee Decision (Area/Main))

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
23/01694/PIP (APP/Q0505/W/24/3339598)	Land At The Back Of 140 Foster Road Cambridge Cambridgeshire CB2 9JP	Erection of a single storey detached dwelling.	27/02/2024
23/03193/FUL (APP/Q0505/W/24/3339640)	2 The Grove Cambridge Cambridgeshire CB4 1TJ	Erection of 1no. adjoining dwelling formed as an extension to the existing dwelling	27/02/2024

23/03070/LBC (3340062)	2 Sussex Street Cambridge Cambridgeshire CB1 1PA	Installation of electronically operated security shutter to front entrance of shop premises	05/03/2024
23/04451/FUL (APP/Q0505/W/24/3340322)	40B Flat 1 Green End Road Cambridge Cambridgeshire CB4 1RY	Single storey rear extension to create studio dwelling	08/03/2024

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
23/00962/ADV (APP/Q0505/Z/23/3325985)	3-4 Market Hill Cambridge Cambridgeshire CB2 3NJ	Retention of 2no non-illuminated fascia signs, 2no non- illuminated double sided projecting signs, delivery drivers ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	Refusal of planning permission (Delegated Decision)
23/01238/LBC (APP/Q0505/Y/23/3327462)	3-4 Market Hill Cambridge Cambridgeshire CB2 3NJ	Retention to install of 2no non- illuminated fascia signs, 2no non-illuminated double sided projecting sign, delivery drivers ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	Refusal of planning permission (Delegated Decision)
23/00100/FUL (APP/Q0505/W/23/3333215)	Land Adjacent To 60 High Street Trumpington Cambridge Cambridgeshire CB2 9LS	Extension and conversion of existing garage into a single bed dwelling.	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
23/00804/FUL (APP/Q0505/W/23/3323216)	37 Natal Road Cambridge Cambridgeshire CB1 3NS	Erection of 5No. dwellings following demolition of existing bungalow	19/03/2024
23/01362/FUL (APP/Q0505/W/23/3335278)	17 - 19 Radegund Road Cambridge Cambridgeshire CB1 3RH	Erection of 2no two-storey dwellings to the rear of 17-19 Radegund road	09/04/2024

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